



NH4-let-02

20th December 2024

Bury MBC,
Development Control
3 Knowsley Place
Duke Street
Bury,
BL9 0EJ

f.a.o Michelle Ashton

Dear Michelle,

Change of Use of 64A Bridge Street, Ramsbottom.
Your Reference 71396

Following the submission of a planning application for the above, additional information has been requested in your email dated 11th December.

This document provides comments regarding your Places for Everyone Joint Development Plan Document.

Policy JP-S2: Carbon and Energy:

The aim of the Places for Everyone Development Plan Document is to develop a carbon neutral Greater Manchester by 2038, which in order of importance seeks to:

- Minimise energy demand.
- Maximise energy efficiency.
- Use renewable energy.
- Use low carbon energy.
- Utilise other energy sources.

Stated within this plan, as an interim measure, development should be consistent with the 2022 Part L Building Regulations.

This will be complied with in full at the building regulations stage.

Regarding the inclusion of an EV charge point, this is not possible on the Bridge Street frontage with the main road of the shopping street and its narrow pavement being immediately adjacent, with no space to park a vehicle.

Similarly no private parking space is available for use at the rear, which is a shared public back street.



Rear elevation of 64 Bridge Street with no private space available

Policy JP-C2: Digital Connectivity:

This planning policy requires all new development to have full fibre premises connections unless unviable, such that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties.

This policy will be fully embraced. The applicant is researching options for connection using various network providers, the chosen provider to be confirmed as soon as possible.

Let me know if you need anything further in order to validate our application.

Yours sincerely,

Gary Dearden