

PROPOSED LIDL FOOD STORE

WALLIS AVENUE, ROCHDALE

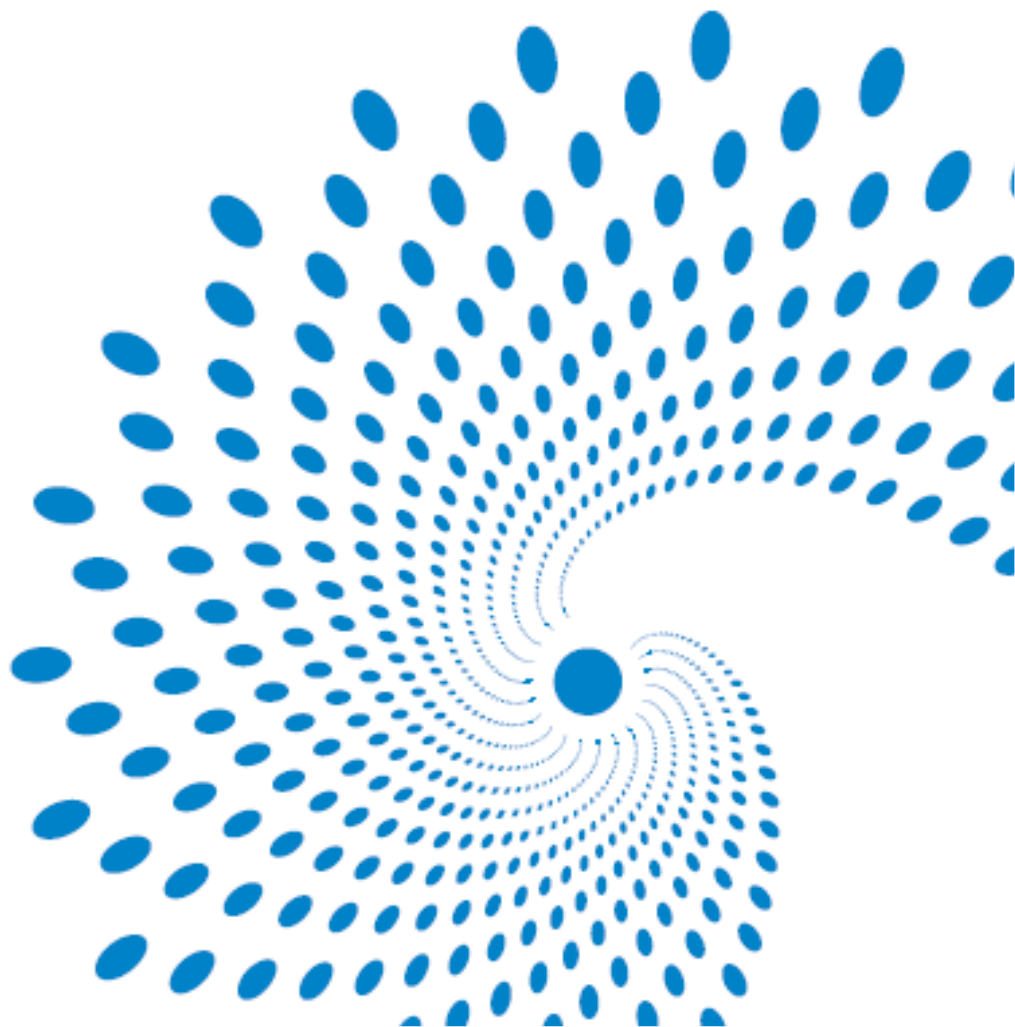
ENERGY USAGE & SUSTAINABILITY STATEMENT

Client:

Lidl Great Britain Ltd / Wilson
Bowden Developments

Architect:

HTC Architects



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TABLE OF CONTENTS

1.00	EXECUTIVE SUMMARY	6
2.00	INTRODUCTION	9
2.01	Energy Statement Requirements	9
3.00	SITE LOCATION AND DESCRIPTION	10
4.00	PLANNING POLICIES & REFERENCE DOCUMENTS.....	11
4.01	National Planning Policy Framework (NPPF 2024).....	11
4.02	Rochdale Borough Draft Local Plan (November 2025).....	11
4.03	Building Regulations Approved Document Part L: 2021	12
5.00	ENERGY HIERACHY	14
6.00	ASSESSMENT METHODOLOGY & DYNAMIC SIMULATION SOFTWARE	15
6.01	Calculation Process.....	15
6.02	TAS Software	15
6.03	National Calculation Methodology.....	15
6.04	Building Geometry.....	17
7.00	‘PART L’ – BASELINE PREDICTED ENERGY USAGE	19
7.01	Baseline Annual Carbon Dioxide Emissions.....	19
7.02	Baseline Annual Energy Consumption.....	21
8.00	‘BE LEAN’ – PASSIVE & ACTIVE DESIGN STRATEGIES	23
8.01	Site Location and Orientation.....	23
8.02	Fabric Performance and Thermal Mass.....	24
8.03	Thermal Mass	25
8.04	Natural Ventilation	25
8.05	Mechanical Ventilation.....	25
8.06	Sub-Metering.....	26
8.07	Low Energy Lighting and Controls	26
8.08	Building Energy Management System.....	27

8.09	Building Energy Performance	27
9.00	'BE CLEAN' – DECENTRALISED LOW CARBON TECHNOLOGIES	28
9.01	Combined Heat and Power (CHP)	28
9.02	Decentralised Energy Networks (DEN)	29
10.00	'BE GREEN' – LOW OR ZERO CARBON TECHNOLOGIES	32
10.01	Biomass Boiler	32
10.02	Solar Thermal	33
10.03	Air Source Heat Pump (ASHP)	34
10.04	Photovoltaics (PV)	35
11.00	'BE LEAN', 'BE CLEAN' AND 'BE GREEN' – PREDICTED ENERGY USAGE	36
11.01	Actual Predicted Annual Carbon Emissions.....	36
11.02	Actual Predicted Annual Energy Consumption	38
12.00	SUSTAINABLE DESIGN AND CONSTRUCTION	40
12.01	Materials.....	40
12.02	Water Conservation	40
12.03	Waste and Recycling.....	41
12.04	Site Management	41
13.00	CONCLUSION	43
	APPENDIX A: 'BE GREEN' BRUKL OUTPUT DOCUMENT	46

TABLE OF FIGURES

Figure 1 - Site Context	10
Figure 2 - Energy Hierarchy	14
Figure 3 - North View.....	17
Figure 4 - East View	17
Figure 5 - South View.....	18
Figure 6 - West View.....	18
Figure 7 – Baseline Annual Carbon Emissions	19
Figure 8 – Baseline Carbon Dioxide Emission Summary.....	20
Figure 9 – Baseline Annual Energy Consumption.....	21
Figure 10 – Baseline Energy Consumption Summary.....	22
Figure 11 - Orientation & Sun Path Image.....	23
Figure 12 - U-value Comparison	24
Figure 13 - The Department for Business, Energy & Industrial Strategy Current District Heating Schemes	29
Figure 14 – Actual Annual Carbon Dioxide Emissions (Be Green).....	36
Figure 15 – Actual Carbon Dioxide Emission Summary (Be Green)	37
Figure 16 – Actual Annual Energy Consumption (Be Green).....	38
Figure 17 – Actual Energy Consumption Summary (Be Green).....	39
Figure 18 - Water Efficiency Table.....	41

1.00 EXECUTIVE SUMMARY

DDA Consultant Engineers Ltd has been commissioned by Lidl Great Britain Ltd and Bowden Wilson Developments to prepare an Energy and Sustainability Statement in relation to a proposed development on land adjacent to Wallis Avenue, Rochdale.

The application is submitted and seeks:

- Full planning permission for the erection of a retail store (Class E) with associated parking, highway infrastructure, access, landscaping, plant equipment and other works.

This Energy Usage and Sustainability Statement demonstrates that the proposed Lidl food store has been assessed against sustainability standards and policies set out in national and local planning documents.

The sustainability strategy focuses on the implementation of sustainable system for energy, water, waste management, and construction management.

The development is required to demonstrate:

- How the incorporation of passive design and energy efficient measures can contribute towards mitigating and adapting to climate change and reducing the development's carbon emissions and energy consumption.
- How the incorporation of good building design with a holistic approach to sustainability can enhance the development's sustainable credentials.
- How the incorporation of good building design with a holistic approach to sustainability can reduce the energy demand, carbon emissions and running costs.
- How the incorporation of passive and active design strategies and low zero carbon technologies can reduce the development's regulated emissions, to ensure zero carbon status, when assessed against Building Regulations Part L Target Emission Rate (TER) calculation.
- That carbon dioxide emissions associated with energy demand can be reduced in accordance with the energy hierarchy:
 - a) Minimising energy requirements.
 - b) Incorporating high efficiency systems and controls.
 - c) Incorporating low or zero carbon energy sources.

This statement shows that:

- The store's incorporation of 'passive' design strategies will take advantage of:
 - a) Natural daylighting thus, reducing dependency on electric lighting and the associated running costs and carbon emissions through natural contribution towards internal lighting requirements.
 - b) Enhanced fabric efficiencies and thermal mass stabilise any temperature fluctuations within the building reducing heat gains and/or losses.

The incorporation of 'active' design strategies will take advantage of:

- Heat recovery ventilation to pre-heat incoming fresh air.
- Separate sub-metering to allow for all energy consumed to be monitored and any discrepancies to be easily identified and fixed thus minimising wasted energy.
- Low energy lighting with suitable controls provided.
- Building energy management system (BEMS) to manage all systems effectively, ensuring their efficiencies are achieved and maintained.

Combined Heat and Power (CHP) and De-centralised Energy Network (DEN) solutions have been reviewed and considered unviable for this store due to:

- Unsuitable energy consumption profiles for CHP (require high domestic hot water (DWS) consumption). CHP systems are well suited for buildings that have all year demand for heat. They require predictable and relatively constant base load for optimum performance, which can be found in applications with high domestic hot water loads. The store has a limited number of hot water outlets, therefore, connection to CHP plant would not be deemed viable, due to the lack of thermal demand.
- No suitable DEN within the vicinity of the proposed development.

Alternative Low or Zero Carbon (LZC) technologies have been reviewed for the Lidl store with the following deemed to be both viable and advisable:

- Air Source Heat Pumps, or Aero-thermal Heat Pumps.
- Photovoltaic Panels
 - Panel Array: 780.08m²
 - Panel Efficiency: 23%
 - Panel Incline: 3.3°

- Orientation: 286° from North
- Annual Output: 144,352.80kWh/annum

The 'Baseline' building annual carbon emissions and energy consumption has been calculated as follows:

- Regulated Annual Carbon Dioxide Emissions: **9,093.60kgCO₂/annum.**
- Regulated Annual Energy Consumption: **68,212.80kWh/annum.**

The 'Be Lean', 'Be Clean', 'Be Green' actual building annual carbon emissions and energy consumption has been calculated as follows:

- Regulated Annual Carbon Dioxide Emissions: **-9,050.40kgCO₂/annum.**
- Regulated Annual Energy Consumption: **-78,926.40kWh/annum.**

The results show a **199.52%** carbon dioxide saving and a **215.71%** energy saving, when assessed to Part L2 2021 Building Regulations and accounting for the proposed passive, active and LZC strategies.

Furthermore, the introduction of roof mounted photovoltaic panels on the Lidl store will provide an expected annual generation of 144,352.80kWh/annum. This represents >100% of the stores regulated energy consumption. It should be noted that the PV electrical generation may not correlate with the store's energy consumption profile, therefore, some of the on-site electrical energy generation may be exported back to the grid.

2.00 INTRODUCTION

DDA Consultant Engineers Ltd has been commissioned by Lidl Great Britain Ltd and Wilson Bowden Developments to prepare an Energy and Sustainability Statement in relation to a proposed development on land adjacent to Wallis Avenue, Rochdale.

The application is submitted and seeks:

- Full planning permission for the erection of a retail store (Class E) with associated parking, highway infrastructure, access, landscaping, plant equipment and other works.

The statement will demonstrate how the proposed Lidl will provide heating and power and meet the energy / carbon emission target set by national and local policy. The statement will demonstrate Lidl's commitments to sustainable development and how they intend to reduce their annual carbon emissions and energy consumption through the utilisation of; good practice engineering, passive, and active strategies and Low or Zero Carbon (LZC) technologies.

The statement will demonstrate Lidl's commitment to go above and beyond the requirements of Part L (Volume 2) minimum standards to ensure a high carbon reduction is achieved, as well as supply LZC technologies to contribute towards the store's annual regulated energy consumption.

2.01 Energy Statement Requirements

The objective of this report is to define and outline how the incorporation of sustainable building design, coupled with the incorporation of LZC technologies at an early stage of the design process can ensure compliance with relevant local and national planning policies, achieve building regulation compliance to a high standard and reduce the energy consumption, associated carbon emissions and running costs of a new build. The core design principals to be outlined within this report will be to:

- Reduce energy demand through the implementation of the energy hierarchy.
- Meet end-use energy demands efficiently and effectively.
- Supply LZC technologies to further reduce the development's energy demand, associated carbon emissions and utility costs.
- Enable effective energy management to ensure installed systems work to their maximum efficiencies.

The report will compare the energy usage and CO₂ emissions from a Notional Building (Building Regulation Part L2 2021 compliant) to that of the proposed Lidl store including energy efficiency measures, decentralised energy, and renewable energy systems (where appropriate).

3.00 SITE LOCATION AND DESCRIPTION

The proposed Lidl store will be located on land adjacent to Wallis Avenue, Rochdale.

As shown in Fig 1, the store is orientated with a heavily glazed façade facing South. The emphasis on the southern orientation offers the advantage of natural daylighting contributions within the store. However, it could cause a potential overheating risk if the solar gains are not suitably managed. Solar shading and enhanced glazing specifications will ensure the solar gains are managed and the mechanical cooling loads are not oversized. This reduces the dependency on electric lighting through the natural contribution towards internal lighting levels, whilst ensuring cooling loads are minimised and carbon dioxide and energy consumption reduced.

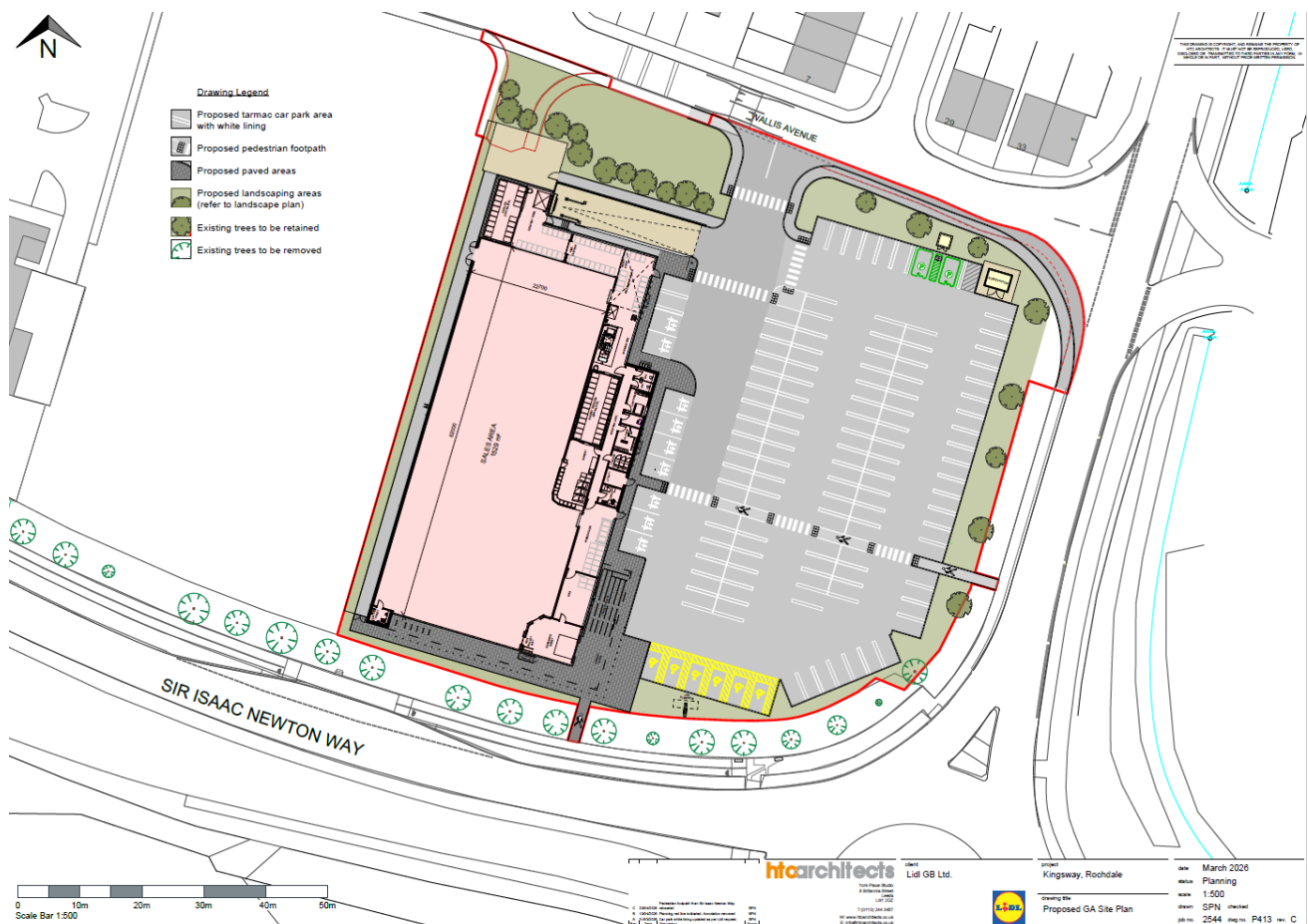


Figure 1 - Site Context

4.00 PLANNING POLICIES & REFERENCE DOCUMENTS

The following documents offer a review of the necessary planning policies and requirements to be adhered to, to ensure sustainable design standards are met and the relevant targets set by local and national authorities understood.

4.01 National Planning Policy Framework (NPPF 2024)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The ministerial foreword of this NPPF highlights that 'the purpose of planning is to contribute to the achievement of sustainable development' and that at the heart of the framework is a presumption in favour of sustainable development.

Sustainable development is defined in the NPPF as comprising developments "meeting the needs of the present without compromising the ability of future generations to meet their own needs" in line with the definition of the Brundtland Commission ('Our Common Future', 1987). The NPPF also refers to the three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways – an economic objective, a social objective and an environmental objective.

4.02 Rochdale Borough Draft Local Plan (November 2025)

The Rochdale Local Plan builds on key themes for the borough as set out in the Places for Everyone Joint development plan document, including boosting Northern Competitiveness, increasing the attractiveness of the northern areas to highly paid, highly skilled workers, tackling inequality, creating new employment opportunities, revitalising green spaces and reshaping town centres.

In the last decade, the borough has undergone significant changes, with the plan including opportunities for transformational growth, particularly through developments such as at Atom Valley. The challenge for the Local Plan is to balance and facilitate further economic investment and promote sustainable neighbourhoods and environments whilst maximising development opportunities.

The Councils policy for reducing carbon dioxide emissions and the implementation of low zero carbon technologies is:

- Policy S1: Sustainable and Energy Efficient Development.

4.02.1 Policy S1: Sustainable and Energy Efficient Development

Policy S1 – Sustainable and Energy Efficient Development

1. New development should be designed to:

- a. Minimise energy demand, considering factors such as building form, massing, orientation and window design.
- b. Maximise energy efficiency, through low carbon heating systems and reduced dependence on the use of fossil fuels
- c. Maximise renewable energy generation through the installation of Solar PV, or other sources where appropriate.

In applications which are for existing buildings:

- d. Retrofitting for carbon and energy efficiency will be supported providing it is sympathetic to the design and character of the existing building. In historic buildings, retrofitting measures should comply with the requirements of Policy PE5.
- e. Where planning permission is required for the change of use of an existing building, including for Houses of Multiple Occupation (HMOs), proposals should include improvements to the building fabric to increase energy efficiency if the existing building is substandard (below Energy Performance Certificate (EPC) rating 'C').

Applications are expected to consider all carbon emissions used in construction, through the following:

- f. All development will be expected to minimise its embodied carbon content, by ensuring that buildings are efficient in material use, form and design from the outset.
- g. The selection of materials in construction should be informed by their carbon footprint, prioritising reused and recovered existing materials, natural materials from sustainable sources, and local materials.
- h. Where there are existing buildings on site, their re-use should be explored and demonstrated to be unfeasible before resorting to demolition.
- i. Applicants are encouraged to use embodied carbon standards (as measured by CO₂ e/m²) to demonstrate how embodied carbon has been reduced.

4.03 Building Regulations Approved Document Part L: 2021

Part L of the current Building Regulations (2021) considers the reduction of carbon emissions in new and existing buildings. As the proposal consists of the creation of new non-domestic buildings it falls under Part L Volume 2: Buildings other than Dwellings.

The overall structure of compliance with the 2021 Building Regulations for new buildings includes the following criteria to comply with:

- The Building Emission Rate (BER) should be better than the Target Emission Rate (TER) and the Building Primary Energy Rate (BPER) should be better than the Target Primary Energy Rate (TPER).
- Limit on design flexibility.
- Limiting effects of heat gain in summer.

The energy strategy for the scheme has been developed to ensure the scheme meets the relevant requirements of the Building Regulations.

5.00 ENERGY HIERACHY

The Energy Statement has been prepared using the “fabric first” approach of the ‘Be Lean’, ‘Be Clean’, ‘Be Green’ Governmental energy hierarchy:

- **Be Lean** – reduce the need for energy.
- **Be Clean** – supply and use energy in the most efficient manner.
- **Be Green** – supply energy from renewable sources.



Figure 2 - Energy Hierarchy

Adhering to the principles of the Energy Hierarchy has several benefits:

- By reducing the energy requirement of the building, the potential renewable requirement shrinks in proportion. This has obvious cost benefits and will help reduce the building’s energy requirements and carbon emissions for the lifespan of the development.
- The sustainable credentials of each development are enhanced and are not validated by simply bolting on expensive renewable equipment. By focusing on fabric performance and the provision of efficient heating systems each building is intrinsically “green”.
- Provides reassurance to the end user the building is performing to its highest potential and all systems are working to their maximum efficiencies with minimal energy waste, thus reducing dependencies on natural resources (gas & electric) as well as minimising running costs.
- The incorporation of energy efficiency measures and a holistic approach to building design will ensure that the carbon emission from the building will be kept to a minimum.

6.00 ASSESSMENT METHODOLOGY & DYNAMIC SIMULATION SOFTWARE

6.01 Calculation Process

To detail the benefits of adhering to the energy hierarchy, we must first create a baseline to compare against. This is done using a Dynamic Simulation Modelling software tool which follows a set methodology for calculating the buildings carbon emissions and associated energy use. Dynamic Simulation Modelling (DSM), as used for Part L Building Regulations compliance, has been carried out using the EDSL TAS software, Version 9.5.6, in accordance with CIBSE AM11.

The TAS software has been deemed appropriate for this project, as it allows a single model to be used for all required analysis relating to the building energy performance regarding passive and active strategies, energy efficient mechanical and electrical systems, and LZC technologies.

6.02 TAS Software

TAS is a governmentally approved software capable of analysing multiple environmental credentials of a building. By creating a virtual environment where, geometric form, thermal mass, interaction with local weather & climate, fabric performance, energy consumption and carbon emissions are analysed, different design strategy characteristics and benefits can be assessed and discounted (where necessary).

The TAS software analyses two buildings in parallel with each other, the first representing the notional building as defined by the National Calculation Method (NCM), and the second the building as proposed. The difference in CO₂ emissions and energy consumption between the models represents the CO₂ reduction achieved by the proposed low energy and low carbon design.

By modelling each area to be analysed, and inputting a series of parameters, the software can give projected annual loadings for heating and cooling requirements, carry out part L2 compliance checks through the SBEM tool, as well as multiple other dynamic simulations.

6.03 National Calculation Methodology

The National Calculation Method (NCM) is the methodology used for demonstrating compliance with Part L of the Building Regulations for buildings other than dwellings. Annual energy use and associated emissions for a proposed building are calculated and compared with the energy use and emissions of a comparable notional building. Both calculations make use of standard sets of data for different activity areas (internal conditions) and common databases are used to calculate emission factors, weather data, and set variables of construction and service elements.

The NCM allows the actual calculation to be carried out either by an approved simulation software or by a simplified tool. For this report, the building has been assessed using the Dynamic Simulation Software, TAS.

6.03.1 Weather Data

External weather conditions and variables must be considered within the Dynamic Simulation software.

The UK Meteorological Office (MO) collects and analyses weather data across the UK. They account for multiple climate variables such as wind speed and direction, air pressure, relative humidity, air temperature etc. across 14 locations. The weather data variables are broken into two types of weather files: Design Summer Year (DSY) and Test Reference Year (TRY).

Design Summer Year (DSY): This set of data represents a warmer than typical year and is used when calculating maximum resultant temperatures, cooling loads, TM52 calculations etc. as it will give a worst-case scenario with regards to UK temperatures.

Test Reference Year (TRY): This set of data represents a typical/average year and is used for calculating average energy uses within buildings for steady state calculations and for Part L compliance.

For the purposes of this report, the Test Reference Year (TRY) has been used to calculate the development's energy and carbon emissions and compliance with Part L2.

6.03.2 Internal Conditions

To determine the energy requirement of each zone, internal conditions are assigned to all relevant areas. An internal condition details the conditions to which each zone will be maintained and accounts for parameters such as occupancy gains, equipment gains, lighting, infiltration and ventilation, upper and lower temperatures. The NCM calculation methodology has pre-defined internal conditions which must be used to ensure consistent Part L2 calculations.

6.04 Building Geometry



Figure 3 - North View

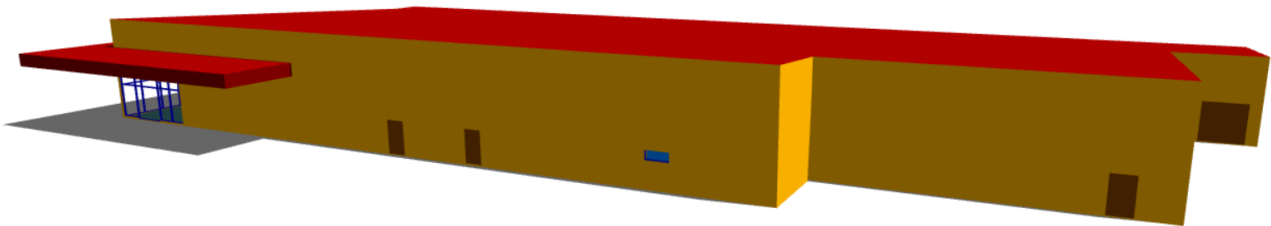


Figure 4 - East View

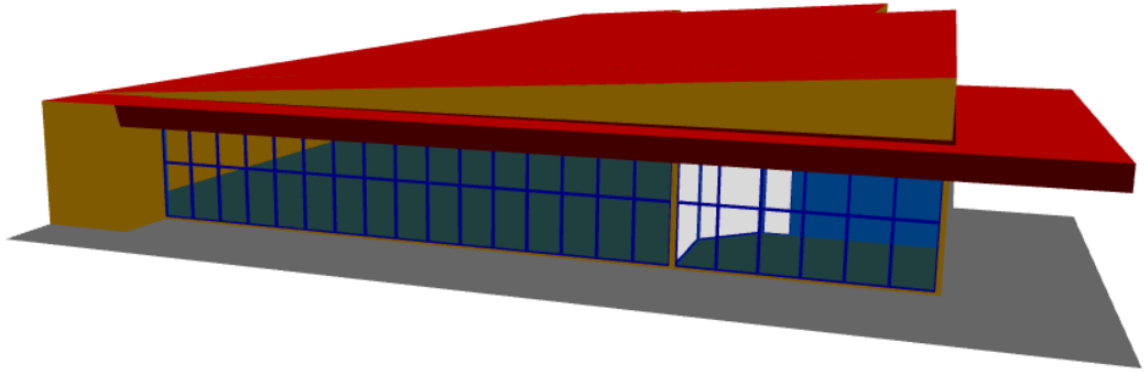


Figure 5 - South View

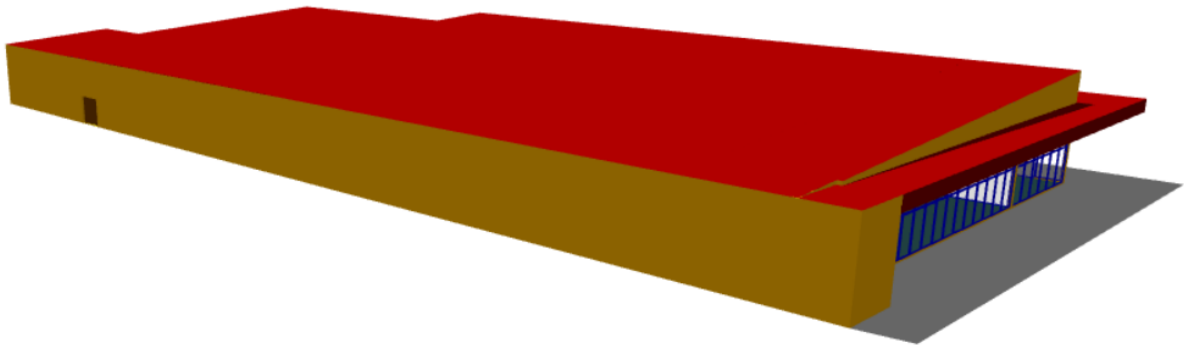


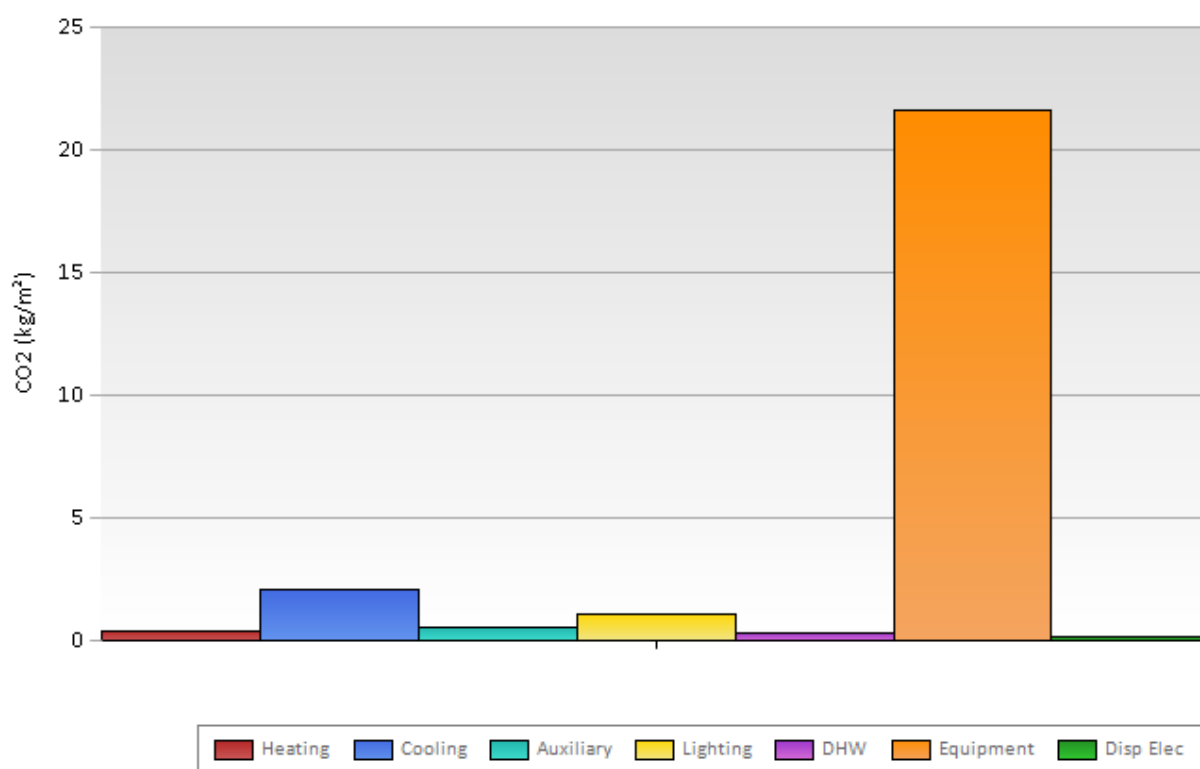
Figure 6 - West View

7.00 'PART L' – BASELINE PREDICTED ENERGY USAGE

The 'Baseline' against which each step of the energy hierarchy will be compared is the 'yard stick' determined by the Part L 2021 notional building.

The following section details the carbon emissions and annual energy consumption of the notional building. This offers a baseline for comparison which will be bettered by the actual design proposals put forward in this report.

7.01 Baseline Annual Carbon Dioxide Emissions



	Heating	Cooling	Auxiliary	Lighting	DHW	Equipment	Displaced Electricity
CO2 (kg/m²)	0.36	2.10	0.54	1.06	0.27	21.64	0.12

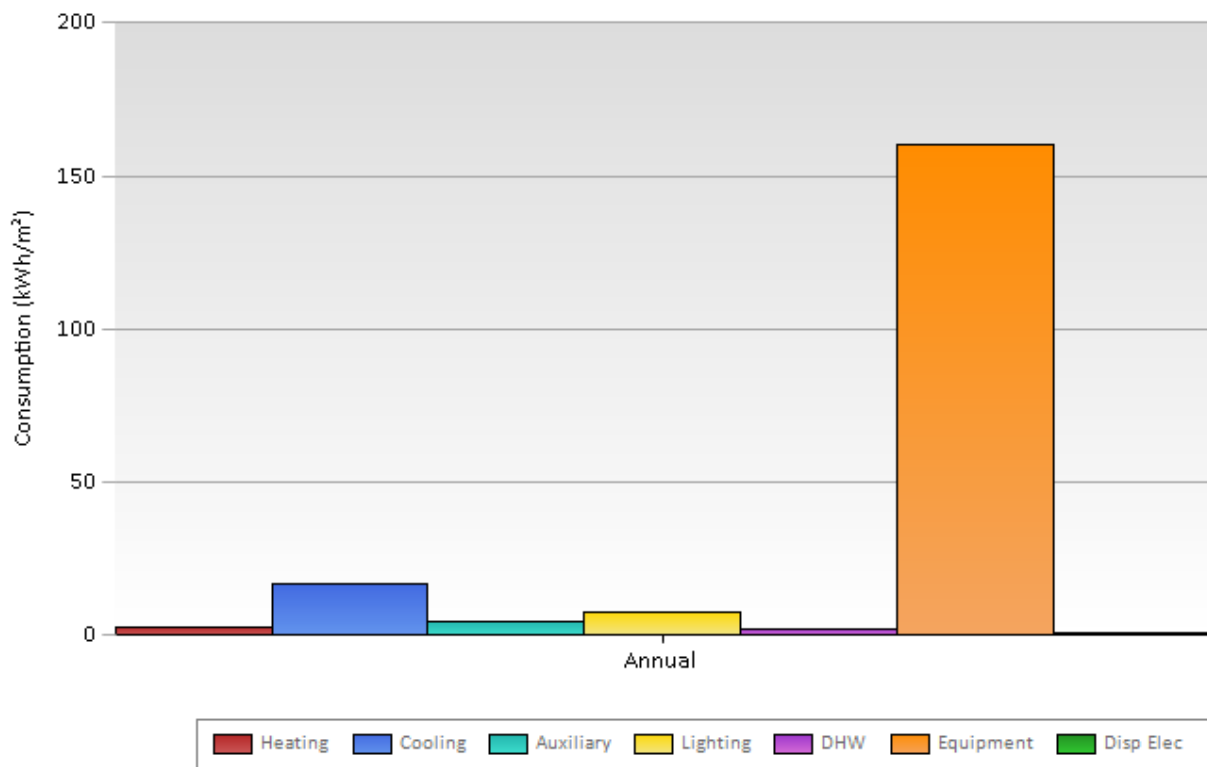
Figure 7 – Baseline Annual Carbon Emissions

Figure 7 shows an annual baseline CO₂ emissions rate of 9,093.60kgCO₂/year of regulated emissions and 55,836.00kgCO₂/year inclusive of unregulated emissions. Figure 8 summarises the breakdown of regulated and unregulated carbon dioxide emission for the 'Baseline' model.

Baseline Carbon Dioxide Emission Summary (kgCO ₂ /year)		
	Regulated Emissions	Un-Regulated Emissions
Heating	777.60 kgCO ₂ /year	777.60 kgCO ₂ /year
Cooling	4,536.00 kgCO ₂ /year	4,536.00 kgCO ₂ /year
Auxiliary	1,166.40 kgCO ₂ /year	1,166.40 kgCO ₂ /year
Lighting	2,289.60 kgCO ₂ /year	2,289.60 kgCO ₂ /year
Hot Water	583.20 kgCO ₂ /year	583.20 kgCO ₂ /year
Equipment	Not Applicable	46,742.40 kgCO ₂ /year
Photovoltaic (PV) Contribution	-259.20 kgCO ₂ /year	-259.20 kgCO ₂ /year
Total	9,093.60 kgCO₂/year	55,836.00 kgCO₂/year

Figure 8 – Baseline Carbon Dioxide Emission Summary

7.02 Baseline Annual Energy Consumption



	Heating	Cooling	Auxiliary	Lighting	DHW	Equipment	Displaced Electricity
Consumption (kWh/m²)	2.42	16.39	4.02	7.66	2.01	160.00	0.92

Figure 9 – Baseline Annual Energy Consumption

Figure 9 shows an annual baseline energy consumption rate of 68,212.80kWh/year of regulated energy and 413,812.80kWh/year inclusive of unregulated emissions. Figure 10 summarises the breakdown of regulated and unregulated energy consumption for the 'Baseline' model.

Baseline Energy Consumption Summary (kWh/year)		
	Regulated Emissions	Un-Regulated Emissions
Heating	5,227.20 kWh/year	5,227.20 kWh/year
Cooling	35,402.40 kWh/year	35,402.40 kWh/year
Auxiliary	8,683.20 kWh/year	8,683.20 kWh/year
Lighting	16,545.60 kWh/year	16,545.60 kWh/year
Hot Water	4,341.60 kWh/year	4,341.60 kWh/year
Equipment	Not Applicable	345,600.00 kWh/year
Photovoltaic (PV) Contribution	-1,987.20 kWh/year	-1,987.20 kWh/year
Total	68,212.80 kWh/year	413,812.80 kWh/year

Figure 10 – Baseline Energy Consumption Summary

8.00 'BE LEAN' – PASSIVE & ACTIVE DESIGN STRATEGIES

This section of the report describes the passive and active energy reduction features which have been considered and incorporated into the design of the Lidl store. These constitute the 'Lean' measures.

8.01 Site Location and Orientation

The proposed Lidl store will be located on land adjacent to Wallis Avenue, Rochdale.

The store is orientated with a heavily glazed side façade facing South. The emphasis on the southern orientation offers the advantage of natural daylighting contributions within the store. However, it could cause a potential overheating risk if the solar gains are not suitably managed. Solar shading and enhanced glazing specifications will ensure the solar gains are managed and the mechanical cooling loads are not oversized. This reduces the dependency on electric lighting through the natural contribution towards internal lighting levels, whilst ensuring cooling loads are minimised and carbon dioxide and energy consumption reduced.

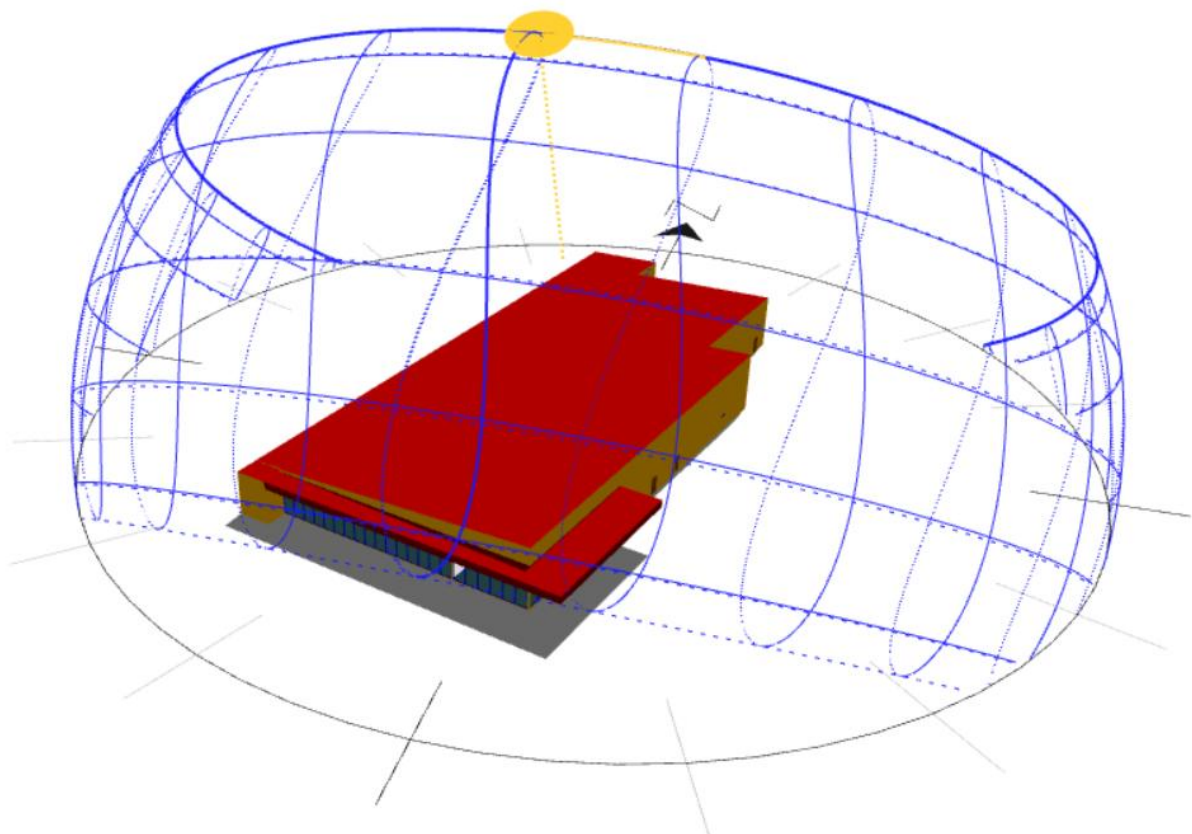


Figure 11 - Orientation & Sun Path Image

8.02 Fabric Performance and Thermal Mass

Focusing on the fabric thermal performance, ensures the Lidl building has reduced conductive heat loss during winter months and reduced conductive heat gains during summer months. This allows the internal environmental conditions to be better managed with reduced reliance on mechanical systems. This will in turn reduce energy demand, running costs and emissions whilst offering enhanced occupancy satisfaction.

With enhanced glazing properties, solar penetration is controlled reducing the potential for excess solar gains, as well as excessive levels of heat loss during winter months. Lidl have specified a high-performance glazing system which significantly betters the minimum standards of Part L2 to minimise the heat loss and enhance the insulation properties, whilst minimising solar gains to avoid overheating. Automatic internal sun blinds will also be installed, to mitigate against the solar penetration and potential glare risk within the checkout zone.

The following table details the anticipated fabric efficiency standards to be incorporated into the design. They have been set and compared against the minimum standards of Part L2 for reference purposes and to demonstrate Lidl's intent to exceed minimum standards.

Exposed element	New Part L2 2021 Minimum Standards	Lidl Store Proposed U-values	Improvement over Part L2
Flat Roofs	0.18 W/m ² K	0.16 W/m ² K	10.0%
Walls	0.26 W/m ² K	0.25 W/m ² K	3.8%
Ground Floors	0.18 W/m ² K	0.18 W/m ² K	0.0%
Curtain-walling	1.60 W/m ² K	1.31 W/m ² K (g-value = 0.395)	18.1%
Windows	1.60 W/m ² K	1.43 W/m ² K (g-value = 0.395)	10.6%
Vehicle access and similar large doors	1.30 W/m ² K	1.30 W/m ² K	0.0%
Pedestrian doors	1.6 W/m ² K	1.6 W/m ² K	0.0%
High usage entrance door	3.0 W/m ² K	1.7 W/m ² K	43.0%
Air Tightness Testing	8 m ³ /(h.m ²)@50Pa	4 m ³ /(h.m ²)@50Pa	50.0%

Figure 12 - U-value Comparison

As can be seen in the table above, the targeted 'U' values demonstrate an improvement over the minimum standards as detailed in the *Approved Document Part L2, Table 4.1, Limiting U-values for new or replacement*

elements in new and existing buildings and air permeability in new buildings. This demonstrates Lidl's commitment to going above and beyond to ensure a sustainable development.

8.03 Thermal Mass

The concrete floor slab of the proposed Lidl Store has been specified to give a relatively high thermal mass which will assist in reducing internal temperature fluctuations due to external temperature variations, to give a more easily controlled environment inside the building. The building would be considered to have low to medium thermal mass.

8.04 Natural Ventilation

Due to the deep floor plans, a natural ventilation strategy has not been adopted to the Sales Area. However, the mechanical ventilation strategy allows heat to be recovered from the stale air when it is extracted, thus tempering the fresh incoming air to reduce the heating coil loads. This is not something usually achievable with naturally ventilated strategies so advantages over passive strategies can be gained.

8.05 Mechanical Ventilation

The Sales Area will be heated, cooled, and ventilated through the incorporation of a centralised air handling unit with heat recovery, with an efficiency more than 80%. Energy efficient EC fans will be specified to reduce auxiliary loads and staged direct-expansion (DX) heating and cooling changeover coils, fed via Air Source Heat Pumps (an LZC technology) will provide the air distribution, heating, and cooling requirements.

All toilets shall be provided with extract ventilation. This will comprise of a mix between extract only, and mechanical ventilation with heat recovery (MVHR) units. Where extract only fans are provided, infra-red motion detectors will be installed ensuring they operate only when occupancy is detected. This reduces running time and ensures the fans are only used when necessary.

Where mechanical supply and extract is required, a MVHR unit will be installed. This ensures any fresh air entering the space is pre-treated by extracted air bringing it closer to the internal design temperature. This reduces the load on the heating/cooling system whilst still maintaining the necessary fresh air rates. This will also be controlled by PIR occupancy detectors.

8.05.1 Low Energy Fans

Low energy fans will be used with specific fan powers as good as or better than the limiting efficiencies detailed in *Approved Document Part L2, Table 6.9, Maximum specific fan power (SFP) in air distribution systems in new and existing buildings*.

8.05.2 Variable Speed Drives

Variable speed drives will be used to ensure fans operate no faster than required, thereby reducing energy consumption.

8.06 Sub-Metering

Separate sub-metering will be installed. This has obvious financial and sustainable benefits, allowing for financial verification with regards to consumption vs cost as well as allowing for consumption figures to be monitored and any out-of-range values easily identified, and energy wastage eliminated.

8.07 Low Energy Lighting and Controls

A high proportion of glazing will significantly reduce the dependences and output requirements on electric lighting offering reduced energy demand and carbon emissions and enhanced occupancy comfort.

LED lamps will be provided throughout, both for internal spaces and the external car park. LED lamps have a very low energy consumption and have a life expectancy exceeding that of conventional light bulbs. This reduces both energy use and waste.

The sales area lighting shall be controlled based on the following controls strategy:

- Once the store is opened and the intruder alarm unset, the 1/3 lighting will turn ON.
- 15-minutes before store opening, the store lighting will switch to 100% i.e. 1/3 and 2/3 lighting. For Sunday "Browsing Time" 2/3 lighting should be activated 30-minutes before store opening.
- The lighting will remain at 100% for the duration of store opening.
- 30-minutes after the store is closed, lighting will switch back to 1/3.
- Once the store is closed and the intruder alarm is set, all the lights will switch off after a delay of 10-seconds, except for one single light in the main entrance.
- Upon activation of the confirmed intruder alarm signal, the lighting will turn on to 100%.
- Once the activation has been cleared, the lighting will turn off.

In addition to the above, the main entrance, store entrance and checkout lighting shall be photo-electric controlled (dynamic dimming). The rest of the sales area lighting will be dimmed down (static dimming) to a pre-set level.

Infra-red motion sensor will be provided throughout the Warehouse and all Side Rooms, so that lights are only turned on when the rooms are occupied.

8.08 Building Energy Management System

A full building management system will be incorporated to ensure plant is controlled and operated efficiently.

8.09 Building Energy Performance

All the above systems will be designed in accordance with the Building Regulations, CIBSE recommendations and relevant British Standards. The incorporation of 'Good Practice' engineering design coupled with the provision of renewable systems (described below) will ensure that an energy efficient store is achieved, minimising the energy consumption and associated CO2 emissions through its life cycle.

9.00 'BE CLEAN' – DECENTRALISED LOW CARBON TECHNOLOGIES

A low or zero carbon technology is defined as something which either; produces energy through an endless, renewable source with low or zero carbon emission throughout its operation, or one in which uses a specific energy source i.e., electricity and provides a significantly higher output to input ratio. Refer to the Directive 2009/28/EC of the European Parliament for a more comprehensive summary of the definition of and what constitutes as a low or zero carbon technology.

Detailed below are the types of low or zero carbon technologies considered for implementation at the proposed Lidl store. A series of centralised and decentralised systems have been analysed and viability stated to offer justification for use or omission.

9.01 Combined Heat and Power (CHP)

Combined Heat and Power (CHP) is the on-site generation of electricity and the recovery of the normally wasted heat produced during this process.

- The operation of CHP plant can offer significant CO₂ emission rate reductions when compared to conventional methods of energy generation and use.
- Most large conventional power stations currently generate electricity at 30-50% efficiency (due to waste heat and transmission/distribution loss).
- 'Good quality' CHP schemes achieve overall efficiencies of 70-85% by making use of waste heat and eliminating transmission losses.

The efficient use of CHP typically depends on finding a use for the heat generated by the process. Issues to consider include:

- If heat is not used, then the system is effectively just an electricity generator and electricity will be greener and cheaper if sourced from the national grid.
- If excess electricity is generated on site this can be exported (sold) back to the grid whereas excess heat needs to be rejected (wasted). Exported electricity can count towards reducing the site's CO₂ emissions.
- Exported electricity will typically not be financially attractive as exports tend to coincide with low demand periods on the national grid. The cost of producing the electricity on site can be less than the prices received for the exported electricity.

9.01.1 Viability

The introduction of a CHP unit will reduce running costs and carbon dioxide emissions associated with the operation of the building when compared to employing a conventional generator and/or boiler. However, the CHP plant should always operate as the lead heat source to maximise savings.

CHP systems require steady, constant loads all year round for best performance, with high running hours. This type of running schedule will usually be found in applications with high domestic hot water loads such as hotels, hospitals, care homes etc. Food retail stores have an inherently low hot water demand and therefore a CHP plant would not be deemed viable due to the lengthy amount of the year where the CHP engine would be sitting idle due to lack of thermal demand.

It can therefore be concluded that the possibility of introducing a combined heat and power system is both un-sustainable and un-economically viable on this project.

9.02 Decentralised Energy Networks (DEN)

9.02.1 Existing Networks

The below map from The Department for Business, Energy and Industrial Strategy shows there are no current district heating schemes within the area.

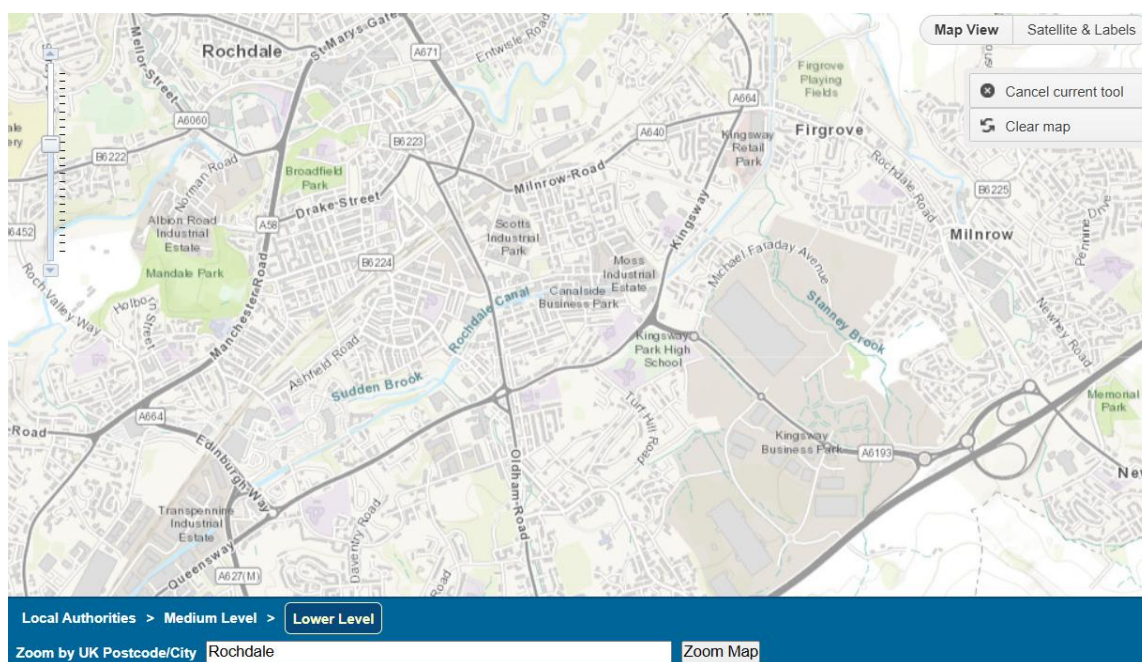


Figure 13 - The Department for Business, Energy & Industrial Strategy Current District Heating Schemes

9.02.2 Viability

The building type and energy load profile is not suitable for a DEN connection for the following reasons:

- The Lidl store does not have a significant heat demand.
- Heat will be reclaimed from the mechanical ventilation heat recovery (MVHR) process and used heat the building.
- The store will not have a grid gas connection i.e. zero on-site NOx emissions.
- As an all-electric store, the development is aligned with Government Policy both in terms of local NOx reduction and De-Carbonisation of the Grid.
- Heat recovery and air source heat pumps will both provide the heating services to the building and are classified as Low Carbon Energy.
- The building fabric and air tightness improvements exceed the minimum requirements of Building Regulations, which minimises the stores heat losses and load profile.
- It is extremely unlikely that the building could in future be converted to residential units with significant heat demand.

Given the absence of heat network in the immediate vicinity, the use of building operating as a food store, improved thermal efficiency, use of air source heat pumps and energy load profile, we have concluded that the connection to a district heat network is not viable or feasible.

The store design / layout has been optimised for the trading operation and there is no available space for future plate heat exchangers and an incoming DEN entry point. Even if pre-installed capped connections could be provided, DHN is not compatible with Lidl's sustainable and energy efficient heating system i.e. Variable Refrigerant Volume (VRV) heat pumps.

Connections to a DEN would have benefits to a development with high hot water and space heating demands. Unfortunately, due to the nature of this development, the hot water demand is very low. This low demand does not correlate with the use of a DEN.

Furthermore, space cooling is provided in the store, which cannot be provided by the DEN. If a DEN is used for heating, then there would be a requirement for additional cooling plant, in the form of an air-cooled chiller for chilled water generation. However, there is no space available to accommodate this large plant, even if the heat pump outdoor unit were to be removed. It is considered unfeasible, un-economical and unsustainable to install a separate heating system and separate cooling system to serve the store. This would have high-cost

implications and more services to install, which could lead to higher on-site waste, higher distribution losses and a lower overall efficiency. The requirement for both heating and cooling is not compatible with a heating only DHN.

The decarbonisation of the electrical grid should also be considered. This works in unison with the all-electric strategy adopted for this development, as the actual Governmentally published carbon factors associated with electricity are lower than gas. This means an all-electric building will have lower associated emissions to any gas heated source.

Lidl's approach to energy efficiency is to utilise refrigerant-based heat pumps for heating and cooling their stores, which provides consistency and reliability across their estate.

10.00 'BE GREEN' – LOW OR ZERO CARBON TECHNOLOGIES

A low or zero carbon technology is defined as something which either; produces energy through an endless, renewable source with low or zero carbon emission throughout its operation, or one which uses a specific energy source i.e., electricity and provides a significantly higher output to input ratio. Refer to the Directive (EU) 2018/844 of the European Parliament for a more comprehensive summary of the definition of and what constitutes as a low or zero carbon technology.

Due to the unviable incorporation of Combined Heat and Power (CHP), and current lack of existing district heating networks, the Lidl store will be required to incorporate “Individual building renewable systems” to ensure compliance with local and national planning requirements.

10.01 Biomass Boiler

Biomass in the form of logs, wood chips and wood pellets are classified as a low carbon source of energy because the carbon dioxide emitted when the biomass is burned has been taken out of the atmosphere by the growing plants, even allowing for emissions of carbon dioxide in planting, harvesting, processing, and transporting the fuel. Replacing fossil fuel with biomass fuel will typically reduce net CO₂ emissions by over 90%.

Wood fuel efficiencies vary enormously due to several factors including the moisture content of the fuel. Fuels with high moisture content requires more energy to be combusted as it must first dry out before it can be converted to energy. This emphasises the need for good quality onsite storage facilities and a good quality fuel supply.

Wood fuels also have varying calorific value. A high calorific value refers to the amount of energy the wood contains compared to waste products such as bark, which can form ash as a by-product.

Biomass boilers are unsuitable for applications that have large fluctuations in thermal loads, unless a large heat sink or buffer vessel is used.

Unlike most other renewable energy sources, biomass can be stored and used on demand to give controllable energy. It is therefore free from the problem of intermittency, which affects both solar and wind technologies. However, unlike wind and solar, biomass energy is not “free” and so a reliable, sustainably managed, and cost-effective source of biomass needs to be secured.

10.01.1 Fuel delivery & fuel storage:

Fuel storage and regular supply is key for efficient running of Biomass boilers. Biomass fuel will absorb moisture if exposed to it and can biodegrade if not kept dry, therefore, the store must be well maintained to prevent contact between moisture and pellets. The storage facility must also allow for easy access to ensure deliveries can be made efficiently. A larger storage facility will allow for less frequent deliveries and more reserve in case of delays. The National Biofuel Supply Database shows there are several suppliers within a reasonable radius of the site.

10.01.2 Viability

This technology can provide the development with significant savings for a relatively low cost however, an overriding reason against using a biomass system is the space restrictions on this site and the lack of available space for the storage and delivery of the fuel. In addition to this, the high NO_x emissions, and particle content of the exhaust gases from typical small-scale biomass units may raise objections from the Environmental Agency and planning department.

Considering this, biomass boilers are considered not to be a viable option for the proposed development.

10.02 Solar Thermal

Solar thermal collectors utilise solar radiation to heat water for use in water heating of a building. The radiation is converted using a solar collector, of which there are two main types available: Flat Plate and Evacuated Tube collectors. Evacuated tube systems occupy a smaller area and are more efficient, but also generally more expensive. Flat plate systems are cheaper to install but generally less efficient.

The solar coverage indicates the percentage of the annual domestic hot water energy requirement that can be covered by a solar water heating system. The higher the solar coverage, the more conventional energy usage can be offset, but this can cause excess heat generation in the peak summer months and generally lower the average collector efficiency. Therefore, solar coverages of 40-70% are recommended for domestic applications and up to 40% in non-domestic buildings.

Solar thermal systems in the UK normally operate with a backup fuel source, such as gas or electricity. The solar system pre-heats the water up to a maximum hot water temperature. If there is not enough solar power available to fully meet the required hot water load, then the backup fuel system fires up to meet this short fall.

The optimum orientation for a solar collector in the UK is a south facing surface, tilted at an angle of 30° from the horizontal.

For the solar water heating system to run safely and efficiently, a series of temperature sensors are connected to a digital solar controller to switch the system on or off according to the solar energy available.

10.02.1 Viability

Solar thermal panels are suited to buildings with a high and consistent hot water demand. Lidl Stores inherently have a low hot water demand and therefore, a solar thermal array would not be deemed viable or cost effective.

10.03 Air Source Heat Pump (ASHP)

Air source heat pumps exchange heat between the outside air and a building to provide space heating in winter and cooling in the summer months. The efficiency of these systems is inherently linked to the ambient air temperatures. Air source heat pumps operate best in environments with long, mild, mid-season periods, as the heating efficiency drops at lower ambient temperature in winter.

Unlike some other sources of renewable energy, heat pumps do require electricity to pump and compress refrigerants through the system. However, heat pumps supply more energy than they consume, by extracting heat from their surroundings. Heat pump systems can supply as much as 4kW of thermal energy for just 1kW of electrical energy input, which is why they are recognised as a renewable technology under the Renewable Energy Directive 2009/28/EU.

10.03.1 Viability

ASHP's have been deemed a suitable way of offering space heating to the Lidl store Sales Area, Warehouse and Side Rooms.

The Sales Area will be conditioned using an internal centralised intelligent AHU, with staged direct expansion heating and cooling changeover coils, fed via a two pipe VRF system.

For the Warehouse and Side Rooms, a three pipe VRF system with heat recovery capabilities will be utilised, which will work with ceiling mounted cassettes, or wall mounted units.

- Seasonal Coefficient of Performance: ≥ 3.5

- Seasonal Energy Efficiency Ratio: ≥ 4.5

The efficiencies detailed above exceed minimum national standards, ensuring the heating and cooling provided is of the highest standards available on the market for the selected type of Air Source Heat Pump.

10.04 Photovoltaics (PV)

Photovoltaic solar cells convert solar energy directly into electricity. The cells consist of two layers of silicon with a chemical layer between. The incoming solar energy charges the electrons held within the chemical. The energised electrons move through the cell into a wire creating an electrical current.

A range of Photovoltaic products and colours are available, varying in efficiency and cost. These include Monocrystalline, Polycrystalline, Thin Film and Hybrid Panels. Hybrid Panels are the most energy efficient and Thin Film the least.

All the above technologies can be installed in roof and wall mounted arrays or as integrated building members, giving the additional benefit of offsetting the cost of other construction materials, such as weatherproof roof membranes or integrated into glazed wall constructions.

10.04.1 Viability

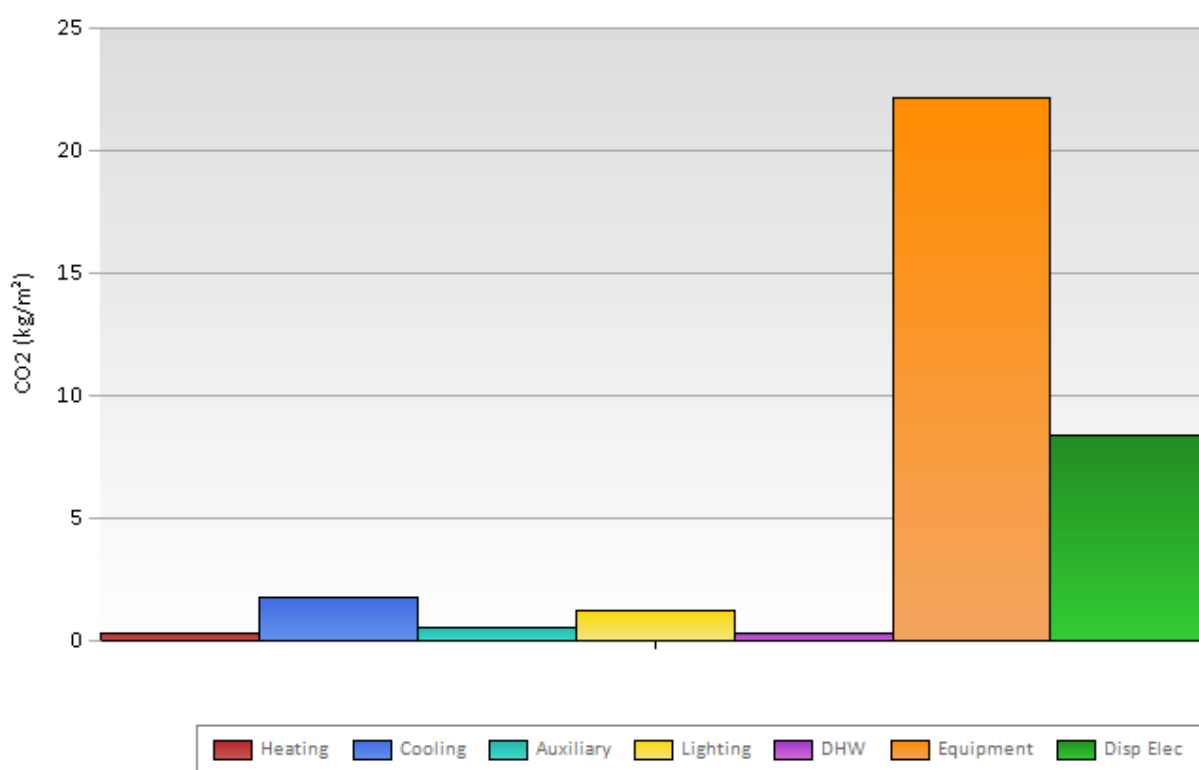
Photovoltaic panels have been deemed a suitable way of offering significant on-site energy generation to reduce the requirement for imported electrical energy. PV panels will be incorporated into the Lidl store's services strategy:

- Panel Array: 780.08m²
- Panel Efficiency: 23%
- Panel Incline: 3.3°
- Orientation: 286° from North
- Annual Output: 144,352.80kWh/annum

11.00 'BE LEAN', 'BE CLEAN' AND 'BE GREEN' – PREDICTED ENERGY USAGE

The following section details the predicted annual carbon emissions and energy consumption based on the TAS model of the building once all passive and active design strategies detailed in section 8.00, 9.00 and 10.00 have been allowed for.

11.01 Actual Predicted Annual Carbon Emissions



	Heating	Cooling	Auxiliary	Lighting	DHW	Equipment	Displaced Electricity
CO2 (kg/m²)	0.30	1.77	0.57	1.22	0.31	22.19	8.36

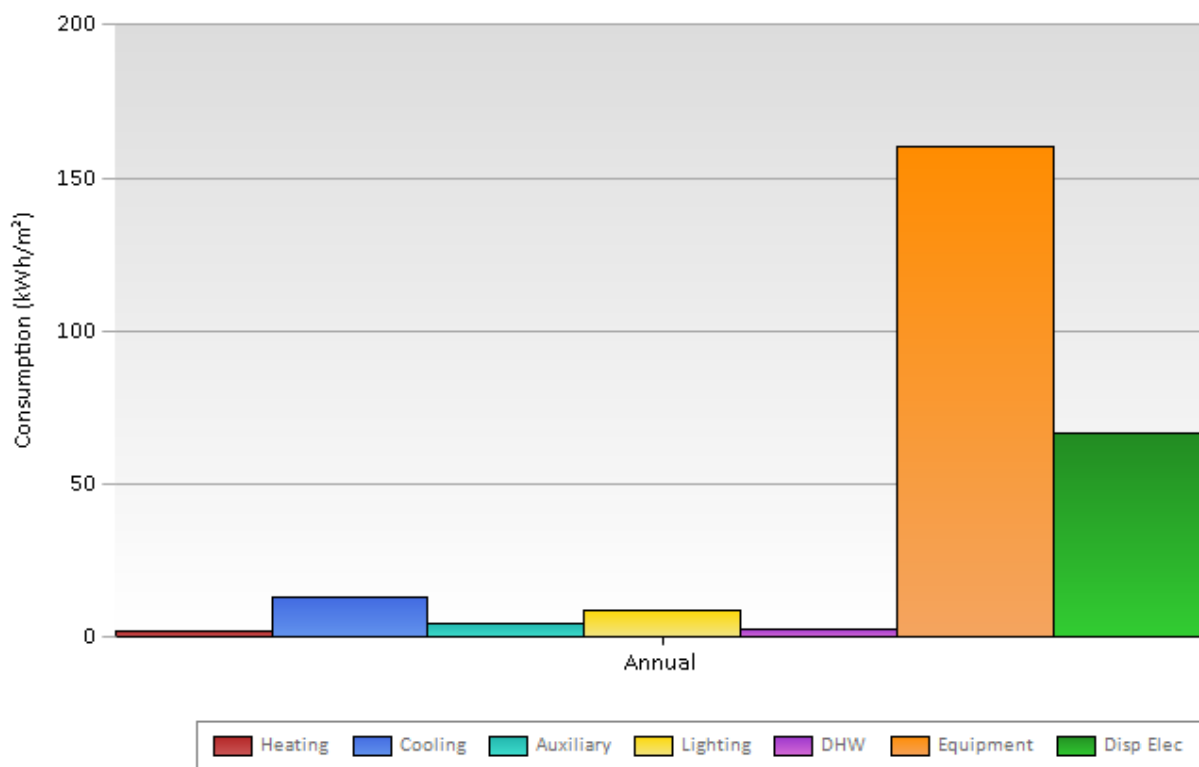
Figure 14 – Actual Annual Carbon Dioxide Emissions (Be Green)

Figure 14 shows an annual CO₂ emissions rate of -9,050.40kgCO₂/year of regulated emissions and 38,880.00kgCO₂/year inclusive of unregulated emissions. Figure 15 summarises the breakdown of regulated and unregulated carbon dioxide emission for the 'Be Green' model. This represents a **199.52%** and **30.37%** carbon dioxide saving respectively over the 2021 'Baseline' detailed within section 7.0.

Actual Carbon Dioxide Emission Summary (kgCO ₂ /year)		
	Regulated Emissions	Un-Regulated Emissions
Heating	648.00 kgCO ₂ /year	648.00 kgCO ₂ /year
Cooling	3,823.20 kgCO ₂ /year	3,823.20 kgCO ₂ /year
Auxiliary	1,231.20 kgCO ₂ /year	1,231.20 kgCO ₂ /year
Lighting	2,635.20 kgCO ₂ /year	2,635.20 kgCO ₂ /year
Hot Water	669.60 kgCO ₂ /year	669.60 kgCO ₂ /year
Equipment	Not Applicable	47,930.40 kgCO ₂ /year
Photovoltaic (PV) Contribution	-18,057.60 kgCO ₂ /year	-18,057.60 kgCO ₂ /year
Total	-9,050.40 kgCO₂/year	38,880.00 kgCO₂/year
Percentage Improvement	199.52%	30.37%

Figure 15 – Actual Carbon Dioxide Emission Summary (Be Green)

11.02 Actual Predicted Annual Energy Consumption



	Heating	Cooling	Auxiliary	Lighting	DHW	Equipment	Displaced Electricity
Consumption (kWh/m²)	1.91	13.24	4.14	8.80	2.20	160.00	66.83

Figure 16 – Actual Annual Energy Consumption (Be Green)

Figure 16 shows an annual energy consumption rate of -78,926.40kWh/year of regulated energy and 266,673.60kWh/year inclusive of unregulated emissions. Figure 17 summarises the breakdown of regulated and unregulated energy consumption for the 'Be Green' model. This shows an annual energy consumption saving of **215.71%** and **35.56%** respectively over the 2021 'Baseline' detailed within section 7.0.

Actual Energy Consumption Summary (kWh/year)		
	Regulated Emissions	Un-Regulated Emissions
Heating	4,125.60 kWh/year	4,125.60 kWh/year
Cooling	28,598.40 kWh/year	28,598.40 kWh/year
Auxiliary	8,942.40 kWh/year	8,942.40 kWh/year
Lighting	19,008.00 kWh/year	19,008.00 kWh/year
Hot Water	4,752.00 kWh/year	4,752.00 kWh/year
Equipment	Not Applicable	345,600.00 kWh/year
Photovoltaic (PV) Contribution	-144,352.80 kWh/year	-144,352.80 kWh/year
Total	-78,926.40 kWh/year	266,673.60 kWh/year
Percentage Improvement	215.71%	35.56%

Figure 17 – Actual Energy Consumption Summary (Be Green)

The renewable technology energy generation contribution is expected to be 144,352.80kWh/annum. This represents more than 100% of the stores anticipated annual energy consumption. It should be noted, the stores energy consumption profile may not correlate with the on-site energy generation, therefore, some of the electrical energy generated by the PV panels may be sent back to the grid, not used on site.

12.00 SUSTAINABLE DESIGN AND CONSTRUCTION

This section will describe the sustainable construction methods and water conservation which will be considered for the development.

12.01 Materials

The materials applied to the building are low maintenance and in the case of the aluminium composite panelling minimal upkeep is required. Lidl use materials that are highly rated within the Green Guide for specifications in the construction of new stores. Energy efficiency is a long term life-cycle issue, which should not only be addressed in the short term build, such as through materials, but also in the long term through the operations and maintenance costs. The windows have an aluminium frame which can be recycled at the end of its operational life. This material is also durable, having some of the longest replacement intervals according to the Green Guide.

12.02 Water Conservation

Mains cold-water consumption in the store will be reduced through water efficiency.

The incoming mains cold water supply is metered, using a smart meter, to allow Lidl to easily monitor water consumption. The meter is connected to the BEMS control panel, to monitor and record water consumption. The water consumption is monitored by Lidl on a regular basis, via their central control system (GLT).

All hot and cold water outlets are fitted with local service valves with flow restrictors.

During the commissioning period, the flowrate from the wash hand basins and sinks will be witnessed by filling a 1-litre jug and timing how long it takes to fill the jug. This is a specific requirement requested by Lidl, so the store can be certified under the EGDE sustainability certification scheme. The water fittings will be tested to ensure the flowrates in Fig 18 are not exceeded.

Fittings	Flow rate
Wash Hand Basin	0.049 litres/second
Sink (Kitchenette)	0.08 litres/second
Sink (Bakery, Sluice, Cleaners)	0.12 litres/second
Urinal	2 litres/bowl/hour
WC	4 litres
Dishwasher	12 litres/cycle

Figure 18 - Water Efficiency Table

The Lidl store will incorporate water efficient fittings in line with equivalent BREEAM standards to reduce water consumption.

12.03 Waste and Recycling

Lidl's waste is stored within the building close to the servicing bay, to enable easy collection by vehicles servicing the site. There is no external storage of either stock or waste.

Lidl operates a policy of reloading empty delivery HGVs with store waste to return to the depot for recycling. This reduces the number of on-site vehicle movements required. Empty pallets and TKT boxes along with waste and recycling are returned to the warehouse on the same HGV.

Lidl are committed to developing innovative ways to effectively manage waste streams to ensure that packaging requirements are reduced, more is recycled, and surplus food is redistributed to charity.

Lidl boast an award-winning recycling and waste management programme. In-store and warehouse waste management concepts are integral to Lidl's Zero Waste Commitment. Through the commitment of Lidl's logistics and procurement teams and all store and warehouse employees, Lidl achieved Zero Waste to Landfill and are working hard to maintain this. Much of Lidl's waste is cardboard, which is reused for paper and packaging. Segregation is key to the programme's success by increasing Lidl's recycling streams and reducing their environmental impact.

12.04 Site Management

Responsible construction practices are embedded into the procurement process and sites are registered with the Considerate Construction Scheme. Data regarding water and energy consumption and transport of construction materials and waste to and from site is recorded during the construction process. A formal

programme of commissioning and testing will be produced and monitored by an appropriate specialist commissioning manager and aftercare support will be in place to support building users and management.

13.00 CONCLUSION

This Energy Usage and Sustainability Statement demonstrates that the proposed development on land adjacent to Wallis Avenue, Rochdale has been assessed against sustainability standards and policies set out in national and local planning documents.

The sustainability strategy focuses on the implementation of sustainable systems for energy, water, waste management, and construction management.

The statement has demonstrated the development will:

Incorporate passive design strategies to take advantage of:

- Natural daylighting through careful building and glazing orientation. This will offer a reduced dependency on electric lighting through the contribution of natural lighting to achieve the required Lux levels.
- Enhanced fabric efficiencies and thermal mass have been allowed for to help stabilise any temperature fluctuations within the building reducing heat gains and/or losses.

Incorporate active design strategies to reduce energy consumption by:

- Introduce heat recovery ventilation to pre-heat incoming fresh air. This will reduce the energy loads associated with fresh air heat loss/gains.
- Introduce separate sub-metering to allow for all energy consumed to be monitored and any discrepancies easily identified and fixed thus minimising wasted energy.
- Low energy lighting will be installed with suitable controls to ensure lights are not left on unnecessarily. Suitable controls will eliminate human error.
- Building energy management system (BEMS) will be designed and installed to manage all systems effectively, ensuring their efficiencies are maintained and achieved.

The Part L 2021 baseline annual carbon emissions and energy consumption has been calculated as follows:

- Regulated Annual Carbon Dioxide Emissions: **9,093.60kgCO₂/annum.**
- Regulated Annual Energy Consumption: **68,212.80kWh/annum.**

Combined Heat and Power and De-centralised Energy Network (DEN) solutions have been reviewed and discounted to be unviable for the Lidl store due to:

- Unsuitable energy consumption profiles for CHP (require high DWS consumption).
- No suitable De-centralised Energy Networks (DEN) in the vicinity of the development.

Alternative Low or Zero Carbon (LZC) technologies have been analysed with the following deemed to be both viable and advisable for the Lidl store:

- Air Source Heat Pumps, or Aero-thermal Heat Pumps.
- Photovoltaic Panels
 - Panel Array: 780.08m²
 - Panel Efficiency: 23%
 - Panel Incline: 3.3°
 - Orientation: 286° from North
 - Annual Output: 144,352.80kWh/annum

Air source heat pumps are defined as a renewable energy source under the Energy Performance of Buildings Directive, 2010/31/EU, Article 2:

‘Energy from renewable sources’ means energy from renewable no-fossil sources, namely wind, solar, aero-thermal, geothermal, hydrothermal and ocean energy, hydropower, biomass, landfill gas, sewage treatment plant gas and biogases’

They are also defined as a renewable source under the Renewable Energy Directive 2009/28/EU, Article 5:

‘provided that the final energy output significantly exceeds the primary energy input required to drive the heat pumps’

For the Lidl store, the ‘Be Green’ actual building annual carbon emissions and energy consumption has been calculated as follows:

- Regulated Annual Carbon Dioxide Emissions: **-9,050.40kgCO₂/annum.**
- Regulated Annual Energy Consumption: **-78,926.40kWh/annum.**

These show a **199.52%** carbon dioxide saving and a **215.71%** energy saving, when assessed to Part L2 2021 Building Regulations and accounting for the proposed passive, active and LZC strategies.

The expected annual energy generation through low and / or zero carbon technologies will be 144,352.80kWh/annum. This represents >100% of the stores anticipated annual energy consumption. It

should be noted that the PV electrical generation may not correlate with the store's energy consumption profile, therefore, some of the on-site electrical energy generation may be exported back to the grid.

APPENDIX A: 'BE GREEN' BRUKL OUTPUT DOCUMENT

Project name

Lidl Rochdale (Be Green)

As designed

Date: Sun Mar 15 11:12:23 2026

Administrative information

Building Details

Address: Wallis Avenue,

Certifier details

Name: Stephen Ogden

Telephone number: 01924 265757

Address: Unit 2, Westgate Court, Wakefield, WF5 9TT

Certification tool

Calculation engine: TAS

Calculation engine version: "v9.5.6"

Interface to calculation engine: TAS

Interface to calculation engine version: v9.5.6

BRUKL compliance module version: v6.1.e.0

Foundation area [m²]: 2002.96The CO₂ emission and primary energy rates of the building must not exceed the targets

Target CO ₂ emission rate (TER), kgCO ₂ /m ² annum	4.21
Building CO ₂ emission rate (BER), kgCO ₂ /m ² annum	-4.19
Target primary energy rate (TPER), kWh _{PE} /m ² annum	46.34
Building primary energy rate (BPER), kWh _{PE} /m ² annum	-51.82
Do the building's emission and primary energy rates exceed the targets?	BER ≤ TER BPER ≤ TPER

The performance of the building fabric and fixed building services should achieve reasonable overall standards of energy efficiency

Fabric element	U _{a-Limit}	U _{a-Calc}	U _{i-Calc}	First surface with maximum value
Walls*	0.26	0.25	0.25	450 External Wall
Floors	0.18	0.18	0.18	Ground Floor
Pitched roofs	0.16	-	-	No pitched roofs in project
Flat roofs	0.18	0.16	0.16	Roof
Windows** and roof windows	1.6	1.31	1.43	Canteen Window
Rooflights***	2.2	-	-	No rooflights in project
Personnel doors^	1.6	1.6	1.6	2230 Door
Vehicle access & similar large doors	1.3	1.3	1.3	Delivery Door
High usage entrance doors	3	1.7	1.7	Main Entrance

U_{a-Limit} = Limiting area-weighted average U-values [W/(m²K)]U_{i-Calc} = Calculated maximum individual element U-values [W/(m²K)]U_{a-Calc} = Calculated area-weighted average U-values [W/(m²K)]

* Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

** Display windows and similar glazing are excluded from the U-value check.

*** Values for rooflights refer to the horizontal position.

^ For fire doors, limiting U-value is 1.8 W/m²K

NB: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air permeability	Limiting standard	This building
m ³ /(h.m ²) at 50 Pa	8	4

Building services

For details on the standard values listed below, system-specific guidance, and additional regulatory requirements, refer to the Approved Documents.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	YES
Whole building electric power factor achieved by power factor correction	<0.9

1- Central Vent (2 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	0	6.5	-	1.9	0.83
Standard value	N/A	5	N/A	2^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

2- MVHR+AC (4 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.4	6.3	-	1.5	0.76
Standard value	2.5*	5	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

3- MVHR(Supply+Extract) (3 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	1	-	-	1.5	0.76
Standard value	N/A	N/A	N/A	1.5^	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES
^ Limiting SFP may be increased by the amounts specified in the Approved Documents if the installation includes particular components.					

4- AC Only (IT)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	5.2	8	-	-	-
Standard value	2.5*	5	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

5- AC Only (3 Zones)

	Heating efficiency	Cooling efficiency	Radiant efficiency	SFP [W/(l/s)]	HR efficiency
This system	4.1	6.5	-	-	-
Standard value	2.5*	5	N/A	N/A	N/A
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system					YES
* Standard shown is for all types >12 kW output, except absorption and gas engine heat pumps.					

1- Sluice 30L Water Heater

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	Hot water provided by HVAC system	0
Standard value	N/A	N/A

2- Bakery 15 L Water Heater

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	0.02
Standard value	0.91	N/A

3- FOH WC 15L Water Heater

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	Hot water provided by HVAC system	0
Standard value	N/A	N/A

4- Welfare 15L Water Heater

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	0.02
Standard value	0.91	N/A

5- Electric Water Heater

	Water heating efficiency	Storage loss factor [kWh/litre per day]
This building	1	0
Standard value	1	N/A

"No zones in project where local mechanical ventilation, exhaust, or terminal unit is applicable"

General lighting and display lighting		General luminaire	Display light source	
Zone name		Efficacy [lm/W]	Efficacy [lm/W]	Power density [W/m ²]
	Standard value	95	80	0.3
Main Entrance		160	-	-
Daylit Space		160	100	-
Sales Area		160	100	-
DRS		160	-	-
F&V Warehouse		160	-	-
Bakery		105	-	-
Storage Warehouse		160	-	-
Delivery Warehouse		160	-	-
Cash Office		140	-	-
Utility		170	-	-
IT		170	-	-
Cloaks		105	-	-
Meeting Room		140	-	-
Canteen		105	95	-
Staff WC A		86	-	-
Staff WC B		86	-	-
Welfare Corridor		105	-	-
FOH WC		86	-	-

The spaces in the building should have appropriate passive control measures to limit solar gains in summer

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
Daylit Space	YES (+59%)	NO
Sales Area	NO (-98%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
DRS	N/A	N/A
F&V Warehouse	N/A	N/A
Storage Warehouse	N/A	N/A
Delivery Warehouse	N/A	N/A
Cash Office	N/A	N/A
IT	N/A	N/A
Meeting Room	N/A	N/A
Canteen	NO (-82%)	NO

Regulation 25A: Consideration of high efficiency alternative energy systems

Were alternative energy systems considered and analysed as part of the design process?	YES
Is evidence of such assessment available as a separate submission?	YES
Are any such measures included in the proposed design?	YES

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters

	Actual	Notional
Floor area [m ²]	2160	2160
External area [m ²]	5664	5664
Weather	MAN	MAN
Infiltration [m ³ /hm ² @ 50Pa]	4	4
Average conductance [W/K]	1243	1646
Average U-value [W/m ² K]	0.22	0.29
Alpha value* [%]	21.89	6.89

* Percentage of the building's average heat transfer coefficient which is due to thermal bridging

Building Use

% Area Building Type

100	Retail/Financial and Professional Services
	Restaurants and Cafes/Drinking Establishments/Takeaways
	Offices and Workshop Businesses
	General Industrial and Special Industrial Groups
	Storage or Distribution
	Hotels
	Residential Institutions: Hospitals and Care Homes
	Residential Institutions: Residential Schools
	Residential Institutions: Universities and Colleges
	Secure Residential Institutions
	Residential Spaces
	Non-residential Institutions: Community/Day Centre
	Non-residential Institutions: Libraries, Museums, and Galleries
	Non-residential Institutions: Education
	Non-residential Institutions: Primary Health Care Building
	Non-residential Institutions: Crown and County Courts
	General Assembly and Leisure, Night Clubs, and Theatres
	Others: Passenger Terminals
	Others: Emergency Services
	Others: Miscellaneous 24hr Activities
	Others: Car Parks 24 hrs
	Others: Stand Alone Utility Block

Energy Consumption by End Use [kWh/m²]

	Actual	Notional
Heating	1.91	2.42
Cooling	13.24	16.39
Auxiliary	4.14	4.02
Lighting	8.8	7.66
Hot water	2.2	2.01
Equipment*	160	160
TOTAL **	30.29	32.49

* Energy used by equipment does not count towards the total for consumption or calculating emissions.

** Total is net of any electrical energy displaced by CHP generators, if applicable.

Energy Production by Technology [kWh/m²]

	Actual	Notional
Photovoltaic systems	66.83	0.92
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0
<i>Displaced electricity</i>	<i>66.83</i>	<i>0.92</i>

Energy & CO₂ Emissions Summary

	Actual	Notional
Heating + cooling demand [MJ/m ²]	354.78	297.14
Primary energy [kWh _{PE} /m ²]	-51.82	46.34
Total emissions [kg/m ²]	-4.19	4.21

HVAC Systems Performance										
System Type	Heat dem MJ/m2	Cool dem MJ/m2	Heat con kWh/m2	Cool con kWh/m2	Aux con kWh/m2	Heat SSEFF	Cool SSEER	Heat gen SEFF	Cool gen SEER	
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	0	459.2	0	19.6	5.3	0	6.5	0	6.5
	Notional	0	376.7	0	23.8	5	0	4.4	----	----
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	70.2	12.5	4.4	0.6	7.4	4.4	6.3	4.4	6.3
	Notional	35.5	45.6	3.7	2.9	7.5	2.64	4.4	----	----
[ST] No Heating or Cooling										
	Actual	49.2	0	13.7	0	7.4	1	0	1	0
	Notional	32.2	0	6.7	0	10.5	1.34	0	----	----
[ST] Variable refrigerant flow, [HS] ASHP, [HFT] Electricity, [CFT] Electricity										
	Actual	140.1	19.1	9.5	0.7	0	4.1	7.49	4.1	7.49
	Notional	27.5	39.5	2.9	2.5	0	2.64	4.4	----	----

Key to terms

Heat dem [MJ/m2]	= Heating energy demand
Cool dem [MJ/m2]	= Cooling energy demand
Heat con [kWh/m2]	= Heating energy consumption
Cool con [kWh/m2]	= Cooling energy consumption
Aux con [kWh/m2]	= Auxiliary energy consumption
Heat SSEFF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEER	= Cooling system seasonal energy efficiency ratio
Heat gen SSEFF	= Heating generator seasonal efficiency
Cool gen SSEER	= Cooling generator seasonal energy efficiency ratio
ST	= System type
HS	= Heat source
HFT	= Heating fuel type
CFT	= Cooling fuel type