

PLACES FOR EVERYONE POLICY COMPLIANCE STATEMENT

Application Site:

194 Hornby Street, Bury BL9 5BA

Reference : 73199

Proposal:

Change of use from mixed use Class C3 / Class E to 3 bed 3 Person, person HMO (Class C4) with change of rear tiled roof to flat roof and alterations to existing elevations

1. Policy JP-S2 – Carbon and Energy

The proposed development has been designed to minimise energy demand and maximise energy efficiency in accordance with Policy JP-S2 of the Places for Everyone Joint Development Plan.

The proposal involves the refurbishment and reuse of an existing building, which represents a sustainable form of development through the retention of the existing structure and embodied carbon. By reusing the existing building fabric, the development avoids the significant carbon emissions associated with demolition and new construction.

As part of the refurbishment works, the development will incorporate energy efficiency improvements where practicable, including:

- Compliance with the energy efficiency requirements of the Building Regulations Part L (2022 edition);
- Installation of energy-efficient lighting throughout the residential accommodation and commercial units;
- Replacement and upgrading of windows, doors and building elements where required to improve thermal performance;
- High-efficiency heating and hot water systems serving the residential accommodation;
- Appropriate insulation upgrades to walls, floors and roof elements where feasible within the constraints of the existing building.

The applicant confirms that the development will be constructed to comply with the requirements of Approved Document Part L (Conservation of Fuel and Power) of the Building Regulations 2022.

Electric Vehicle Charging

The proposal does not include off-street vehicle parking spaces. Consequently, the provision of dedicated electric vehicle charging infrastructure is not practical within the application site. The site is located within an established urban area close to local services, facilities and public transport routes, reducing dependence on private vehicle ownership. In these circumstances, it is considered that the development complies with the objectives of Policy JP-S2 as far as reasonably practicable.

The proposed development therefore accords with the requirements of Policy JP-S2.

2. Policy JP-C2 – Digital Connectivity

The proposed development supports the objectives of Policy JP-C2 by facilitating access to high-quality digital infrastructure for both the residential and commercial elements of the scheme.

The applicant will ensure that the development is designed to enable full fibre broadband connectivity to the premises, subject to confirmation from the relevant network providers and available infrastructure within the locality.

The residential HMO accommodation and both commercial units will be provided with suitable internal ducting, cable routes and telecommunications infrastructure to allow connection to full fibre broadband services. Operational internet connectivity will be available to future occupiers upon occupation of the premises through connection to local telecommunications networks.

The site is located within an established urban area where digital infrastructure is readily available and served by major telecommunications providers. There are no known technical constraints that would prevent the provision of modern broadband connectivity.

Accordingly, the proposal will provide access to reliable, high-speed digital communications infrastructure and is considered to comply with the requirements of Policy JP-C2 of the Places for Everyone Joint Development Plan.

Conclusion

The proposed development at 194 Hornby Street has been designed to meet the objectives of Policies JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity) through the sustainable reuse of an existing building, incorporation of energy efficiency measures, compliance with Building Regulations Part L 2022, and provision for full fibre broadband connectivity. The development is therefore considered to accord with the relevant requirements of the Places for Everyone Joint Development Plan.