

Planning Sub Committee 16 January 2023

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No. 9

Reference No: HGY/2022/2293	Ward: Northumberland Park
Address: 45 -47 Garman Road N17 0UR	
Proposal: (Redevelopment of the site to provide a self-storage facility (Use Class B8) with associated car and cycle parking, refuse storage, landscaping and other associated works ancillary to the development (Full Planning Application))	

The energy and climate change comments have been superseded by the attached and are set out below and reflected in condition 16.

Additional information was submitted by the applicant in response to the Climate Change Officer's comments. The revised energy strategy uses Part L 2021 rather than Part L 2013. The GLA Energy Guidance which requires reference to Part L 2021 must only implemented for applications submitted after 1st January 2023. The Climate Change officer's requirement for a planning condition to resubmit, and recalculate their emissions and carbon offset contribution at pre-commencement stage as part of the planning condition and planning obligations in maintained.

4. CONSULTATION RESPONSE

Carbon Management Response 13/01/2023

In preparing this consultation response, we have reviewed:

- Letter prepared by Ensphere (dated 22 December 2022)
- Part L 2021 GLA Carbon Emission Reporting Spreadsheet v2
- Be Seen Spreadsheet v2.1

Energy

The applicant has submitted a revised GLA Energy Assessment Spreadsheet (v2) for Part L 2021 applications. Only applications submitted from 1st January 2023 should be submitting under Part L 2021, as per the GLA guidance (stated on the website underneath the quoted text in the submitted letter). Although it is acknowledged the software has been available, the application was submitted before 1st January 2023.

The revised spreadsheet has generated the updated summary table of emissions reductions below:

<i>Non-residential (SAP10.2 emission factors) – before the implementation of Part L 2021 in planning policy terms</i>			
	Total regulated emissions (Tonnes CO₂ / year)	CO₂ savings (Tonnes CO₂ / year)	Percentage savings (%)
Part L 2021 baseline	9		
Be Lean	7	1.9	22%
Be Clean	7	0	0%
Be Green	4.2	2.8	31%

Cumulative savings		4.7	53%
Carbon shortfall to offset (tCO₂)	4.2		
Carbon offset contribution	£95 x 30 years x 4.2 tCO ₂ /year = £11,970 (TBC)		
10% management fee	£1,168		

The recommended Energy Strategy condition included above is still relevant.

Overheating

The argument put forward to continue to use the modelled weather file is acceptable, and it is noted that further modelling would not change the current overheating mitigation strategy proposed.

Cooling demand has been modelled at 98 MJ/m² and 4,704 MJ/year, with a system to be specified with a COP/SEER of >4.

WLC

Total WLC were identified at 5,647,217 kgCO₂e, which equates to around 486 kgCO₂/m².

Revised Planning Conditions

Overheating

16. Prior to the above ground commencement of the development, *details of the proposed active cooling system should be submitted* ~~an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This report shall include: demonstrate how the system has been designed to minimise the cooling demand through any overheating reduction measures, maximise the cooling efficiency, and ensure that the air intake is from the coolest location.~~

~~Revised modelling of units modelled based on CIBSE TM52, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1-2050s, high emissions, 50% percentile;~~

~~Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy, demonstrating that any noise and air quality issues are mitigated appropriately evidenced by the proposed location and specification of measures;~~

~~Modelling of mitigation measures required to pass future weather files, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;~~

~~Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;~~

~~Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.~~

The development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan