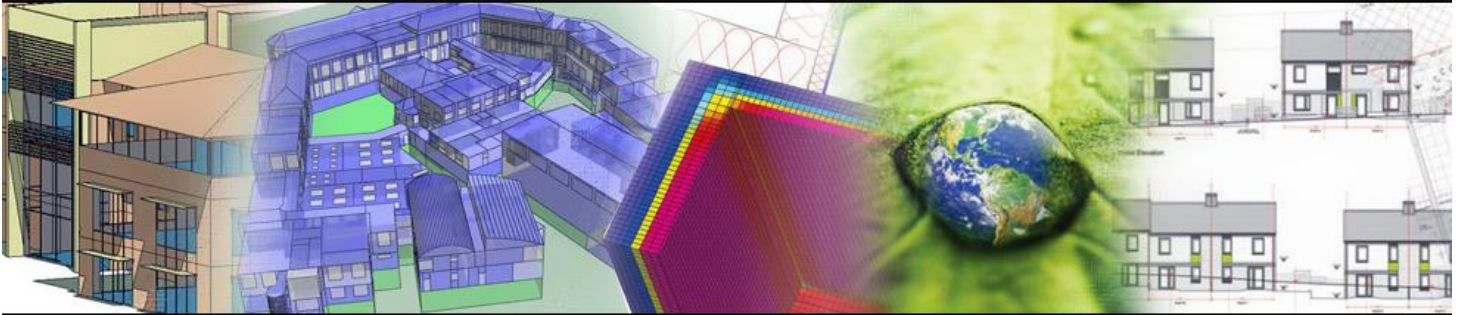




Discharge of planning condition 15

Acol Crescent, Ruislip

Stroma Reference: 12-18-71744 S1
Date: 15/11/2019
Prepared for: Bugler Group Ltd

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1. Summary

Discharge of planning condition 15

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Version	Status	Date	Change Summary
S1	As Designed	12/11/2019	First Issue



Registered office as above. Company reg. no. 4507219

2. Introduction

This report has been prepared for Bugler Group Ltd, by Stroma Built Environment, a construction consultancy specialising in sustainability, energy conservation and the application of renewable energy technologies. It has been prepared to discharge condition 15 of the planning approval which states:

Condition 15

Prior to the commencement of development, a scheme demonstrating a reduction of 25tCO2 for 30 years shall be submitted and approved in writing by the Local Planning Authority. The scheme should identify a project or projects offsite that aim to achieve a saving of 25tCO2 through energy efficiency improvements and/or low or zero carbon technology. No occupation of this development shall occur until identification of the offsite project has been finalised and agreed in writing with the Local Planning Authority. The offsite project must commence within 1 year of the first occupation of this development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development contributes to the reduction in CO2 in accordance with Policy 5.2 of the London Plan (2016)

3. Condition 15

Condition 15

Prior to the commencement of development, a scheme demonstrating a reduction of 25tCO₂ for 30 years shall be submitted and approved in writing by the Local Planning Authority. The scheme should identify a project or projects offsite that aim to achieve a saving of 25tCO₂ through energy efficiency improvements and/or low or zero carbon technology. No occupation of this development shall occur until identification of the offsite project has been finalised and agreed in writing with the Local Planning Authority. The offsite project must commence within 1 year of the first occupation of this development unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the development contributes to the reduction in CO₂ in accordance with Policy 5.2 of the London Plan (2016)

A number of changes have been made to the specification since the original Energy Strategy by Energist. These are as follows:

- Ground floor U-value goes from 0.13 W/m²k to 0.22 W/m²k
- External wall U-values go from 0.18 W/m²k to 0.20 W/m²k
- Roof U-value go from 0.13 W/m²k to 0.11 W/m²k
- Window U-values go from 1.4 W/m²k to 0.8 W/m²k
- Air permeability goes from 5 m³/hm² to 4 m³/hm²
- Main gas boiler changed to ATAG A325EC
- Natural ventilation changed to MVHR from Nuaire MRXBOXAB-ECO2
- Enhanced thermal bridging details instead of Appendix R values

The majority of these changes are improvements on the original values and areas where the specification has worsened have been offset through improved services and fabric proposals elsewhere. The result of these changes on the carbon dioxide emissions are outlined in Table 1 below.

Table 1: CO₂ emissions after each stage of the Energy Hierarchy for Domestic Buildings

Carbon dioxide emissions for domestic buildings (t.CO₂ per annum)	
	Regulated
Baseline: Part L 2013	42.41
After Energy Demand reduction	31.75
After heat network / CHP	31.75
After Renewable Energy	23.68

The improved specification leaves only 23.68 t.CO₂ per annum to offset. Table 2 includes an updated offset calculation to satisfy Condition 17. It is based on offset payments of £60 per tonne of CO₂ for 30 years and is to be made to the local authority's carbon offset scheme.

Table 2: Site wide regulated CO₂ emissions to offset

	CO₂ savings	
	t.CO₂ per annum	t.CO₂ over 30 years
Carbon emissions to offset	23.68	710.4
	£ per annum	or £ lump sum
Carbon offset payment	£1,420.80	£42,624