

PfE Statement – Bury Open Market Container – Ref: PP-13462333

JP-S2: Carbon and Energy – Energy statement to set out how the proposal complies with Policy JP-S2.

Development should comply with the 2022 part L Building regulations:

I believe that these regulations do not apply to this application due to the steel container falling within the category of a class 6 building:

Small detached buildings

1. A detached single storey building, having a floor area which does not exceed 30m², which contains no sleeping accommodation and is a building—

(a)no point of which is less than one metre from the boundary of its curtilage; or

(b)which is constructed substantially of non-combustible material.

- The floor area is to be 14.8 square metres for the display/sale of goods under Use Class E(a) only.
- The structure is primarily steel (refurbished shipping container), clad internally with plywood.

JP-C2: Digital Connectivity – All new development to have full fibre to premises connections, unless technical infeasible and/or unviable.

I believe that this is not applicable to this planning application for the following reasons:

- The purpose of the container is to be an additional market stall for the storage and sale of goods on designated market days only.
- There is no requirement or benefit to having a full fibre connection.
- The supply and connection of full fibre would not be financially viable due to the cost of this in proportion to the installation cost of the container itself.
- Full fibre is not readily available on market premises, also making this not financially viable.