

Proposal: Proposed Extension and Refurbishment of a Dental Surgery

At: Tottington Dental Surgery, 5 Back Chapel Street, Tottington, Bury, BL8 4AH

1. Energy and Carbon Statement

Introduction

This statement has been prepared in response to the requirements of Policy JP-S2: Carbon and Energy. It sets out how the proposed extension and refurbishment of the dental surgery seeks to minimise energy demand, maximise energy efficiency, and comply with the relevant building regulations and standards applicable to this non-domestic healthcare use.

As a non-domestic building in healthcare use, the development is subject to Part L2 of the Building Regulations 2021 (as amended by the 2022 edition), which governs the conservation of fuel and power in existing and new non-domestic buildings, rather than the domestic provisions of Part L1.

The development will be designed and constructed in full compliance with the applicable Building Regulations and standards relevant to its healthcare classification.

Energy Demand and Efficiency Measures

In accordance with Policy JP-S2, the proposal has been designed with the objective of minimising energy demand and maximising energy efficiency through the adoption of a fabric-first approach. The following measures are incorporated into the design:

- Enhanced thermal insulation to walls, roof, and floor elements as part of the refurbishment, exceeding baseline performance levels where practicable, to reduce heat loss and lower energy demand.
- High-performance glazing (equivalent high-performance double glazing) to minimise thermal transmittance and improve the overall energy performance of the building envelope.

These measures collectively reduce the operational energy requirements of the building, limit carbon emissions, and support the Council's wider climate objectives.

Compliance with Part L Building Regulations (2022 Edition)

As noted above, the development falls under the non-domestic provisions of the 2022 Part L Building Regulations (Part L2). The proposals have been designed with full regard to these requirements. The relevant SBEM (Simplified Building Energy Model) assessments will be undertaken at the detailed design stage to demonstrate compliance with the Target Emission Rate (TER) or Target Primary Energy Rate (TPER) as required.

It is noted that Policy JP-S2 references compliance with the 2022 Part L Building Regulations in the context of residential development. Given the non-domestic healthcare nature of this proposal, the directly applicable regulatory framework is Part L2, and the development will comply fully with this.

EV Charge Point Provision

Policy JP-S2 and Part S of the Building Regulations require the provision of an EV chargepoint for each house. This requirement applies specifically to residential dwellings and is not applicable to the proposed development, which is a non-domestic healthcare building.

Furthermore, EV charging facilities are available to patients, staff, and visitors at publicly accessible car parks in the vicinity of the site, providing a readily accessible alternative.

Accordingly, it is considered that the provision of EV chargepoints does not form a requirement of this development.

2. Digital Connectivity Statement

Introduction

This statement has been prepared in response to the requirements of Policy JP-C2: Digital Connectivity. It sets out how the proposed extension and refurbishment of the dental surgery addresses the policy requirement for full fibre to premises (FTTP) connections, operational internet connectivity, and accessibility to network providers.

The proposed development comprises a refurbishment of an existing operational dental surgery. As an established healthcare business, the premises already benefit from an active internet connection, which is essential to the day-to-day operation of the practice.

Full Fibre to the Premises (FTTP) Connectivity

The applicant confirms that full fibre broadband connectivity is either already available at the premises or will be sought through the relevant network provider as part of the works. Where FTTP infrastructure is accessible in the locality, the development will be designed to accommodate and connect to full fibre provision, ensuring the building is future-proofed for high-speed digital connectivity.

Internal ducting and cabling routes will be incorporated within the internal design to facilitate FTTP connection, ensuring that the physical infrastructure is in place to receive a full fibre service without the need for disruptive retrospective works.

Operational Internet Connection

The dental surgery operates as an active healthcare business and maintains an operational internet connection as a functional necessity. The proposed works will not interrupt this provision and will be carried out in a manner that ensures continuity of connectivity throughout and upon completion of the works. The completed premises will be served by a fully operational internet connection upon occupation. The surgery will remain open to connection by alternative network providers should the applicant wish to change or upgrade their internet service provision in the future.

Technical Feasibility and Viability

Policy JP-C2 acknowledges that a full fibre connection may not be required where it is technically infeasible or unviable. In this instance, no such barriers have been identified. Full fibre broadband is either already available or is expected to be accessible in the locality, and the proposed works mean that the cost of incorporating appropriate internal infrastructure to support FTTP connectivity is not considered disproportionate or unviable.