



CAROLINE TAMWORTH PLANNING

Planning and Development

FULL PLANNING APPLICATION

**PROPOSED CONVERSION AND EXTENSION OF STABLE BUILDING TO CREATE
SELF-BUILD DWELLING WITH ASSOCIATED LANDSCAPING**

**STABLE TO THE WEST OF FERN HILL FARM, FERN HILL LANE, LANEHEAD
ROCHDALE, OL12 6BW**

ENERGY STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

Mr & Mrs Green

CT1277

1.0 Location

- 1.1 The application relates to a stone stable building with a pitched slate roof and surrounding land to the west of Fern Hill. The land and building are owned by the applicants who occupy Fern Hill Farmhouse within the cluster of residential properties to the east. The stable was built following the granting of planning permission 06/D48316 in 2007 but has been used for garaging and storage by the applicants.
- 1.2 The area in front of the stables was originally laid with stone chippings but has since grassed over. There are mature trees to the south, west and along the access track to the east and views over the open land to the north.

2.0 Planning Policy Context

2.1 The recently revised National Planning Policy Framework (NPPF) sets out planning policy guidance from central government.

2.2 Chapter 5 of the NPPF provides policy guidance on 'Meeting the challenge of climate change'. NPPF policies CC2 and CC3 require development to use design approaches which conserve energy and other resources and minimise risks from overheating and also encourages the reuse of existing structures and materials. Both policies state that substantial weight should be given to the benefits of improving the energy efficiency of existing buildings.

2.3 NPPF policy DP3(2)(b) states that:

"To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location:

...b) Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;...."

2.4 Policy JP-S2 (Carbon and Energy) of the 2024 Greater Manchester Combined Authorities Places for Everyone Joint Development Plan Document (PfE) requires new buildings to achieve net zero carbon and sets a fabric-first approach to reducing energy demand, alongside the use of low-carbon and renewable energy technologies.

2.5 Rochdale MBC's Adopted Core Strategy Strategic Objective 4 (SO4) seeks to 'Promote a Greener Environment'. To do this the Council states within paragraph 4.2 that it will focus on:

“1. Minimising Rochdale’s contribution to climate change and mitigating and adapting to its adverse effects;

2. Ensuring in particular that development is energy efficient and contributes to carbon reduction;

3. Reducing the likelihood of flooding through appropriate flood risk management, especially in Rochdale town centre and parts of Littleborough and Heywood;

4. Improving our urban open spaces and making them more accessible;

5. Maximising the value of our green open areas and countryside to provide opportunities for recreation, amenity, biodiversity and flood management;

6. Minimising and managing waste and managing minerals resources sustainably; and

7. Ensuring no detriment to the conservation interests of European and other protected natural sites.”

2.6 The following Core Strategy policies are relevant:

- Policy G1 - Tackling and adapting to climate change
- Policy G2 - Energy and new development
- Policy G3 - Renewable and low carbon energy developments

2.7 Policy G1 states:

“We will address climate change and ensure growth does not increase CO2 emissions by:

- *Locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure;*
- *Expecting all development and regeneration schemes to be well connected to surrounding areas and facilities by sustainable means of transport (Policy T2);*
- *Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (Policy G3);*
- *Promoting the efficient re-use of buildings, especially those of heritage value, and the recycling of construction waste;*
- *Ensuring that development does not cause unacceptable harm to the borough’s peatlands and woodlands, and encouraging their restoration and responsible management;*

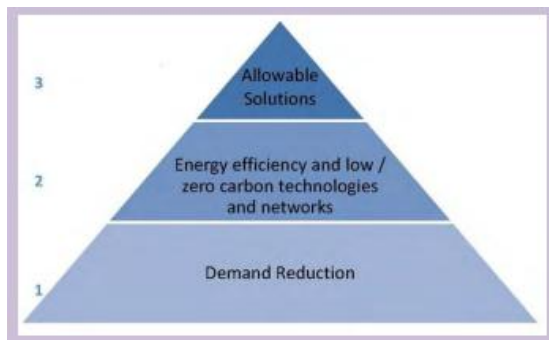
- *Promoting sustainable waste management through the operation of policies in the Core Strategy and Greater Manchester Joint Waste Plan;*
- *Making the best use of open space to contribute to climate change mitigation and adaptation; and*
- *Securing planning obligations for energy infrastructure and climate change adaptation measures.*

New developments will be expected to:

- a. Be zero carbon in line with national targets and definitions;*
- b. Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime;*
- c. Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks;*
- d. Address the impacts of climate change by incorporating comprehensive adaptation measures, including:*
 - i. suitable measures, such as urban greening, for tackling the 'urban heat island' effect;*
 - ii. where possible, the opening up of covered and culverted sections of waterways and provision of new water features, to help cooling and provide biodiversity, landscape and flood prevention benefits;*
 - iii. the incorporation of appropriate water conservation and management measures, such as Sustainable Drainage Systems (SuDS), including ensuring that the rate of run-off on 'greenfield' sites is not increased and on 'brownfield' sites is significantly reduced, and avoiding the use of impermeable surfaces;*
 - iv. the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site; and*
 - v. the incorporation of 'green roofs' wherever possible, such as with flat roofs."*

2.8 Policy G2 states:

"All new development will be expected to adhere to the following energy hierarchy to the extent that policy G2 reflects national policy, targets and requirements for that type of development:



1. Demand Reduction – Achieve the maximum possible reduction in demand for energy through building design (i.e. the use of passive systems). At the design stage of new developments, every effort should be made to ensure that buildings use as little energy as possible throughout their lifetimes, using siting, orientation, layout, construction and landscaping to optimise use of natural passive systems such as solar gain and natural lighting, shading, ventilation and cooling to minimise heating, cooling and lighting demands. Green roofs and green walls should be incorporated into developments wherever feasible.

2. Energy efficiency and low / zero carbon technologies and networks – Design to maximize energy efficiency, and use on-site or linked low or zero carbon technologies or Rochdale Core Strategy Adopted October 2016 rochdale.gov.uk 90 direct connection to a low or zero carbon heat source (not necessarily on-site).

3. ‘Allowable solutions’ – use wider energy efficiency / CO₂ reduction measures, which could include developer contributions, to compensate for ‘residual emissions’ not addressed by 1 or 2 above.”

2.9 Policy G3 states:

“The Council will promote renewable, low and zero carbon energy generating developments, including wind power, biomass, Combined Heat and Power (CHP), hydro and heat pumps in order to help meet CO₂ reduction targets and contribute towards energy security for Greater Manchester and the North West.

Any proposal and associated infrastructure must avoid harm to the health and safety of the public, including through nuisance or adverse impact on highway safety by conflict with or undue distraction to road users. Any harm to the following must be minimised and appropriately mitigated:

- *The visual character and quality of the landscape or townscape and the physical record of the historic and cultural evolution of the landscape;*

- *The setting of heritage assets including Scheduled Ancient Monuments, Conservation Areas and Listed Buildings;*
- *Local residents and their amenity;*
- *Biodiversity including protected species, statutory and locally designated sites and important habitats, and geodiversity;*
- *The value of the borough's peatlands as an ecological and hydrological resource and as a carbon sink;*
- *The value of the surrounding area for relaxation and recreation;*
- *Water quality;*
- *Land which is used for water catchment purposes and which is critical to the delivery of water supply; and*
- *Highway safety.*

Any proposal must demonstrate the best use of location, topography, siting, design and colour to minimise it's visual and other impacts, including any cumulative impacts. Any ancillary structures and access roads should employ sensitive design and the use of local materials to respect the character and appearance of the setting. The visual impact of infrastructure associated with renewable energy developments should be satisfactorily addressed, including by routing power lines underground wherever possible. All proposals should seek to minimise the length of cable connection in order to reduce the visual impact of such structures when sited above ground. It must be demonstrated that the proposal will not result in electro-magnetic interference with local television reception and specialist radio communication networks.

All the above issues, where relevant, will have to be addressed in a detailed statement of environmental effects submitted with the application.

Planning permission will be subject to a condition that if a wind turbine generator, or other redundant plant or infrastructure, is not producing electricity for six months or more, it shall be removed and the site fully restored to a use and condition appropriate to its surroundings in accordance with this plan.

In the case of wind power developments, in addition to the above criteria the following will also apply. Planning permission will only be granted if:

- *The development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and*
- *Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing."*

2.10 In 2012 Rochdale Council adopted the Supplementary Planning Document 'Climate Change Adaption'. Whilst the Council's Core Strategy adopted in 2016, the PfE and the recently revised NPPF are more recent than the SPD, the content of the SPD was prepared

using the draft Core Strategy policies and is therefore relevant and continues to be used by the Council when assessing proposals for new development.

2.11 In August 2025 the Council's Rochdale Climate Change Strategy and Delivery Plan 2025–2030 and Climate Change Action Plan 2025–2026 were approved by the Cabinet. The strategy retains the Council's ambition for the borough to become carbon neutral in line with Greater Manchester's 2038 target, with actions covering energy efficiency, renewable and low-carbon energy, transport, buildings and climate resilience.

2.12 The Greater Manchester Combined Authority (GMCA) Greater Manchester Five-Year Environment Plan 2025–2030 establishes the strategic environmental framework for Greater Manchester with the long-term ambition for the city-region to become carbon neutral by 2038.

2.13 Subsequent changes to building regulations mean that the energy standards of the Part L are now higher than that required by the Core Strategy policies. Building Regulations 2010 (as amended), Part L – Conservation of fuel and power will apply to the proposed conversion and extension. As the development involves the creation of a dwelling through the conversion of an existing building, the works will be assessed against the requirements applicable to existing buildings and material changes of use in accordance with Approved Document L, Volume 1: Dwellings. The extension will also be assessed against the applicable requirements for the thermal performance of new elements.

2.14 The approach for the proposal is to embed sustainability into the heart of the development through a range of design measures based on the 'Be Lean (minimise energy demand through passive and active measures), Be Clean (select the most energy-efficient heating and cooling infrastructure), Be Green' (show intelligent use of renewable energy and technologies) design hierarchy.

2.15 In accordance with guidance, where possible development should be provided using a 'fabric first' approach to embed energy saving measures within the fabric of the building. The secondary method is the incorporation of other clean energy solutions followed by the use of renewable energy technologies, where practical. This hierarchy complements the integrated approach to the sustainable energy objectives of the Rochdale MBC Core Strategy DPD (2016).

2.16 Planning policy requires a full review of the technical and economic feasibility of the following renewable technologies:

- Solar photovoltaics
- Wind power
- Biomass Combined Heat and Power
- Micro Hydro
- Solar hot water
- Heat pumps (ground and air source)

- Biomass Heating

2.17 In order to reduce CO₂ emissions a reduction in the use of energy from centralised power stations is a priority. In order to realise this goal the use of local low-carbon energy supplies is required, such as District Heating Networks, or which can include combined equipment to produce heat and power.

2.18 There are no existing district heating networks within proximity of the site, and the development of a decentralised system is not feasible for a project of this location and scale.

3.0 Low & Zero Carbon Technologies

3.1 The following technologies have been considered for inclusion in the development and the findings are shown in the table below:

Technology	Technical Feasibility	Carbon Savings	Estimated Costs	Financial Viability (insert proportion of estimated project costs)
Solar photovoltaics	The optimum panel orientation is due south at an angle of 35° or up to 45° if orientated due south west or south east. If solar panels are orientated away from the south then a larger surface area is required to generate the same amount of energy. respectively. The orientation and pitch of the roof planes (less than 30°) means that PV panels are unlikely to be feasible at this location.	N/A	N/A	N/A

Wind	The highest average wind speeds at the site according to the NOABL Wind Speed database are around 6 m/s at 10m above ground level. To be technically feasible local wind speed needs to be a minimum of 6m/s. Therefore this site is only borderline feasible for wind technology. Along with the visual impact of a turbine in this location wind power is not considered appropriate.	N/A	N/A	N/A
Biomass CHP	Biomass is more suited to large developments where energy demand does not vary significantly. The size of the dedicated plant room is also substantial.	N/A	N/A	N/A
Micro Hydro	There is no capacity for micro hydro on this site as there are no local watercourses available.	N/A	N/A	N/A
Solar Hot Water	Sufficient space to accommodate a storage system based on the likely level of hot water	N/A	N/A	N/A

	usage within the dwelling would be required. The proposed floor plan show that there is not sufficient space to accommodate the required storage system.			
Ground Source or Air Source Heat Pumps	It is intended that an air source heat pump will be installed. The unit can be located outside with a compact water cylinder inside.	50% - 70% carbon saving compared with a gas boiler	Not yet known	Not yet known
Biomass	Due to the floor area and limited storage capacity for biomass fuel there is insufficient space to accommodate this technology.	N/A	N/A	N/A

4.0 Summary

4.1 Having reviewed the options available the chosen approach for the proposed development is to implement the fabric first approach in order to meet the requirements of national planning policy, current building regulations standards and Rochdale MBC's energy related policies and SPD.

4.2 Measures will include:-

- 1) Enhanced building fabric
- 2) Air source heat pump
- 2) Enhanced air tightness and thermal bridging
- 3) Efficient extract ventilation system
- 4) Efficient lighting strategy using LED fittings

4.3 Further information regarding the carbon savings from the proposed technology will be provided in response to a planning condition.

September 2026