

		Our ref: HGY/2023/0950 Contact: Gareth Prosser Date: 21/08/2023
Town and Country Act 1990 (As amended)		
Location:	Wolves Lane Nursery, Wolves Lane, Wood Green, London	
Proposal:	Discharge of condition 11(a) (Energy Strategy) relating to application HGY/2021/1474	
Wording of condition:	The development hereby approved shall be constructed in accordance with the Energy & Sustainability Statement prepared by XCO2 (dated April 2021) delivering a minimum 40% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 8.2% reduction), air source heat pumps (ASHPs) and solar photovoltaic (PV) energy generation (where viable). The following overheating measures must be installed prior to occupation of the development and retained for the lifetime of the development to reduce the risk of overheating in habitable rooms: natural ventilation, solar control glazing, external shading and passive cross ventilation, or equivalent mitigation measures to be agreed in writing by the Local Planning Authority. (a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV (if installed) shall be submitted to and approved by the Local Planning Authority. This must include: - Location, specification and efficiency of the proposed ASHPs, with plans showing the ASHP pipework and noise and visual mitigation measures; - if installed, details of the PV aiming for a 40 kWp capacity, demonstrating the roof area has been maximised where viable, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp). The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. If installed, the solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter. (b) Within six months of first occupation, evidence that the solar PV (if installed) and ASHPs have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, an energy generation statement, and a Microgeneration Certification Scheme certificate. Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policy SP4 and DM22.	

Carbon Management Response 19/07/2023

Documents submitted:

- WL-XCO-ZZ-00-DR-M-7301-D2-T01_Heating_Layout_Ground_Floor
- WL-XCO-ZZ-00-DR-M-7401-D2-T01_Ventilation_Layout_Ground_Floor
- WL-XCO-ZZ-XX-SH-M-0002-D2-T01_Mechanical_Equipment_Schedule
- WL-XCO-ZZ-XX-SP-ME-0001-D2-T01_MEP_Design_Specification prepared by XCO2 (dated March 2023)

Response

The report does not cover a strategy for Block D.

XCO2 has listed the type of equipment to install:

- Passive ventilation unit with heat recovery and associated actuated skylights (Ventive Windhive) with 120 l/s heat recovery and 350 l/s purge mode; 1 per classroom, office and office/meeting room space
- Ventive purge louvres at low level
- CO2 sensors and outdoor sensor for ventive units
- Air source heat pump (Vaillant Arotherm, 12 kW) with outdoor unit
- Indoor heat exchanger module, buffer vessel (45L), underfloor heating with thermostat with output of 4.5 kW
- Electric water heaters, water meters, water conditioner
- Electric radiant heating panels for open air kitchen (2.6 kW per panel) + some for future installation in Building C
- No cooling
- Natural ventilation for spaces occupied less
- Capacity to connect a 40 kWp solar PV system in the future
- Capacity to connect a future electric vehicle charging point in the future

Actions:

- Is there a reason why there are separate heat pumps for Blocks A and B? Can they be connected to reduce the equipment required for both buildings (and therefore embodied carbon of equipment)?
- Why are the storage and WC's spaces unheated in building A? Will the internal walls be insulated between the heated and unheated spaces?
- Is building C expected to be occupied during the summer months only/mostly?
- Please explain why electric radiant heaters may only be installed in future in Block C?
- Will there be a public display of energy usage, energy generation and the sustainability benefits of the scheme (including the electric vehicle charging point) to educate and raise awareness to visitors?
- Will the electric charging vehicle charging point be connected to the solar PV system in the future?

Conclusion

Further clarifications are required so we therefore **do not recommend** discharging Condition 11a for Blocks A-C. The applicant should provide a response to the points raised above and issue updated plans/information where required.

Carbon Management Response 21/08/2023

Documents submitted:

- Response by NTA Planning via email, dated 10th August 2023

Response

The applicant has clearly justified the proposed energy strategy for the buildings of the first phase. This strategy appears to balance the heating requirements and expected usage and occupancy profiles of the buildings with the appropriate heating solutions.

Conclusion

The information submitted is sufficient. **We recommend** discharging Condition 11a for Blocks A-C.