

A Climate Change, Refuse and Recycling, Sustainability Statement

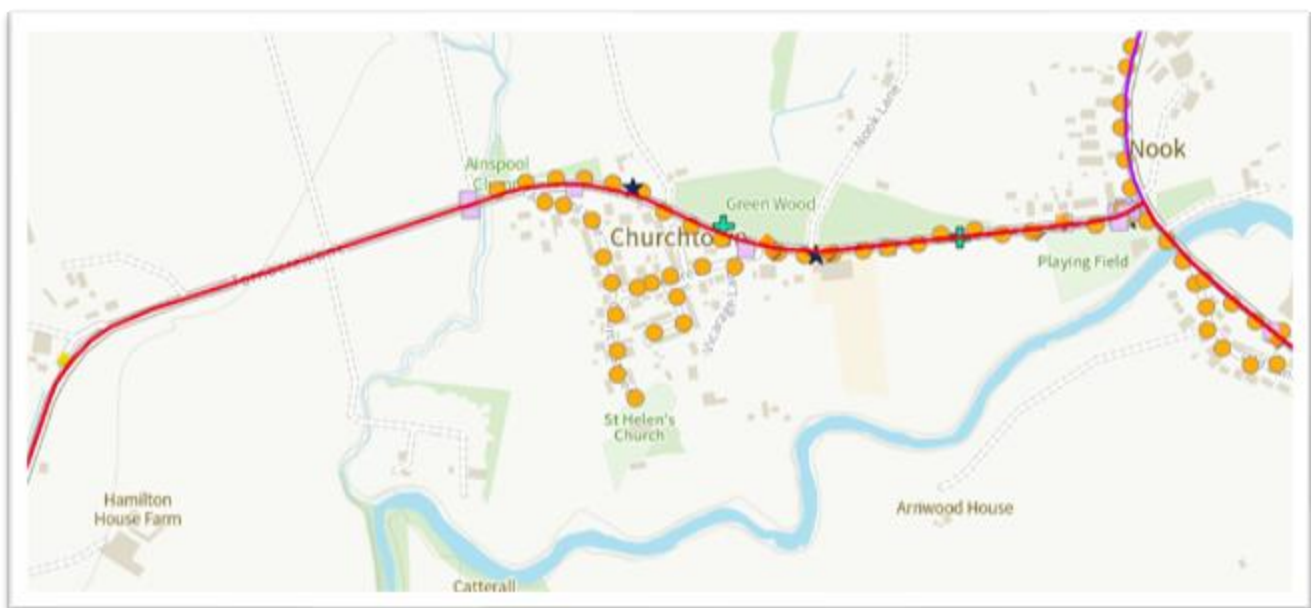
Application Number: 23/01102/FUL

Proposal: Change of use of existing building from hairdressers (Class E) to provide ancillary residential accommodation to existing dwelling (resub of 23/00193/FUL)

Location: Ryburn Tarnacre Lane St Michaels-on-Wyre Preston Lancashire

Sustainability

1. The site lies within the countryside, the nearest settlement is the village of Churchtown 0.6 miles to the east, which includes a public house, a primary school and church. Approximately 1-mile east is Kirkland & Catterall Memorial Hall which operates as a nursery, public meeting place and hosts various health and wellbeing events. A fuelling station and food store is located near to the memorial hall. A reasonable level of goods and services are therefore available within manageable walking distance or via use of public transport.
2. There is a bus route on the road which the site is located on along with a bus stop a short distance west of the site on Tarnacre Lane. The bus route provides an hourly service between Morecambe & Lancaster to Blackpool, via Garstang.



There is a roadside footpath on the southern side of Tarnacre Lane which connects to Churchtown. This section is unlit for around 450 metres.



Tarnacre Lane is a 50mph road and then reduces to 30mph around 400 metres east of the site.

The footpath benefits from lighting where it reaches Churchtown village and the abovementioned locations.

3. Climate Change Measures Energy and CO2 Emissions

Energy and CO2 emissions will be reduced through the operation of the development and its services.

- We intend to increase the efficiency of the building by limiting heat loss throughout the structure. This will be achieved by installing quality building insulation and ensuring a high standard of building works is carried out.
- All external lighting will use energy efficient fittings.

4. Water

It is the aim to reduce the consumption of potable water in the development to 120 litres per person per day. This will be achieved through the following:

- Indoor water will be reduced by using water efficient appliances, low water toilet units and flow reducers to w/c fittings.
- Rainwater may be collected and stored for external irrigation uses.

5. Materials

Where possible, materials with a lower environmental impact will be used in any construction works. This will be achieved through the following:

- Responsible sourcing of materials. Where possible, materials will be sourced locally to reduce carbon transport footprints. Any timber will be sourced from sustainable locations.

6. Surface Water Run Off

Surface water will be managed to prevent additional demand on the existing rainwater run off for the area. This will be achieved through the following:

- Rainwater may be collected in butts and reused.

- External ground surfaces may be permeable to prevent ponding and flooding and allow a controlled discharge of water through the ground.

7. Waste

Waste from the construction phase and occupied phase will be dealt with as follows:

- There is ample space within the site access to place a non-recyclable bin and recycling boxes as provided by the local council.
- Other waste and construction waste will be recycled and disposed of sensibly.

8. Pollution

Pollutants arising from the installation of insulation will be managed through careful choice of insulating materials and efficient installation.

- NOx emissions can be controlled through the installation of a low NOx boiler system on renewal.

9. Utilities

Water and electricity will be mains sourced and foul sewage will be fed into a newly installed package treatment plant.

10. Health and Well-Being

The design provides a development which is comfortable and offers the right level of amenity.

- There is ample space and light in all areas.
- Acceptable external areas have been provided for the proposed use.

11. Management

It will be encouraged that the site will be run in an environmentally, socially considerate and accountable manner.

- It will be encouraged that the construction site will reduce environmental impacts such as noise, dust pollution, water use and CO2 production where possible.

12. Ecology

The planting proposals have taken account of allowing existing wildlife to flourish and to encourage new wildlife.

- During construction a secure build site will be established to protect as many of the ecological features as possible.

13. Refuse and Recycling

The dwelling will be provided with a recycling bin with a capacity for 20 litres of recycling materials such as paper, glass and tins. This will enable residents to dispose of domestic waste in the usual way, via the appropriate refuse storage containers supplied by Wyre Council.

16. The dwelling will be provided with waste containers and recycle bins in accordance with the Council's waste storage and collection requirements. The containers will be accommodated within the curtilage of the dwellings.

17. The dwelling will be provided with the following refuse containers: -

- 1 no 240 litre wheeled refuse bin.
- 1 no 240 litre garden waste wheeled bin.

- 1no 55 litre paper storage box.
- 1no 55 litre cans storage box.
- 1no 55 litre cardboard storage box.
- 1no 55 litre textiles storage box.
- 1no 55 litre plastic bottle storage box.