



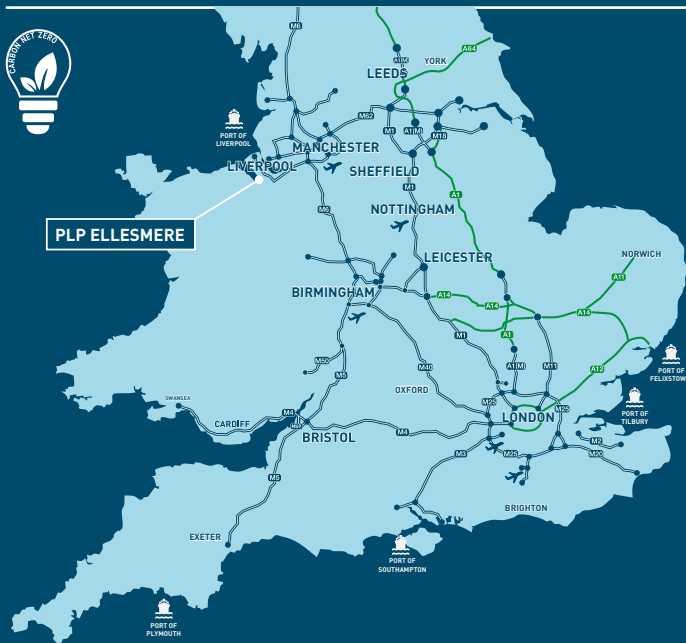
# CARBON NET ZERO DEVELOPMENT



## PLP ELLESMERE CASE STUDY

Size: 90,548 sq ft & 138,612 sq ft  
Sat Nav: CH66 1ST  
Completion: May 2021

Speculative logistics/industrial units with immediate access to M53 J8. PLP Ellesmere Port is **Net Zero Ready** in accordance with the **UKGBC Net Zero Carbon Buildings Framework**. Total construction carbon for both units has been assessed at 'as built' stage using licensed OneClick LCA software, and a **reduction in construction carbon** has been achieved through the specification of **low carbon** products.



Unit 1a - **8,412 m<sup>2</sup>** / Unit 1b **12,878 m<sup>2</sup>**



Total carbon saved / offset: **13,415 tCO<sub>2</sub>**



251 car parking spaces / 45 HGV parking spaces



Carbon Neutral Certified



# ENERGY EFFICIENT OPERATION



Provision of low carbon air source heat pump for space and water heating in office area



Inclusion of solar PV (605m2 and 375m2 for Units 1b and 1a respectively)



EPC A Rating



BREEAM Excellent



Each unit fitted with a dual 25 KW DC rapid charger



All car/HGV parking bays future proofed to enable rapid charging stations



# REDUCING CARBON CONSTRUCTION



Twin Therm external walls



20% recycled steel frame



Materials have been procured locally where possible, including tarmac, steel and concrete

# INVESTING IN A SUSTAINABLE FUTURE: CARBON OFFSET PROJECTS



50% renewable energy and sustainable infrastructure projects in Asia, to support the drive towards a low carbon future



50% replacement of existing traditional cookstoves with sustainable, high efficiency alternatives in rural China