

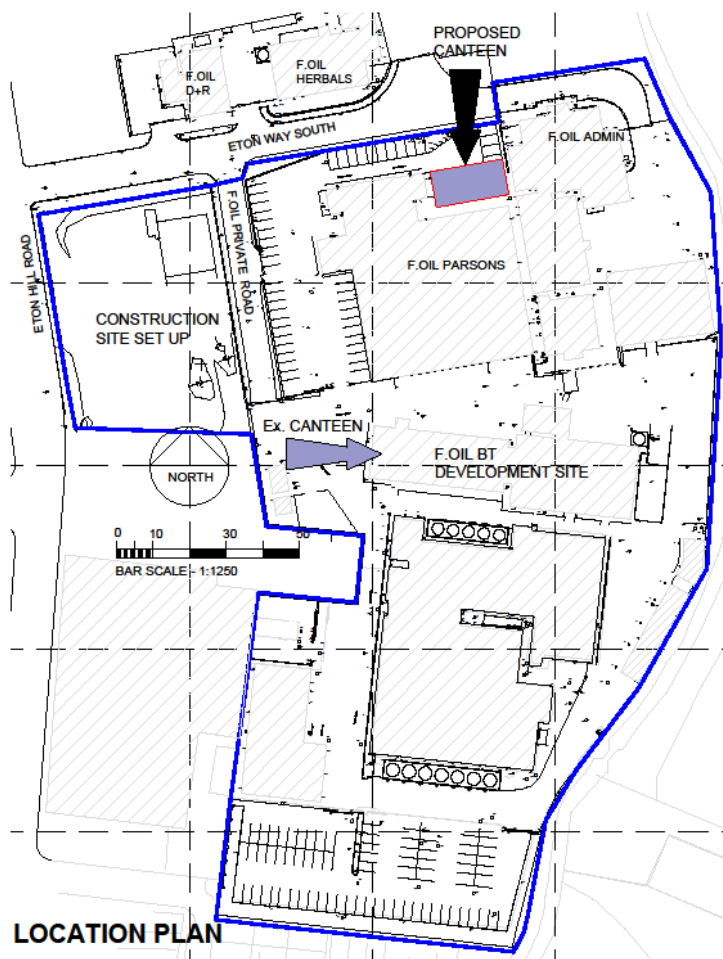
Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR

Places for Everyone Statement

TO ACCOMPANY the PLANNING APPLICATION for the Temporary Siting of a Canteen Portakabin to facilitate the BT Redevelopment

Site Layout

Grid Reference: 379505, 408170



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INTRODUCTION

Places for Everyone Policy JP-S 2 Carbon and Energy,

The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:

1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy.
2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured.
3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities.
4. Keeping fossil fuels in the ground.
5. Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets
6. Increasing the range of nature-based solutions
7. To develop cost effective pathways to achieve carbon targets
8. An expectation that new development will be net zero (31) carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:
Minimise energy demand, maximise energy efficiency, utilise renewable energy, utilise low carbon energy and utilise other energy sources

With an interim requirement that all new dwellings should seek a minimum 19% carbon reduction against Part L of the 2013 Building Regulations. (32)

- b. Incorporate adequate electric vehicle charging points to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site.
- c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels later.
- d. Achieve energy demand reductions for residential development in terms of space heat demand, hot water energy demand and the delivery of on-site renewable energy generation.

For renewable energy generation priority should be given to PV installation where technically feasible alternative technologies will be appropriate where the equivalent generation is evidenced

- e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 - reduction of energy use and carbon emissions' category rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.
- f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation.

THE MAIN PROJECT

The main project is to develop the buildings known as the BT Building and planning permission reference no.71917 was granted in December 2025 for 2 storey offices and warehouse space. This collection of buildings is obviously subject to their Carbon Reduction Plan and requirements of Places for Everyone. However, the canteen facility subject to this application is a short-term replacement to facilitate the loss of the existing canteen facility located in the BT Building under redevelopment.

POLICY JP-S2

The canteen temporary facilitation building used part time during the day, although highly insulated for the benefit of the user. It has a short lifespan and is not required to comply to PFE policy JP-S2

POLICY JP-C2

The canteen building does not require Digital Connectivity, this facility is presently available in the main offices including the building either side of the building.

PARTS L and S Building Regulations

This canteen building is a small part of a large industrial plant which have established parking facilities which are strictly monitored, except for deliveries only foot traffic is allowed to circulate around the plan, there is no requirement for dedicated electric charging units for this building.

CONCLUSION

Under the Places for Everyone Joint Development Plan, temporary and relocatable buildings are treated as essential tools for "meanwhile use" and localized development, facilitating the build-out of projects without compromising the region's long-term environmental and spatial ambitions

This application is a necessary part of Fragrance Oils Limited programme for the expansion and modernisation of their entire plant, providing sustainable energy efficient buildings with the renewal of the older buildings that do not have the capability to be upgraded to suit the needs required or without being financially sustainable to meet the required target.

This building is required to facilitate the bigger project which I summarise as an essential tool for "meantime use" in providing a temporary location for an existing facility temporarily lost due to the redevelopment. I have outlined the project is not a building that is driven to conform to any requirement of the "Places for Everyone" because it is a "Meanwhile Use" for the bigger development.

The proposals have a life expectancy use of 5 years and is situated in an area where it has been determined sterile of general deliveries or distribution therefore ask for your support in approving this application for the greater good of the main BT project as determined in planning approval 71917

FHaigh