Carbon and Energy Statement

Retention of Existing Restaurant Use
2 Woodlands Road, M8 9LJ
Manchester City Council

1. Introduction

This statement has been prepared in support of the retention of the existing use of the building as a restaurant (Use Class E) at 2 Woodlands Road, located within Manchester.

The proposal does not involve demolition, new build development, or significant structural alterations. The application seeks to regularise and retain the ongoing restaurant use of the premises.

2. Existing Site and Use

The property is an existing commercial unit operating as a restaurant. The building is already connected to mains electricity, gas, and water services. No extensions or intensification of floorspace are proposed.

As the proposal relates solely to the retention of an established use, the embodied carbon associated with new construction is negligible.

3. Energy Demand

The building's energy demand is typical of a small restaurant and primarily relates to:

- Commercial kitchen equipment
- Refrigeration units
- Lighting
- Heating and hot water
- Small power (tills, extraction systems, etc.)

No increase in floorspace or operational capacity is proposed; therefore, no material increase in energy demand is anticipated.

4. Energy Efficiency Measures

Although no new development is proposed, the operator is committed to ongoing energy efficiency improvements were reasonably practicable, including:

- Installation of LED lighting throughout the premises
- Energy-efficient kitchen appliances (rated A or above where available)
- Regular maintenance of extraction and ventilation systems
- Timers and smart controls to minimise unnecessary energy use
- Insulation improvements where feasible without structural alteration

These measures contribute to reduced operational carbon emissions.

5. Carbon Emissions

As no new construction works are proposed:

- There is **no additional embodied carbon impact**.
- Operational carbon emissions remain consistent with the existing lawful use.
- The retention of the building avoids emissions associated with demolition and redevelopment.

The continued use of an existing building aligns with sustainable development principles by prioritising reuse over new construction.

6. Sustainable Location

The site is located within an established urban area of Manchester with:

- Good access to public transport
- Proximity to residential areas
- Walking and cycling accessibility

This reduces reliance on private vehicles for both staff and customers, supporting lower transport-related carbon emissions.

7. Compliance with Planning Policy

The proposal aligns with:

- National Planning Policy Framework (NPPF) objectives for sustainable development
- Local planning policies encouraging energy efficiency and reuse of existing buildings

Given that the proposal involves no new build development, the carbon impact is neutral and consistent with local and national sustainability goals.

8. Conclusion

The retention of the existing restaurant use at 2 Woodlands Road:

- Does not involve new construction
- Does not materially increase energy demand
- Avoids embodied carbon associated with demolition or rebuild
- Supports sustainable urban land use

The proposal is therefore considered compliant with carbon reduction and energy efficiency objectives and represents sustainable development.