

SG5 Resource Management

1. Transition to Gold Level Compliance

There are currently valid technical constraints to achieving a number of the Gold level aspects that challenge the viability of development. To continue to fulfil The Council's statutory requirement of delivering lower carbon development, whilst allowing for flexibility of design response, alternative options for compliance with the policy at Gold level have been agreed which achieve the same, or better overall aim, but which remove uncertainty and reduce risk.

These alternative gold level options will be used to assess all new planning applications submitted from **1st September 2018**.

Where there is a live existing Planning Permission in Principle (PPiP) and the Approval of Matters Specified in Conditions (AMSC) is submitted on or after 1st September 2018, the AMSC will not require to satisfy post 1st September 2018 expectations.

2. Alternative Gold Level Options: Domestic

For domestic developments, there are 3 options for achieving Gold level compliance to the satisfaction of the aims of CDP 5: Resource Management. All of the options require the development to meet Gold Aspect 1 as a minimum which relates to Carbon Dioxide Emissions: an improvement of 27% against the Target Emissions Rate (TER) required by the 2015 Building Regulations (equivalent to a 42.8% improvement on 2010 standards and a 60% improvement against 2007 standards) plus the required minimum of 20% carbon emissions abatement through the use of LZCGT. These options will be required to be certified by an Independent Approved Certifier of Design. A Statement of Energy, utilising the template provided in SG5, will be required for the planning application, however, overall compliance will be dealt with as a suspensive planning condition which is then verified by Building Control at the Building Warrant stage.

The 3 options are as follows:

Alternative Gold Level Options: Domestic		
Option 1 Gold Hybrid	Option 2 Nearly Zero Emissions	Option 3 Net-Zero Carbon
Achieve Gold Aspect 1, along with Silver Active Level Aspects 2-8 inclusive	Achieve Passivhaus energy performance requirements with Gold Level Aspect 1 and Silver Active Level Aspects 4-8 inclusive	Achieve Platinum Level Aspect 1 and Silver Active Level aspects 2-8 inclusive
PLUS: All will be required to include a minimum 20% carbon dioxide emission abatement through the use of low and zero carbon generating technologies, except certified Passivhaus developments which are exempt.		

3. Alternative Gold Level Options: Non-Domestic

Currently, non-domestic buildings (except schools) are only required to meet Gold level aspect 1 plus the the required minimum of 20% carbon emissions abatement through the use of LZCGT as there are no corresponding applicable aspects 2-8 defined within the Technical

Handbook. There will be no change to this requirement other than to bring schools into line with the rest of the non-domestic policy. The achievement of Gold Aspect 1 for non-domestic buildings is equivalent to being 38% lower than the Target Emissions Rate (TER) set by the 2015 Building Standards, this is equivalent to a 64.3% improvement on the 2010 Standards and a 75% improvement on the 2007 Standards. These options will be required to be certified by an Independent Approved Certifier of Design. A Statement of Energy utilising the template provided in SG5 will be required for the planning application, however, overall compliance will be dealt with as a suspensive planning condition which is then verified by Building Control at the Building Warrant stage.

Alternative Gold Level : Non- Domestic (including schools)	
Gold Hybrid	Gold Aspect 1
PLUS: All will be required to include a minimum 20% carbon dioxide emission abatement through the use of low and zero carbon generating technologies.	

4. Next Steps

DRS Housing and Regeneration Services will develop pilot programmes through their Affordable Housing Supply programme to demonstrate Gold Level Compliance Options 2 & 3 which in turn will assist the industry in Glasgow to develop the skills necessary to deliver these standards across the industry and increase the capacity of their supply chains.

This revised approach will support sustainable development in Glasgow and will satisfy both the obligations set out by legislation and the vision of Glasgow City Council's Energy and Carbon Masterplan.