

**154 Bury New Road Ltd
154 Bury New Road
Whitefield
Manchester
M45 6AD**

Michelle Ashton
Technical Support
Development Management
Department for Place
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

26th June 2026

Dear Ms Ashton,

Your reference: 73338

Further to your letter of the 23rd June and your e-mail I can reply as follows.

PfE

JP-S2: Carbon and Energy

The building comprises of two offices and a small meeting room and waiting room on the ground floor with an associated small kitchen and toilet and two offices and a toilet on the 1st floor.

The extension will allow for a third office on the ground floor and an improved kitchen and toilet area and a small kitchen upstairs to service the two offices, (one larger than before). The amenities for the offices spaces and the office spaces themselves be improved.

Currently the offices have heat and hot water supplied by one modern Ideal, Locig C+ Combi C30 gas boiler which provides heating and more particularly hot water only on demand for the whole premises. There are no storage tanks and the heating is on a timer when needed and supplied through modern relatively new radiator in each room. There will be no need for any new radiators after the extension as it is existing offices that are being slightly extended, There might be the need for an extra small radiator (50 cm width) in the new kitchen area on the upper floor. The current boiler is more than sufficient to cover the extended.

This is not a building that can realistically take advantage of renewable energy systems. Whilst it may be possible to put some form of solar panelling on a portion of the roof space the cost would be prohibitive compared to any potential advantage gained as we are a small, owner occupied in part, business renting offices. This is not a new development as such but rather a small extension to a long standing small set of offices.

The building is made of brick from side to side and to the front and rear the more modern rear extension to the rear of 156 Bury New Road built some time ago 20 years ago is full insulated. All windows are 10mm double glazed wood and uPVC design and in there are also false ceilings in all rooms save the extension to the rear of 156 which reduces room volume and therefore the energy needed in heating the building.

As far as an EV charging point is concerned, I would comment that this is a commercial offices space with no access at all for vehicles front or back. The back comprises of a small rear yard bordering onto a communal bin space for properties build behind ours and the front borders directly onto Bury New Road where there are double yellow lines.

JP-C2

I can inform you that the building has Full Fibre 1GB broadband provided by Virgin Media Business and the whole building is also serviced by a Cat 5 Hub with Ethernet points to every room and this includes those rooms being extended. There are at least 4 Ethernet sockets in each room.

I hope this deals with your letter in full but if not please don't hesitate to ask for more information.

Yours sincerely

David Friesner
(On behalf of 154 Bury New Road Ltd)