

Energy and Carbon Statement

Site: 422 Bury New Road, Prestwich, Manchester, M25 1BD

Proposal: Change of use from hot food takeaway, sui generis, to restaurant/café, Class E(b)

1. Executive Summary

This Energy and Carbon Statement has been prepared in response to Policy JP-S2: Carbon and Energy of the Places for Everyone Joint Development Plan Document.

The application seeks permission for the change of use of an existing commercial premises from a hot food takeaway to a restaurant/café. The proposal is mainly internal and retains the existing building, frontage and overall external form.

The proposal complies with the aims of Policy JP-S2 by reusing an existing building, limiting demolition and new construction, reducing embodied carbon, and ensuring that any new internal fit-out and services will comply with the relevant **2022 Part L Building Regulations**.

2. Existing Building Reuse

The proposal makes efficient use of an existing commercial unit within an established urban location on Bury New Road.

The existing building fabric, external walls, roof form, shopfront arrangement and main openings are retained. This avoids the need for substantial demolition and rebuild, reducing material waste and embodied carbon.

The proposed elevations show no significant change to the external appearance of the building.

3. Minimise Energy Demand

Energy demand will be minimised through the reuse and adaptation of the existing premises.

The works are limited in scale and do not involve a major extension or increase in the building footprint. The proposed layout introduces a restaurant/café arrangement including seating, bar area, kitchen, storage and WC facilities within the existing building envelope.

Where new internal elements are required, these will be designed to reduce unnecessary heat loss and support efficient operation of the premises.

4. Maximise Energy Efficiency

The proposed fit-out will include modern, energy-efficient fixtures and services suitable for restaurant/café use.

Where new or replacement services are installed, these will be specified to comply with the **2022 Part L Building Regulations**. This will include efficient lighting, appropriate lighting controls, and energy-efficient heating, ventilation and hot water systems.

Final technical compliance will be confirmed at Building Regulations stage.

5. Low Carbon Operation

The development will seek to reduce operational carbon through efficient building services and controlled energy use.

The internal restaurant/café layout is compact and functional, which helps reduce unnecessary energy demand.

Heating, ventilation and hot water systems will be selected to suit the scale and use of the premises.

No new residential accommodation is proposed as part of this application.

6. Renewable Energy and Practical Constraints

Due to the nature and scale of the proposal, the opportunity for large-scale renewable energy generation is limited.

The application relates to the change of use and internal reconfiguration of an existing commercial unit rather than a new-build development.

The proposal does not materially alter the building footprint or roof form. As such, renewable energy measures will be considered where practical, but extensive renewable infrastructure is not proposed as part of this minor commercial change of use.

7. Materials and Embodied Carbon

The proposal reduces embodied carbon by retaining and adapting the existing building.

The approach avoids unnecessary demolition, reduces waste generation, and limits the need for new primary construction materials.

Where new materials are required internally, these will be proportionate to the scale of the works and selected for durability, practicality and compliance with relevant standards.

8. Conclusion

The proposal accords with the aims of Policy JP-S2: Carbon and Energy.

The scheme makes efficient use of an existing commercial building, minimises physical intervention, limits embodied carbon, and will incorporate energy-efficient fixtures and services through the detailed fit-out and Building Regulations process.

Extensive renewable energy infrastructure is not considered practical or proportionate given the minor nature of the change of use and the retention of the existing building form.