

PLACES FOR EVERYONE (PfE) STATEMENT

GSS25178 – 4-6 Silver Street, Bury, BL9 0EX

Application Ref: 72759

Information Required for PfE requirements.

This document is produced in support of the planning application at 4-6 Silver Street BL9 0EX. The proposal is for the Change of use of basement and ground floor from Use Class E to a hot food takeaway (Use Class Sui Generis); extractor flue at rear.

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 good 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-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, busy area of Bury Town Centre, in a well serviced area, it is anticipated and expected that there should be no issues with mobile connectivity. This is not a remote location.

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Greater Manchester, BL9 0EX
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per month
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speed

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average* speed

24
month contract

free
setup costs

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