

Carbon Energy Statement

Project: Class E(g)iii Industrial Units
Site: Land at Huntley Mount Road, Bury BL9 6JA
Reference: 2108
Date: March 2026
Revision: 01

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1.0 Introduction

- 1.1. This Carbon and Energy Statement has been prepared in support of a full planning application for the erection of two commercial units at Huntley Mount Road, Bury.
- 1.2. The report shows compliance with Policy JP-S2 (Carbon and Energy) of the Places for Everyone Plan. It adopts a proportionate, design-led and evidence-based approach proper to the scale and nature of the proposed development.
- 1.3. The proposals make up a small-scale employment scheme and therefore the strategy focuses on a fabric-first approach, efficient building systems and on-site renewable energy generation.

2.0 Development Description

- 2.1. The application proposes the redevelopment of the site to provide two commercial units.
- 2.2. Each unit forms approximately 200sqm of floorspace including warehouse and ancillary office accommodation, resulting in a total floorspace of approximately 400sqm.
- 2.3. The buildings are simple in form with pitched roofs incorporating rooflights, providing opportunities for daylighting and solar energy generation. External areas include parking, servicing and circulation space.
- 2.4. The proposals are an improvement in the current informal storage use of the site and provide a more efficient and sustainable form of employment development.

3.0 Policy Context

- 3.1. Policy JP-S2 requires development to minimise energy demand, utilise efficient energy systems, and incorporate renewable energy generation.
- 3.2. Development proposals are expected to follow the energy hierarchy:
 - Be Lean – reduce energy demand.
 - Be Clean – use efficient systems.
 - Be Green – generate renewable energy
- 3.3. The policy also requires developments to be net zero-ready and incorporate electric vehicle infrastructure.

4.0 Baseline Energy Assessment

- 4.1. Based on the proposed use and scale, the development is expected to have a relatively low operational energy demand.
- 4.2. Estimated baseline energy demand is approximately 34,000 to 38,000 kWh per annum. This equates to baseline carbon emissions of approximately 4.6 to 5.2 tonnes of CO₂ per annum.
- 4.3. This relatively low baseline reflects the predominance of warehouse space and limited office accommodation.

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5.0 Energy Strategy

5.1. Be Lean – Energy Demand Reduction. The scheme incorporates a number of design-led measures to minimise energy demand:

- Simple and compact building form reducing heat loss.
- High-performance building fabric exceeding minimum standards.
- Rooflights provide natural daylight to internal spaces.
- LED lighting with energy efficient controls
- Efficient internal layout minimising conditioned space

5.2. These measures are expected to achieve a reduction in energy demand of approximately 20–25%.

5.3. Be Clean – Efficient Energy Systems. The development adopts an all-electric strategy, avoiding reliance on fossil fuels.

- Electric heating systems to office areas
- Minimal heating requirement to warehouse areas
- Efficient hot water systems

5.4. This approach aligns with national decarbonisation aims and reduces operational emissions.

5.5. Be Green – Renewable Energy. The roof design enables the installation of solar photovoltaic panels.

5.6. An indicative system of approximately 12–16 kWp is proposed, generating approximately 10,500 to 13,500 kWh per annum. This is approximately 35–45% of the development's energy demand.

6.0 Carbon Summary

6.1. The combined effect of the energy strategy results in significant carbon reductions:

- Baseline emissions: 4.6 – 5.2 tCO₂/year
- Post-efficiency measures: 3.2 – 3.8 tCO₂/year
- Post-renewable energy: 1.8 – 2.4 tCO₂/year

6.2. Overall reduction: approximately 55–65%

6.3. The development is therefore considered to be net zero-ready following Policy JP-S2.

7.0 Electric Vehicle Infrastructure

7.1. Electric vehicle charging infrastructure will be provided following policy requirements.

7.2. This will support the transition to low emission transport and further reduce carbon emissions associated with the development.

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8.0 Conclusion

- 8.1. The proposed development shows a clear and robust approach to minimising carbon emissions.
- 8.2. Through the application of the energy hierarchy, the scheme achieves significant reductions in energy demand and carbon emissions, supported by on-site renewable energy generation.
- 8.3. The development is net zero-ready and fully compliant with Policy JP-S2.
- 8.4. There are no policy or technical reasons for refusal in respect of carbon and energy considerations.