



## Updating and Adapting Existing Buildings

### Policy RT4: Sustainable Retrofitting

- A. The Council will support the retrofitting of existing buildings where they secure energy efficient improvements or adaption to climate change as established in policy RT3.
- B. All proposals for significant demolition and reconstruction must be fully justified, ensuring the efficient use of resources and energy compared to the existing structure. When demolition is unavoidable, developments must divert at least 85% of waste from landfills and either reuse materials on-site or salvage appropriate materials for reuse off-site.
- C. Retrofitting heritage assets (including properties within conservation areas) must not harm the special historic or architectural character of the building(s), historic fabric of the building(s), nor, where applicable, harm the character and appearance of the conservation area. Proposals involving the retrofitting of heritage assets will be determined in accordance with the requirements of Policy BE2.
- D. Where a planning proposal involves a local historical asset, an energy efficiency audit will be required.

### Places for Everyone Links

JP-S2

### Relevant Strategic Objectives

SO3

- 3.15. Improving the energy efficiency of existing homes and non-domestic buildings is essential for achieving carbon neutrality targets. This is particularly important given that these buildings significantly contribute to local carbon emissions, while also helping to alleviate fuel poverty.
- 3.16. Around 80% of Trafford's carbon emissions stem from energy use in residential and industrial/commercial buildings. A key factor in this is the high proportion of older housing stock in Trafford, which is among the



largest in Greater Manchester. These buildings tend to be more energy-intensive due to inadequate insulation and inefficient heating systems. The Council will therefore actively promote and explore opportunities for retrofitting existing properties in Trafford to enhance energy efficiency.

- 3.17. An energy efficiency audit on a local heritage asset will allow for improvements that align with modern sustainability goals while ensuring that the historical and cultural significance of the building is preserved.

### **Consultation Question 3-4**

Do you support Policy RT4? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.