

Carbon and Energy Statement
Proposed Change of Use from Class B2 (Industrial) to Class E(d)
(Indoor Sport, Recreation or Fitness)
Derby Way, Bury

Applicant	Miss Atkinson
Application Type	Change of use from industrial premises to indoor sport, recreation or fitness use
Planning Focus	Carbon, Energy and Sustainable Development Policy Compliance
Date	July 2026

1. Purpose of this Statement

This Carbon and Energy Statement has been prepared in support of the proposed change of use of the existing building at Derby Way, Bury from Class B2 (Industrial) to Class E(d) (Indoor Sport, Recreation or Fitness). It demonstrates compliance with Places for Everyone Policy JP-S2 and the wider development plan for Bury. The proposal represents the sustainable reuse of an existing commercial building, extending its operational life whilst reducing the need for new construction.

2. Development Plan and Local Policy Framework

The proposal has been assessed against Places for Everyone, the saved policies of the Bury Unitary Development Plan, the National Planning Policy Framework and the emerging Bury Local Plan. It supports the objectives of sustainable development, carbon reduction, efficient use of land and healthy communities.

Policy / Document	Relevance to this Proposal	Response
Places for Everyone JP-S1	Sustainable Development	Reuses an existing urban building.
Places for Everyone JP-S2	Carbon and Energy	Retrofit, LED lighting, efficient services, smart controls and future low-carbon technologies.
Places for Everyone JP-S3	Heat and Energy Networks	Low-carbon heating to be considered.
Places for Everyone JP-P1	Sustainable Places	Provides an accessible leisure facility.
JP-C5/C6/C8	Sustainable transport	Walking, cycling, public transport and EV charging encouraged.
Saved Bury UDP	Environmental quality	Improves existing building whilst protecting amenity.
NPPF	Climate and healthy communities	Effective reuse of developed land.

3. Compliance with Policy JP-S2: Carbon and Energy

The proposal adopts a retrofit-first approach by retaining and refurbishing the existing building, preserving embodied carbon and reducing demolition waste. Energy demand will be reduced through

LED lighting, occupancy sensors, zoning controls, efficient heating and improved insulation where practicable.

The development also supports sustainable transport through provision for electric vehicle charging infrastructure within the shared car park (or passive provision for future installation where appropriate), together with secure cycle parking and excellent access to public transport and pedestrian routes from Bury town centre.

JP-S2 Theme	Application Response
Retrofit of existing buildings	Existing structure retained and refurbished.
Energy demand reduction	LED lighting, zoning and smart controls.
Building fabric efficiency	Insulation improvements where feasible.
Low carbon heat	Air Source Heat Pump feasibility to be reviewed.
Renewable energy	Roof-mounted solar PV considered.
Life-cycle carbon	Reuse-first approach minimises embodied carbon.
Energy monitoring	Smart metering and controls.
Sustainable transport	EV charging provision and cycle parking.

4. Core Strategy Considerations

The proposal brings an existing commercial building back into productive use, reducing the need for new development. Its location close to Bury town centre encourages walking, cycling and public transport. The scheme delivers social benefits through a modern indoor recreation facility while supporting Bury's climate objectives.

5. Proposed Carbon and Energy Measures

- Retain the existing building structure and external envelope.
- Install energy-efficient LED lighting throughout.
- Use motion sensors, daylight sensors and zoned lighting controls.
- Provide high-efficiency heating, ventilation and hot water systems.
- Review Air Source Heat Pumps.
- Review roof-mounted photovoltaic panels.
- Improve insulation and airtightness where practicable.
- Install smart energy monitoring systems.
- Provide EV charging points or passive provision for future installation.
- Provide secure cycle parking.
- Install water-efficient sanitary fittings.
- Provide recycling and waste segregation facilities.
- Use durable, responsibly sourced construction materials.

6. Overall Planning Balance

The proposal significantly improves the environmental performance of the existing building. It retains embodied carbon, reduces operational energy demand, encourages low-carbon travel through EV charging and cycling facilities, and provides a valuable community leisure destination.

7. Conclusion

The proposal accords with Policy JP-S2 and the wider planning policy framework by prioritising building reuse, energy efficiency, sustainable transport, renewable energy opportunities and reduced carbon

emissions. It represents a sustainable form of development that contributes positively towards Bury's climate change objectives.