

Proposal: Replacement Storage Building

Location: Building Chemical Research Co, Mount Sion Road, Radcliffe, Manchester, M26 3SJ

Energy Statement

Policy JP-S2: Carbon and Energy of the 'Places for Everyone Joint Development Plan'

This statement has been prepared to demonstrate how the proposed development complies with Policy JP-S2: Carbon and Energy. The proposal relates to the replacement of an existing storage shed within the site. The building is utilised for the mixing of liquid materials to produce a binder, incorporating a single mixer unit alongside racking for the storage of raw materials. The scale of operations within the building is limited.

The building includes a natural gas-fired warm air heating system (Powrmatic LX40F) with an output of approximately 39.4 kW. This system provides space heating appropriate to the operational requirements of the unit. Aside from this and the single mixer, the building does not contain significant mechanical or energy-intensive plant.

Given the modest scale of the building and its limited operational use, overall energy demand is relatively low. The replacement structure represents an improvement over the previous building in terms of construction quality and building fabric, contributing to improved thermal performance and energy efficiency.

Due to the nature of the development as a small-scale replacement building, opportunities for incorporating on-site renewable or low-carbon energy technologies (such as solar panels or heat pumps) are limited and would not be proportionate or viable in this instance.

The development will comply with the relevant requirements of UK Building Regulations, including Part L (2022) where applicable. Given the building's scale and industrial function, the applicable requirements are limited.

Overall, the proposal adopts a proportionate approach to energy use, with limited and appropriate building services aligned to its function. It is therefore considered that the development complies with the objectives of Policy JP-S2: Carbon and Energy.