

78 Kings Road, Prestwich, Manchester, M25 OFY

PfE Planning Conditions letter

September 25

PREPARED FOR

Qamaruddin Babar on behalf of Footprint Design Architects

78 Kings Road, Prestwich, Manchester, M25 0FY

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1. Formal Planning Statement

Re: 78 Kings Road, Prestwich, Manchester, M25 0FY

Proposal: Alteration of side elevation and first-floor rear extension of office space

Dear Planning Officer,

We write in respect of the above proposal and the request for consideration of policies JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity) under the Places for Everyone Joint Development Plan.

This application relates solely to the demolition of certain internal walls, alterations to the side elevation, and the erection of a modest first-floor rear extension. The existing use of the premises as an office is retained, with no material change of use proposed.

Given the scale and nature of the works, the proposal does not constitute “major development” as defined within planning policy. There is no creation of new build floorspace beyond the small extension, and no significant increase in energy demand or requirements for new infrastructure.

Please find below the drawings showing the existing layout, the proposed layout, and the demolition plan. The demolition works have been clearly identified and are marked up in **red** for clarity.

EXISTING



PROPOSED



Accordingly:

- **JP-S2: Carbon and Energy** – This policy applies primarily to new development where whole-building performance standards can be reasonably applied. In this case, the scheme involves minor refurbishment and a modest extension, with no change in the overall energy strategy of the office building. It is therefore not practical or proportionate to require a detailed energy statement against JP-S2.
- **JP-C2: Digital Connectivity** – The policy requires major new developments to deliver gigabit-capable digital infrastructure. The proposed works do not constitute major development and do not involve the creation of new dwellings or new commercial units. The existing office connectivity arrangements will remain unchanged, and the requirement is therefore not applicable.

In summary, due to the limited scope of the proposals, we submit that policies JP-S2 and JP-C2 are not relevant in this instance and should not be applied to this application of an office extension to existing office space.

We trust this clarifies the position, but should you require any further information, please do not hesitate to contact us.

Yours sincerely,

Diya Kulkarni

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