



CIVIC

Corner Plot Rochdale

Net Zero Strategy

SEPTEMBER 2025

PREPARED FOR
Rochdale Borough Council

Executive Summary

The following table sets out the Net Zero Carbon Strategy for the proposed Corner Plot development in Rochdale.

It demonstrates how the scheme meets the Greater Manchester Combined Authority's (GMCA) requirements under Places for Everyone, in accordance with Policy JP-Zero Carbon and the wider energy and climate framework applicable at the time of design.

The strategy follows the energy hierarchy, prioritising demand reduction through fabric-first efficiency, incorporating on-site renewable energy where feasible, and ensuring that any residual emissions are minimised in line with GMCA guidance.

The updated Strategy provides a balanced approach, achieving the GMCA required targets while delivering an affordable, sustainable development that provides tangible benefits to the local area and future residents.

CORNER PLOT ROCHDALE - NET ZERO STRATEGY			
Fabric First & MEP Strategy			
U-Values	New Build Spec	Conversion Spec	
Wall	0.18	0.24	
Roof	0.12	0.12	
Floor	0.11	0.11	
Windows	U-Value 1.4 + g value 0.55	U-Value 1.4 + g value 0.55	
Ventilation	KERS CMEV	KERS CMEV	
Air Leakage	3	3	
Space heating	Panel heaters	Panel heaters	
Hot Water	KERS ASHP HW	KERS ASHP HW	
PV	PV allocated to each flat to achieve A and B Rated EPCs	PV allocated to each flat to achieve B Rated EPCs	

CORNER PLOT ROCHDALE - NET ZERO STRATEGY			
Improvement over Part L 2025			
Improvement over Part L 2025	70%	NA	
Places for Everyone 2021 to 2025 - GMCA Guidance			
Space Heating < 25kWh/m2 (Average)	18	NA	< 25kWh/m2
20% energy demand reduction for hot water	24%	24%	20%
PV Provision 20% of ground floorspace	41%	41%	> 20%
Places for Everyone 2025 - onwards - GMCA Guidance			
Space Heating < 15kWh/m2 (Average)	18	NA	< 15kWh/m2
Over 20% energy demand reduction for hot water	24%	24%	> 20%
PV Provision 40% of ground floorspace	41%	41%	> 40%
Achieved EPCs - GMCA Guidance			
35kWh/m².year for Energy Use Intensity (EUI)	38.7		
Carbon Neutral			
100% Renewable Green Energy Tariff	On first occupation	On first occupation	

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