

PLACES FOR EVERYONE (PfE) STATEMENT

GSS25133 – 74 Sheepfoot Lane, Manchester, M25 0DT

Application Ref: 72801

Information Required for PfE requirements.

This document is produced in support of the planning application at 74 Sheepfoot Lane M25 0DT. The proposal is for the Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision.

Policy JP-S2: Carbon and Energy

In compliance with Policy JP-S2 of the Places for Everyone (PfE) plan, our development prioritises the minimisation of energy demand and maximisation of energy efficiency through the following measures:

- Energy Performance Certificate (EPC) Rating: The property will achieve a high EPC rating of A or B, demonstrating energy efficiency and environmental sustainability.
- Smart Thermostats: Smart thermostats will be installed throughout the proposed development to enable precise control over heating and cooling, enhancing energy efficiency and user comfort.
- Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.
- The applicant will undertake the works with local contractors and use local materials.
- Waste will be recycled as far as possible and recycling provision will also be provided. Specifications regarding recycling, as stated by Bury Council, are encouraged to all future residents of the property.
- The property will undergo regular maintenance, with annual reviews to ensure all energy-saving measures are functioning optimally and to identify opportunities for further improvements.

These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development, and the building will be developed to current U- Value standards, ensuring that the energy performance of the dwelling aligns with the required standards.

The proposed development will be insulated in full compliance with current building regulations. It adheres to the U-values specified in Approved Document L, Table 11, ensuring the property meets the required standards for thermal efficiency and energy performance.

Policy JP-H4: Density of New Housing

This policy sets a minimum net residential density of 35 dwellings per hectare.

This stretch of Sheepfoot Lane (from Middleton Road until Meade Hill Road) is 500m long and there are 48 houses on that stretch. The conversion of Number 74 from one residential dwelling, into 2, will increase the amount of residential homes from 48-49. Thus already on this stretch of Sheepfoot Lane itself, the minimum net residential density of 35 dwellings per hectare has been met.

Policy JP-C2: Digital Connectivity

In compliance with Policy JP-C2 of the PfE plan, our development will support high quality digital infrastructure:

- The property will be served by full fibre broadband.
- A search on Money SuperMarket produced many suppliers who can provide internet speed to the property. (See Below image where the top three are displayed).
- As this property is located in the well populated residential neighbourhood around Heaton Park in Prestwich, in a well serviced residential area, it is anticipated or expected that there should be no issues with mobile connectivity. This is not a remote location.

MONEYSUPERMARKET

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Manchester, Greater Manchester, M25
ODT
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Speed

☐ 10Mb+ Standard from £18.66 p/m

☐ 30Mb+ Fast Fibre from £18.66 p/m

☐ 300Mb+ Superfast Fibre from £22.66 p/m

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☐ 24 months

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☐ Include TV deals

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☐ Cheapest by provider

☐ Everything

☐ Inclusive eve and w/e

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Sort by: Average monthly cost

£16.99
per month
Increasing to:
£20.99 on Apr 2027
£18.66 average monthly cost

M125 Fibre Broadband

132Mb
average* speed

24
month contract

free
setup costs

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Please check the speed information for your home on the provider's site. Average speeds for this package are 132Mb.

£16.00
per month
Increasing to:
£19.50 on 1 Apr 2026
£23.00 on 1 Apr 2027
£20.96 average monthly cost

4G Home Broadband

10Mb
average* speed

24
month contract

free
setup costs

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£20.99
per month
Increasing to:
£24.99 on Apr 2027
£22.66 average monthly cost

M500 Broadband

516Mb
average* speed

24
month contract

free
setup costs

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£24.99
per month

YouFibre Full Fibre Broadband - YOU 200

200Mb
average* speed

12
month contract

free
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