

PLANNING & COMPLIANCE REPORT

174–176 Bury New Road, Whitefield, M45 6QF

COMBINED SUPPORTING STATEMENT

LOCATION:	174–176 Bury New Road, Whitefield, M45 6QF
CLIENT:	Avni Brucaj
PRE-APP REF:	03019/E
FURTHER INFO REF:	73595
PREPARED BY:	Studio Tashkeel Architecture Ltd.
ISSUE & DATE:	2nd Issue · 30 September 2026

Proposal

Erection of an attached building comprising commercial floorspace (Class E) at ground floor and a residential flat (Class C3) at first floor. The first-floor flat was previously approved as a two-bedroom unit, but has been reduced to one bedroom to reflect site constraints.

Purpose of this report

This report brings together, in a single document, the three supporting statements prepared by Studio Tashkeel Architecture Ltd. in response to Bury Council's further information letter (ref. 73595), issued under pre-application advice reference 03019/E for the above proposal. Each statement addresses a distinct Places for Everyone Joint Development Plan policy and is presented below as a self-contained section, retaining its own introduction, policy context and conclusion.

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SECTION 1 – CARBON AND ENERGY STATEMENT (POLICY JP-S2)

This Carbon and Energy Statement has been prepared by Studio Tashkeel Architecture Ltd. on behalf of the client, addressing Policy JP-S2 as part of pre-application advice reference 03019/E under the Places for Everyone Joint Development Plan.

1.1 Introduction

This energy statement covers the residential element of the proposal at 174-176 Bury New Road, Whitefield, M45 6QF, and sets out how the flat meets Policy JP-S2: Carbon and Energy and the current Part L Building Regulations.

Description of Development

The scheme comprises commercial floorspace (Class E) at ground floor and a residential flat (Class C3) at first floor, reduced from the previously approved two-bedroom unit to one bedroom due to site constraints. This statement addresses the residential flat only.

Site Description

The site sits on Bury New Road in Whitefield – one of the main routes linking Whitefield to Manchester city centre and Bury town centre – within a mixed residential and commercial area, with good access to local amenities and public transport.

Policy Context

The scheme needs to comply with the Places for Everyone Joint Development Plan, Policy JP-S2: Carbon and Energy, and the current Part L Building Regulations, set out below.

Policy JP-S2
Carbon and Energy
The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: 1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling; 2. Promoting the use of life cycle cost and carbon assessment tools to ensure the long term impacts from development can be captured; 3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of, local communities; 4. Keeping fossil fuels in the ground; 5. Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets; 6. Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques; 7. Development of Local Area Energy plans to develop cost-effective pathways to achieve carbon targets; 8. An expectation that new development will:

- a. Be net zero carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to: minimise energy demand; maximise energy efficiency; utilise renewable energy; utilise low carbon energy; and utilise other energy sources. With an interim requirement that all new dwellings should seek a minimum 19% carbon reduction against Part L of the 2013 Building Regulations.
- b. Incorporate adequate electric vehicle charging points to future-proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;
- c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance, or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;
- d. Achieve energy demand reductions for residential development in terms of space heat demand, hot water energy demand and the delivery of on-site renewable energy generation. For renewable energy generation, priority should be given to PV installation where technically feasible; alternative technologies will be appropriate where the equivalent generation is evidenced.
- e. For non-residential developments, achieve at least BREEAM Excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category, rising to BREEAM Outstanding equivalent for Ene 01 from 2028.
- f. Include a detailed energy statement to demonstrate, via site-relevant evidence, how the development has sought to maximise reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post-occupancy evaluation. Whole life cycle emissions should be considered where possible.
- District Local Plans may set out specific carbon emission reduction targets, particularly if carbon neutral targets have been set sooner than 2038, or promote other measures through which the energy efficiency of buildings and renewable energy generation can be achieved.

Extract taken from the Places for Everyone Joint Development Plan – pg. 86

1.2 Energy Strategy

The energy strategy for the flat is built around four areas – fabric performance, energy efficiency, reducing carbon emissions and waste management.

Fabric Performance

The flat will be built, or upgraded, to a high standard of airtightness and insulation, meeting the following limiting U-values as a minimum:

Element type	Maximum U-value W/(m ² ·K) or air permeability
Roof (flat roof)	0.15
Roof (pitched roof)	0.15
Wall	0.18
Floor	0.18
Windows and doors	1.4

Rooflights	2.2
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Table 4.2 – From ‘Approved Document L, Conservation of fuel and power, Volume 1: Dwellings.’

- Walls will be upgraded, where needed, to meet the 0.18 U-value standard.
- Windows and doors will be specified to achieve a 1.4 U-value, helping reduce overheating risk.
- The roof will be built or upgraded to a maximum 0.15 W/m²K U-value, in line with Part L.

Energy Efficiency Measures

- LED lighting throughout to keep energy use down.
- Mechanical ventilation with heat recovery (MVHR) system.
- A+ rated (or better) appliances, dual-flush WC and water-efficient taps.
- An efficient heating system, sized and specified to minimise emissions.
- Smart, zoned heating controls, so the occupier can manage energy use room by room.

Reducing Carbon Emissions

Materials will be sourced locally where possible, cutting down on transport emissions. Whitefield is well served by public transport, including buses along Bury New Road and the nearby Metrolink stop, so the occupier has a genuine alternative to the car. An electric vehicle charging point will also be provided, in line with Policy JP-S2 point 8.b, to future-proof the flat as EV ownership grows.

Waste Management

Waste will be minimised and properly segregated during construction, with skips monitored throughout the build. Once occupied, the flat will have general waste and recycling storage in line with the local authority's requirements.

1.3 Conclusion

This statement shows that the residential flat at 174-176 Bury New Road will meet the requirements of the Places for Everyone Joint Development Plan, Policy JP-S2: Carbon and Energy, and the current Part L Building Regulations.

SECTION 2 — DIGITAL CONNECTIVITY STATEMENT (POLICY JP-C2)

Studio Tashkeel Architecture Ltd. has prepared this Digital Connectivity Statement on behalf of the client, addressing Policy JP-C2 under the Places for Everyone Joint Development Plan.

2.1 Introduction

The site sits on Bury New Road in Whitefield, one of the main routes linking Whitefield to Manchester city centre and Bury town centre, within a mixed residential and commercial area with good access to local shops, services and public transport.

The scheme comprises commercial floorspace at ground floor with a single residential flat above, reduced from the previously approved two-bedroom unit to one bedroom owing to site constraints. This statement addresses the residential flat only.

Existing Infrastructure Analysis

The area already has established broadband and mobile coverage, and fibre-optic services are available locally, with scope for further enhancement to meet the flat's needs.

Policy Context

JP-C2: Digital Connectivity – all new development is to have full fibre to premises connections, unless technically infeasible and/or unviable. This policy supports high-quality digital infrastructure and requires new development to have full fibre to premises connections, operational internet connections and accessibility to network providers unless technically infeasible or unviable.

2.2 Proposed Digital Connectivity Improvements

Broadband Infrastructure

The flat will have its own dedicated fibre-to-the-premises (FTTP) connection, giving the occupier fast, reliable internet for everyday use – home working, streaming, and any smart-home features. The infrastructure will be open to multiple providers, so the occupier isn't tied into a single service.

Mobile Network Enhancement

Indoor mobile signal will be checked as part of the design, with additional equipment fitted if needed to make sure coverage is good throughout.

2.3 Future-Proofing Measures

Additional ducting capacity will be included to allow for future technological upgrades, keeping the flat adaptable as digital infrastructure develops.

2.4 Benefits to the Development

Reliable connectivity from day one means the occupier can rely on the flat for both everyday life and home working, and the infrastructure stays adaptable as digital services continue to evolve.

2.5 Engagement with Providers

Broadband providers will be approached ahead of completion, so connectivity is confirmed and ready for the occupier from day one.

2.6 Conclusion

This statement shows that the residential flat at 174-176 Bury New Road will be well connected from the outset, meeting the requirements of Policy JP-C2 of the Places for Everyone Joint Development Plan.

SECTION 3 – HOUSING STANDARDS STATEMENT (POLICIES JP-H3 AND JP-H4)

This statement has been prepared by Studio Tashkeel Architecture Ltd. on behalf of the client, addressing Policies JP-H3 and JP-H4 together, as requested in Bury Council's further information letter (ref. 73595), and forms part of pre-application advice reference 03019/E under the Places for Everyone Joint Development Plan.

Digital Connectivity (JP-C2) and Carbon and Energy (JP-S2) are addressed in Sections 1 and 2 above. This section covers the two housing-standard items Bury Council requested together: Type, Size and Design of New Housing (JP-H3) and Density of New Housing (JP-H4).

Part 1 – Type, Size and Design of New Housing (Policy JP-H3)

3.1 Introduction

This part sets out how the residential flat at 174-176 Bury New Road, Whitefield, M45 6QF, meets Policy JP-H3: Type, Size and Design of New Housing, and provides the space standard information Bury Council asked for in its further information letter of 09 September 2026 (ref. 73595).

3.2 Policy Context

Policy JP-H3 requires new housing to be well designed and built to an appropriate size for its intended occupants, in line with the Nationally Described Space Standard (NDSS), making efficient and flexible use of the internal layout.

3.3 Space Standard Table

The table below reproduces Table 1 of the Nationally Described Space Standard (NDSS). The proposed flat is a one-bedroom, two-person (1b2p), single-storey dwelling, for which the standard requires a minimum gross internal floor area of 50m² and 1.5m² of built-in storage (highlighted). The proposed floor plan below shows how the flat complies.

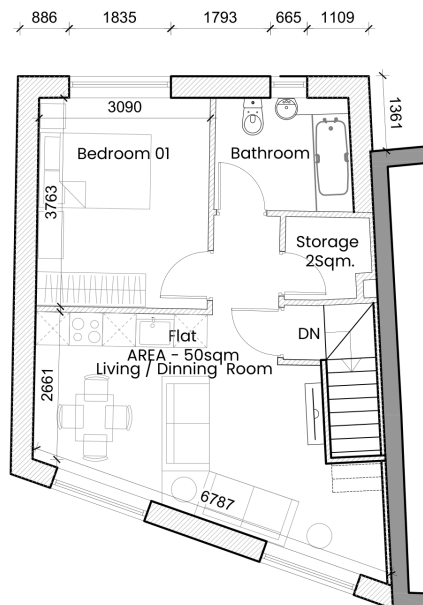
Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	

	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Table 1 – Minimum gross internal floor areas and storage (m²). Source: Technical housing standards – nationally described space standard (DCLG, March 2015). * Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

The proposal complies with the relevant technical requirements of the NDSS (paragraph 10) for a one-bedroom apartment designed for two persons (1b2p), including the applicable standards (a), (d) and (e):

- **(a)** The dwelling provides at least the gross internal floor area and built-in storage set out in Table 1: the flat has a gross internal floor area of 50m² (minimum 50m²) and 2m² of built-in storage (minimum 1.5m²).
- **(d)** To provide two bedspaces, a double bedroom has a floor area of at least 11.5m²: the double bedroom is 11.6m².
- **(e)** One double bedroom is at least 2.75m wide: the double bedroom is 3.09m wide, as shown on the proposed floor plan below.



Proposed First Floor Plan – extract from drawing PL_003 Rev A (Proposed Floor Plans & Roof Plan, scale 1:100 @ A3).
Bedroom 01: 3090mm × 3763mm = 11.6m²; storage 2m²; flat area 50m².

3.4 Conclusion – Part 1

With a double bedroom of 11.6m² and 2m² of built-in storage, the one-bedroom flat at 174-176 Bury New Road meets the Nationally Described Space Standard, in accordance with Policy JP-H3.

Part 2 – Density of New Housing (Policy JP-H4)

3.5 Introduction

This part sets out how the residential flat at 174-176 Bury New Road, Whitefield, M45 6QF, meets Policy JP-H4: Density of New Housing.

3.6 Policy Context and Density Calculation

Policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport, and the need to achieve efficient use of land and high-quality design. It sets out minimum densities that should be considered, and in accordance with the policy, regard should be had to a minimum net residential density of 70 dwellings per hectare at this site.

The application form confirms the site is 75.25 square metres, or 0.0075 hectares. For a single dwelling, that works out at 133 dwellings per hectare – comfortably above the 70 dwellings per hectare minimum for this location, so the proposal makes efficient use of the land.

3.7 Conclusion – Part 2

On this basis, the residential flat at 174-176 Bury New Road meets Policy JP-H4, achieving a density of 133 dwellings per hectare against the minimum requirement of 70, and represents a genuinely efficient use of a small plot.

SECTION 4 – OVERALL CONCLUSION

Taken together, the three statements combined in this report demonstrate that the proposed residential flat at 174-176 Bury New Road, Whitefield, M45 6QF, responds fully to the matters raised in Bury Council's further information letter (ref. 73595):

- Carbon and Energy (Policy JP-S2) – met through fabric performance to the limiting U-values set out in Approved Document L, energy-efficiency measures, EV charging provision and locally sourced materials.
- Digital Connectivity (Policy JP-C2) – met through a dedicated FTTP connection, checked indoor mobile coverage, future-proofed ducting capacity and early engagement with providers.
- Type, Size and Design of New Housing (Policy JP-H3) – the flat meets the Nationally Described Space Standard, with an 11.6m² double bedroom and 2m² of built-in storage.
- Density of New Housing (Policy JP-H4) – the proposal achieves 133 dwellings per hectare, comfortably above the 70 dwellings per hectare minimum for this location.

On this basis, the proposal is considered to accord with the relevant policies of the Places for Everyone Joint Development Plan, and it is respectfully requested that pre-application advice reference 03019/E, and the further information request under ref. 73595, be considered addressed.

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