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Compliance with Policy JP-S2: Carbon and Energy. “Statement”

PROPOSED CONVERSION OF EXISTING BUILDING FIRST FLOOR AND PART GROUND FLOOR TO CREATE 9No FLATS, 7No ONE BEDROOM FLATS & 2No TWO BEDROOM FLATS INCLUDING OPENING UP EXISTING EXTERNAL OPENINGS AND THE CREATION OF NEW WINDOW AND DOOR OPENINGS ON THE GROUND AND FIRST FLOOR & RETENTION OF EXISTING RETAIL USE ON THE GROUND FLOOR.

Carbon & Energy Statement for the Refurbishment of 121 – 131 Bell Lane, Bury.

Introduction

This statement outlines how the proposed development complies with Policy JP-S2: Carbon and Energy, as outlined in Bury Council's "Places for Everyone" planning document. Policy JP-S2 focuses on minimizing carbon emissions, promoting energy efficiency, and encouraging the use of renewable energy sources to support the transition to a low-carbon future.

Compliance with Policy JP-S2: Carbon and Energy

1. Carbon Emission Reduction

The proposed development is designed to significantly reduce carbon emissions in alignment with Bury Council's sustainability goals. Key measures include:

- **Energy-Efficient Building Design:** The development incorporates advanced insulation, high-performance windows, and energy-efficient heating, ventilation, and air conditioning (HVAC) systems. These design features will reduce the overall energy demand, thereby minimizing carbon emissions.
- **Low-Carbon Materials:** The use of low-carbon construction materials, such as recycled steel and sustainably sourced timber, will be prioritized to further reduce the carbon footprint during the building process.
- **On-Site Renewable Energy Generation:** Solar photovoltaic (PV) panels can be installed on rooftops to generate clean, renewable electricity on-site. This initiative will reduce reliance on grid electricity and lower operational carbon emissions.
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2. Energy Efficiency

The development is committed to achieving high standards of energy efficiency through the following strategies:

- **Building Standards:** All buildings within the development will meet or exceed the energy performance requirements set out in the latest Building Regulations, aiming for an Energy Performance Certificate (EPC) rating of A or B.
- **Smart Energy Management:** Smart meters and energy management systems will be installed in all residential and commercial units, allowing occupants to monitor and optimize their energy use in real-time. This technology will help reduce energy waste and lower overall consumption.
- **Passive Design Features:** The development will incorporate passive design elements, such as optimal building orientation assessment to promote natural ventilation, and daylighting, to minimize the need for artificial lighting and climate control.
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3. Renewable Energy Integration

In addition to on-site solar energy generation, the development will explore opportunities to integrate other forms of renewable energy, such as:

- **Ground Source or Air Source Heat Pumps:** These systems will be evaluated for their feasibility in providing low-carbon heating and cooling to the development.
- **Battery Storage:** The potential for integrating battery storage systems will be explored to store excess solar energy generated on-site, ensuring a steady supply of renewable power even during periods of low sunlight.

4. Supporting Sustainable Transport

To further reduce carbon emissions, the development will encourage sustainable transport options:

- **Electric Vehicle (EV) Charging Infrastructure:** EV charging points will be installed in residential and commercial parking areas, supporting the shift towards electric vehicles.
- **Cycling and Walking:** Safe and convenient cycling and walking paths are near the site promoting a sustainable transport use, promoting active transport and reducing reliance on private cars.
- **Public Transport Access:** The site is strategically located with access to public transport services, and efforts will be made to promote connectivity to local bus and train routes.

5. Monitoring and Reporting

The development will include a robust monitoring framework to track energy consumption, carbon emissions, and the performance of renewable energy systems. Regular reporting will be conducted to ensure compliance with Policy JP-S2 and to identify opportunities for further carbon reduction measures.

Conclusion

The proposed development is fully aligned with Policy JP-S2: Carbon and Energy, reflecting a strong commitment to reducing carbon emissions, enhancing energy efficiency, and integrating renewable energy. By implementing these strategies, the development not only supports Bury Council's sustainability objectives but also contributes to a resilient, low-carbon future for the community.