

PLACES FOR EVERYONE (PfE) STATEMENT

GSS25219 – 17 Belle Vue Terrace, Bury, BL9 0SY

Information Required for PfE requirements.

This document is produced in support of the planning application at 17 Belle Vue Terrace, Bury, BL9 0SY. The proposal is for the change of use from an existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

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-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 near Bury Town Centre, in a well serviced residential area, it is not anticipated or expected that there should be any issues with mobile connectivity. This is not a remote location.

Find faster and more reliable broadband in your area

17, Belle Vue Terrace, Bury
Greater Manchester, BL9 0SY
[Change address](#)

Filter results

Speed ¹

- ☐ 10Mb+
Standard from £19.99 p/m
- ☐ 30Mb+
Fast Fibre from £19.99 p/m
- ☐ 300Mb+
Superfast Fibre from £22.99 p/m
- ☐ 900Mb+
Ultrafast Fibre from £29.99 p/m

Contract length

- ☐ 12 months
- ☐ 18 months
- ☐ 24 months

TV deals

- ☐ Include TV deals

Phone calls / line options

- ☐ Cheapest by provider
- ☐ Everything
- ☐ Include eve and wk calls
- ☐ Include anytime calls
- ☐ No inclusive calls
- ☐ Deals without a phone line

Providers ²

Mobile SIM

We've found you 77 deals that match your location

Sort by: Average monthly cost ¹

FEATURED DEAL ¹

SPECIAL OFFER ¹

**£30.00**
per month
£25.00 average monthly cost ¹

Full Fibre 500
600Mb average* speed
24 month contract
free setup costs
New customers only | Offer ends 06/02/28 | Price will increase by £3 in April 2028, may change again during the minimum term

£120 cheaper ¹
Visit now
[More details](#)

¹ Please check the speed information for your home on the provider's site. Average speeds for this package are 500Mb.

Start of your results

**£16.99**
per month
Increasing to:
£20.99 on 1 Apr 2027
£18.66 average monthly cost ¹

M125 Fibre Broadband
132Mb average* speed
24 month contract
free setup costs
New customers only | No price rise in 2028 | Double mobile data for O2 customers

Visit now
[More details](#)

¹ 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 ¹

4G Home Broadband
10Mb average* speed
24 month contract
free setup costs
New customers only | Switch to Three and claim up to £200 switching credit | Next working day delivery

Visit now
[More details](#)

¹ Please check the speed information for your home on the provider's site. Average speeds for this package are 10Mb.

**£19.99**
per month
Increasing to:
£22.74 on 1 Apr 2027
£21.46 average monthly cost ¹

Supreme Full Fibre 80
74Mb maximum speed
24 month contract
£4.00 setup costs
New customers only | Router price not included. Router rental from £4.95 per month | Access to optional unlimited VodafoneThree SIM: Two months free, then £15 per month

Visit now
[More details](#)

² We've checked this deal. Our speed checker shows you should get the maximum speed of 74Mb.

SPECIAL OFFER ¹

**£22.50**
per month
Increasing to:
£26.00 on 1 Apr 2026
£29.50 on 1 Apr 2027

Full Fibre 150
180Mb maximum speed
24 month contract
free setup costs

£140 cheaper ¹
Visit now