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Our Ref: MR/2024/12/0060

Date: 28/01/2025

Dear Sir/Madam

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Planning Application Ref: 71503 – 58 Sunny Bower Street, Tottington, BL8 3HL – Energy and Digital Connectivity Statements

This letter is provided to address validation requirements with regard to provision of an Energy Statement and Digital Connectivity Statement, for planning application ref: 71503 for the Change of Use of a Dwellinghouse (Class C3) to a Residential Institution (Class C2).

Energy Statement

The Greater Manchester Joint Development Plan 'Places for Everyone' (PfE) requires provision of an energy to set out how development, including Change of Use, will achieve reduction in greenhouse gas emissions. **Policy JP-S2** states, inter alia, that:

[There is] *"An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable;*

a. Be net zero carbon(29) which applies:

- from adoption– to regulated operational carbon emissions;*
- from 2028 - to all emissions 'in construction'.*

From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.

Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:

- i. Minimise energy demand;*
- ii. Maximise energy efficiency;*
- iii. Use renewable energy;*
- iv. Use low carbon energy; and*
- v. Utilise other energy sources."*

In terms of this proposal, all works are internal and therefore there is no change to the performance of the building. As the property will continue to function largely in the way a residential property does, there is not considered to be any significant change to energy demand or the performance of the building.



As highlighted in the initial submission, the premises will operate largely as a residential property in order to create a standard living environment for children. There will therefore be minimal (if any) change to the carbon emissions associated with the property. General good practice measures to reduce energy consumption will be undertaken at the property.

Digital Connectivity Statement

Policy JP-C2: Digital Connectivity states, inter alia, that:

"... all new development [are required] to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multi-ducting compliant with telecoms standards, to facilitate future-proof gigabitcapable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties."

The property is an existing residential dwelling and has recently been occupied as such. If there is no existing broadband connection in place already, this will be installed to ensure the property and its residents can connect to the internet.

Summary

I trust that the above is helpful and addresses the relevant concerns. Please let me know if anything further is required.

Yours faithfully

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