

PLACES FOR EVERYONE (PfE) STATEMENT

GSS24208 – 215 Middleton Road, Manchester M8 4LR

Application Reference: 72508

Information Required for PfE requirements.

This document is produced in support of the planning application (Ref 72508) at 215 Middleton Road, Manchester M8 4LR. The proposal is for the change of use from Car Sales (Sui Generis) to Ritual Bath House (Sui Generis), with single storey side/rear extension.

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 property 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 Stockport 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-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 produces two suppliers who can provide internet speed to the property. (See Below).

- As this property is located on a prominent A-Road, in the highly populated suburb of Crumpsall in Manchester, 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.

Find faster and more reliable broadband in your area

Prestige Motors, 215, Middleton Road
Manchester, Greater Manchester, M8 4LR

[Change address](#)

We've found you 22 deals that match your location

Sort by: Setup costs

Filter results

Speed

☐ 10Mb+ Standard from £19.92 p/m

☐ 30Mb+ Fast Fibre from £19.92 p/m

☐ 300Mb+ Superfast Fibre from £27.74 p/m

☐ 900Mb+ Ultrafast Fibre from £33.20 p/m

Contract length

☐ 12 months

☐ 24 months

TV deals

☐ Include TV deals

Phone calls / line options

☐ Cheapest by provider

☐ Everything

Onestream Fibre 60

£18.50 per month
Increasing to:
£21.25 on 1 Apr 2026
£24.00 on 1 Apr 2027
£21.71 average monthly cost

67Mb maximum speed

24 month contract

free setup costs

[Visit now](#)
[More details](#)

New customers only | Router price not included. Router rental from £2.95 per month

We've checked this deal. Our speed checker shows you should get the maximum speed of 67Mb

BLACK FRIDAY DEAL

£0.00 for 3 months
£24.99 until 31 Mar 2026
Increasing to:
£28.99 on 1 Apr 2026
£32.99 on 1 Apr 2027
£26.54 average monthly cost

M250 Fibre Broadband

264Mb maximum speed

24 month contract

free setup costs

[Visit now](#)
[More details](#)

New customers only | Switch to Virgin Media and claim up to £200 switching credit | Exclusive perks from O2 priority

We've checked this deal. Our speed checker shows you should get the maximum speed of 264Mb

NOW Superfast

£23.00 per month
£23.00 average monthly cost

67Mb maximum speed

24 month contract

free setup costs

[Visit now](#)
[More details](#)

New customers only | Prices may change during contract

We've checked this deal. Our speed checker shows you should get the maximum speed of 67Mb