



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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Energy Statement

PROPOSED RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 11 NEW DWELLINGS WITH ASSOCIATED PARKING, BOUNDARY TREATMENTS, ACCESS ROAD AND LANDSCAPING

ADDRESS: GNG FOAM CONVERTERS (LANCS) LTD, PENNINE INDUSTRIAL ESTATE, TODMORDEN ROAD, LITTLEBOROUGH

1. Introduction

This Energy Statement has been prepared in support of a planning application for the redevelopment of a current storage site associated with GNG Foam Converters for the construction of 11 new residential dwellings off Todmorden Road.

The statement demonstrates how the proposed development accords with relevant national and local planning policy relating to sustainable design, energy efficiency and carbon reduction. The proposals have been developed in accordance with the energy hierarchy principles set out within Rochdale's adopted planning framework and current Building Regulations.

2. Planning Policy Context

The National Planning Policy Framework (NPPF) supports the transition to a low carbon future and encourages developments that reduce greenhouse gas emissions through sustainable design and construction measures.

At the local level, the adopted Rochdale Borough Council Core Strategy promotes energy-efficient development and requires proposals to follow the energy hierarchy by Reducing energy demand through passive design and fabric

efficiency as well as improving energy efficiency and considering low and zero carbon technologies where appropriate.

Policy G2 ("Energy and New Development") identifies that new development should incorporate high standards of energy efficiency through layout, orientation, construction and building fabric performance.

The development has therefore been designed to achieve compliance with current Part L Building Regulations and to support wider sustainability objectives within the Rochdale Local Plan framework.

3. Site and Development Description

The application site comprises previously developed land currently used for storage purposes in association with the adjacent industrial operation. The redevelopment of the site for residential use represents an efficient re-use of brownfield land within the urban area.

The proposed scheme comprises 11 residential dwellings designed to reflect surrounding development patterns and to provide high quality accommodation with efficient building performance standards.

4. Energy Hierarchy Assessment

4.1 Lean – Reducing Energy Demand

The development adopts a fabric-first approach to minimise energy consumption and reduce operational carbon emissions.

Key measures include:

- High levels of thermal insulation to walls, roofs and floors;
- Enhanced air tightness standards;
- Energy efficient glazing with low U-values;
- Limiting thermal bridging within construction detailing;
- Efficient dwelling layouts maximising natural daylight;
- Appropriate orientation of habitable rooms where site layout permits;
- Low energy lighting throughout.

These measures will reduce heating demand and improve overall building efficiency in accordance with the principles of Policy G2.

4.2 Clean – Efficient Energy Supply

The dwellings will incorporate efficient space and water heating systems compliant with current Building Regulations requirements.

Modern high-efficiency systems and controls will be installed to minimise energy consumption and optimise operational performance.

The development will also include mechanical and electrical specifications designed to support reduced energy demand over the lifetime of the dwellings.

4.3 Green – Renewable and Low Carbon Technologies

Given the modest scale of the development and the constraints associated with the site layout, extensive on-site renewable infrastructure is not considered necessary to achieve policy compliance.

However, the roof designs and building form would allow future installation of photovoltaic panels should occupiers wish to introduce additional renewable energy generation at a later stage.

The development therefore maintains flexibility for future adaptation whilst ensuring the scheme remains viable and proportionate in planning terms.

5. Building Regulations Compliance

The proposed dwellings will be designed and constructed to achieve compliance with the current edition of Approved Document Part L of the Building Regulations relating to conservation of fuel and power.

The dwellings will be required to demonstrate carbon emission reductions and primary energy performance improvements through SAP calculations undertaken at detailed design stage.

6. Sustainable Construction and Climate Resilience

The development incorporates a number of sustainable design principles including:

- Efficient use of a previously developed brownfield site;
- Durable and thermally efficient building materials;
- Water efficient fittings and appliances;
- Sustainable urban drainage measures where appropriate;
- Electric vehicle charging provision in accordance with current standards.

The proposals will contribute toward reducing operational energy demand and supporting wider climate resilience objectives.

7. Conclusion

This Energy Statement demonstrates that the proposed development of 11 dwellings on the current storage site associated with GNG Foam Converters has been designed in accordance with national guidance and the adopted planning policies of Rochdale Borough Council relating to sustainable development and energy efficiency.

The scheme adopts a fabric-first approach, incorporates efficient building systems, and complies with the principles of the energy hierarchy set out within the Rochdale Core Strategy. The development therefore represents an appropriate and sustainable form of residential development on previously developed land.