

JP-S2 Carbon and Energy Statement

42 Haymarket Street, Bury, Lancs, BL9 0AY

Change of Use from Retail (Class E) to Café (Class E)

Planning Application Reference: 72643

Prepared for Planning Submission

Made by BDS

1. Introduction

This Carbon and Energy Statement has been prepared in support of a planning application for the change of use of the ground floor unit at 42 Haymarket Street, Bury, Lancashire, from a retail shop (Class E) to a café (Class E). The statement addresses the requirements of Policy JP-S2 (Carbon and Energy) of the Places for Everyone Joint Development Plan using a proportionate approach appropriate to the scale and nature of the proposal.

2. Nature and Scale of the Development

The proposal relates solely to a change of use within an existing commercial unit. No extensions, demolition, or alterations to the external envelope or internal building fabric are proposed. There will be no increase in gross internal floor area and no change to the building's structure or thermal envelope.

3. Energy Demand and Carbon Emissions

As the development does not involve new construction or physical alterations, there will be no increase in embodied carbon. The café use will utilise existing electricity and gas supplies. Energy demand is anticipated to be broadly comparable to the former retail use. No high-energy cooking equipment or extraction systems are proposed.

4. Policy Compliance – JP-S2 (Carbon and Energy)

The proposal accords with Policy JP-S2 by reusing an existing building, avoiding demolition and new construction, making efficient use of existing services and infrastructure, and supporting sustainable town centre development patterns.

5. Sustainable Location

The site is located within Bury Town Centre and benefits from excellent accessibility by public transport, walking, and cycling. The proposal therefore supports reduced reliance on private car travel and minimises transport-related carbon emissions.

6. Conclusion

The proposed change of use from retail to café represents a low-carbon form of development and complies with Policy JP-S2. The development results in no material increase in carbon emissions and is considered acceptable for planning purposes.