

Environmental (Energy) Standards statement

In accordance with Policy EN 6 “Target Framework for CO₂ reductions from low or zero carbon energy supplies.” we provide the following response in respect of an Energy Standards statement.

Determining target CO₂ emissions reduction targets

The policy breaks down applicants into two categories; residential development of 10 or more units (this application does not fall into this category) or all other development over 1,000 sq m.

The policy states that applicants will “be expected as a minimum to meet the target shown in Tables 12.1 or 12.2, unless this can be shown not to be viable.”

As a non-domestic applicant, we look to table 12.2 which uses CHP/District energy as a factor in determining the minimum target requirements.

Conclusion

- **This application is for the development of a CHP/District energy network, which enables others to comply with policy EN6. As this development is for “appropriate low carbon, renewable and/or decentralised energy technologies” which others will use to demonstrate compliance, it is not applicable to apply policy EN6 targets or to apply the energy standards methodology to this scheme.**

Further discussion

We recognise what MCC is trying to achieve through requesting Energy Standards Statement and provide the below comments against each step of the Methodology

A. Set out the baseline information

This Energy Centre will service the demands of numerous customers. The baseload of each customer has been assessed and amalgamated together to give a “network load”. The energy centre assets are designed to meet the network load and provide the maximum benefit to the portfolio of customers. As the energy centre will supply the demands of multiple customers, it is not applicable to consider these demands as the demands of this development.

B. Calculate the total energy demand of the completed development

As this energy centre will serve multiple customers, meeting the network demand with highly efficient energy generation equipment there will be a significant through put of energy on this one site. Due to the efficiency of the generating equipment, (CHP and highly efficient boilers) this development will deliver a net reduction in energy demand to the portfolio of customers served.

C. Calculate the equivalent annual carbon emissions from the completed development

For the reason stated in C this development will result in a regional reduction in Carbon emissions.

- D. Apply the appropriate carbon emissions reduction target
Not applicable as stated in the conclusion above.

- E. Apply the energy hierarchy

We recognise the need to apply good energy principals to our developments; as such, we will reduce parasitic energy demands wherever possible through the use of variable speed drives, insulation and better control of equipment.

- F. Consider all appropriate low carbon, renewable and/or decentralised energy technologies

This development is one such example of an appropriate technology.

- F. Assessment of least cost technology option

As above

We note that the Validation checklist indicates a need for a BREEAM pre-assessment rating. As you will no doubt be aware an energy centre serving multiple customers will have a very high throughput of energy and therefore it does not fit within the usual constraints of a BREEAM assessment, it is therefore not applicable.