

Climate Change Statement

Unit 3

Furness Drive

Poulton-Le-Fylde

Lancashire

FY6 8JS

Proposal: Change of use from storage unit (B8) to hand car wash and tyre centre with valeting bay (Sui Generis).

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1.0 **Introduction**

The definition of a Climate Change Statement as described in the Wyre Council Validation Checklist: A climate change statement explains how the development responds to the challenge of climate change through design, usage of resources and assets, water and energy efficiency measures, reuse and recycling during construction and in the selection of materials. It would also be expected that developments which involve car parking would make appropriate provision for standard charge Electric Vehicle Recharging (EVR) points.

One of Wye Councils objectives is;

- 10.** To respond to the challenge of climate change encouraging best use of resources and assets, minimising wastage and ensuring the Borough adapts to climate change.

2.0 **Policy**

The Government expects local authorities through planning to support the transition to a low carbon future in a changing climate, including encouraging the delivery of renewable energy and associated infrastructure.

Local Plan Policy

Climate Change is more than just a local issue. However, a response at the local level cumulatively can make a difference. Extreme weather events, changes to seasonal weather characteristics and sea level rises can have direct impacts at the local level.

Policy SP2 (Sustainable Development) states that;

- Development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases and the reuse and recycling in construction both in the selection of materials and management of residual waste.

NPPF

Paragraph 159 of the NPPF states that 'New development should be planned for in ways that:

- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

3.0 Climate change response

Energy Demand

The aim is to reduce the energy demand associated with the proposed development: A number of different businesses would operate on the site, including the tyre fitting business, car valeting service, and the car wash. Each of these separate businesses make individual demands on energy. The proposed development will streamline the development on site, with a single building to be lit, heated, cooled and generally supplied with electricity. The proposed building is of a modern brick construction with an insulated building envelope and proficient use of services which will minimise energy demand.

Low voltage LED lighting to the new building will be a significant improvement on the existing lighting system and other energy saving initiatives will include the use of motion sensors to control temperature settings in the office and investing in maintenance programmes for heating and ventilation systems.

Vehicle Emissions

Reducing vehicle emissions can contribute towards reducing the effects of climate change but also reduce air pollution with resultant health benefits. Customers would be advised to switch off engines when stationary - signs would also be displayed where possible. There is an inevitable reliance on the private car, however staff would be advised to make greater use of either local transport methods or cycle to work where possible. Two cycle stands would be provided to accommodate four bikes have been proposed.

Building

Much of the existing building fabric is proposed to be retained, including the brick walls and foundations. The walls would be insulated internally. The existing structure internally and externally will be retained as far as possible.

The proposed building main entrance door faces south. This orientation means that solar gain and glare may be an issue within the unit. The shutter would be partially closed when possible, to minimise heat stress. The proposed building layout is typical for this sector of commerce. A door between the office room and tyre display and kitchen means that they can be efficiently heated separately.

Management of water


Best practice for commercial vehicle washing requires discharge to be directed to a foul sewer from a dedicated non-permeable area, via an interceptor or silt-trap, in accordance with a trade effluent consent. A drainage plan has been provided as part of the car wash use. All traps, separators and interceptors would be emptied regularly by a registered waste collector.


This would be a properly regulated car wash where trade effluent permits would be sought by the operator. There would be heavy duty drainage in place, so some kind of interceptor, silt separators, and so forth. In those contexts, the water is taken away to water treatment works, is treated, and is discharged back into the environment. There would really be minimal impact.

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