

282 – 284 HOLLINS LANE, BURY, BL9 8AY

SUPPORTING DOCUMENT

REF: 72360

Compliance Statement: JP-S2 – Carbon and Energy

In accordance with Policy JP-S2: Carbon and Energy, the proposals demonstrate a clear commitment to reducing carbon emissions and enhancing on-site renewable energy generation. The proposal has been designed to comply with the objectives set out under JP-S2 by integrating sustainable, low-carbon technologies as follows:

Energy Efficiency Measures

The development will be designed in line with best practice principles to maximise energy efficiency. These include,

- Highly insulated building envelop.
- High-efficiency lighting and appliances.

Low Carbon Heating

To minimise operational carbon emissions, the design proposes the installation of an air source heat pump (ASHP) system for space heating and hot water. The ASHP will replace conventional fossil fuel heating systems and offer a significant reduction in direct emissions while delivering efficient year-round performance.

On-site Renewable Energy Generation

To further support decarbonisation, the design incorporates solar photovoltaic (PV) panels installed on the roof. These will generate renewable electricity on-site, helping to offset the building's operational energy demand and reduce reliance on grid-supplied energy.

This approach supports compliance with JP-S2 by:

- Aiming to reduce regulated carbon emissions beyond the baseline requirements of Building Regulations Part L.
- Incorporating low-carbon and renewable technologies into the core design strategy.

The combined use of an air source heat pump and rooftop solar PV panels ensures that the proposed development meets and supports the intent of Policy JP-S2, delivering a low-carbon, energy-efficient development consistent with local sustainability targets.

EV Charging

Having reviewed the feasibility of providing Electric Vehicle (EV) charging infrastructure as part of this development, we feel it isn't viable at the present time due to the following reason.

The proposed parking bays are located at a distance from the main building, which presents significant technical and practical challenges for the safe and compliant installation of charging infrastructure. Specifically, routing electrical connections from the building to the remote parking spaces would require extensive underground works, which are not feasible within the current scope of the development and may not be permissible due to third-party land, existing utilities, or physical obstructions which would need to be determined.

Furthermore, the separation between the parking areas and the building increases concerns around safety, long cable runs, maintenance, and potential damage to infrastructure.

Given these constraints, it is not currently viable to provide dedicated EV charging facilities on site. However, the design remains future-proofed where possible, and we are committed to exploring alternative solutions or off-site provision, should site conditions change or additional support become available.

Compliance Statement: JP-C2 – Digital Connectivity

Engagement will take place with local fibre network providers following a successful planning application to confirm viability and to coordinate installation of FTTP.

At this stage, technical or viability constraints are not known. Should any unforeseen barriers arise, detailed justification will be provided, and suitable alternative high-speed solutions will be explored in consultation with the local authority and digital infrastructure providers. This ensures the development delivers future-proof digital connectivity in line with the aspirations of policy JP-C2.