

From: Neil Ingham
Sent: 28 May 2024 07:46
To: Valerie Okeiyi
Subject: FW: Various Applications - 45-63 Lawrence Road

Dear Valerie

Many thank for the various copy emails on this topic, I can see now specific requirements.

I understand the condition in question is No 17:-

Details of the CHP facility and associated infrastructure, that will serve all units within the development, shall be submitted to and approved in writing by the Local Planning Authority 3 months prior to above ground works. The details shall include:

- location of the energy centre;*
- specification of equipment / plant;*
- flue arrangement;*
- operation/management strategy; and*
- the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link)*

The CHP and infrastructure shall be carried out strictly in accordance with the details so approved, installed, and operational prior to the first occupation of the approved development and shall be maintained as such thereafter.

Reason: To ensure the facility and associated infrastructure are provided and so that it is designed in a manner which allows for the future connection to a district system in line with London Plan policy 5.7 and local plan policy SP:04 and DM22.

Reading the above, I cannot see a specific requirement for:-

“Currently the initial findings indicate that local communal heating network system installed will not have capacity for expansion, although this option will continue to be investigated.”

This have been taken out of context, the full paragraph reads:-

“The existing network in the area is currently not established very locally, although Lawrence Square the Bellway

Homes development adjacent to the site have been approached with regards to reviewing their strategy.

Currently the initial findings suggest any communal system installed will not have capacity for expansion, although this option will continue to be investigated.”

We can confirm that the Bellways Homes project does not have capacity for expansion and thus the project at Lawrence Road has proceeded with the stand alone CHP driven centralised system offering district energy network connectivity as approved. (see below)

Nor is there any requirement for a “Decarbonisation Strategy”??

The formal Carbon Management request is for:-

Action:

- Please provide a method to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, punch points through structure and route of the link).
- What is the decarbonisation strategy?

Point 1

We attached updated drawings/schematics of the plant room arrangements including connectivity location, punch points through structure and route of the potential link to a DEN should one ever become available.

Point 2

To confirm, there is no specific requirement for a decarbonisation strategy, but the strategy is set out within the submitted and approved energy statement:-

- The project has optimised the building fabric in line with the London Plan guidance and the energy hierarchy
- The project has introduced a centralised CHP lead energy centre – in line with the appropriate steps of the Be Clean stage of the energy hierarchy current at the time of application and approved accordingly
- The project is designed to enable a connection to a low/zero carbon district energy network as soon as same becomes available (see above), also in line with the “Be Clean” stage of the energy hierarchy
- The project has maximised the installation of roof mounted PV to ensure the highest level of CO2 offset in line with the “Be Green” stage of the energy hierarchy

It is expected that the low/zero carbon DEN connectivity is the main driver toward the decarbonisation of the project.

We trust that the above is all in order and the matter can be resolved

Very many thanks

Kind Regards

Neil Ingham



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