

Places for Everyone Joint Development Plan – R1

9 Water Street, Radcliffe, Manchester, M26 3DE

Statement to address Carbon & Energy and Digital connectivity.

Policy JP-S2: Carbon and Energy

A SAP Calculation has been carried out for this property and is attached to this application.

Policy JP-C2: Digital Connectivity

The building is served by fully functioning fibre.

Policy JP-H3: Type , Size and Design of New Housing

The proposed development complies with Policy JP-H3 as it meets the Nationally Described Space Standards (NDSS) in terms of internal floor area and room sizes. The proposed layout has a gross internal floor area of 86m², which exceeds the minimum requirement of 70m² for a 2-bedroom, 3-person dwelling. The design provides a high-quality, functional living environment and supports a good standard of residential amenity.