

Energy and Digital Connectivity Statement

32 Bolton Road West, Ramsbottom, Bury, BL0 9ND

Proposal: Change of use from Barber Shop (Class E) to Residential Dwelling (Class C3)

Applicant: Gaetano Gioia

Prepared by: Diogel Architecture

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Introduction

This statement has been prepared in support of the planning application for the change of use of 32 Bolton Road West from a commercial barber shop (Class E) to a residential dwelling (Class C3). The proposal involves the reuse of an existing building with no onsite parking. This statement addresses compliance with the Places for Everyone Joint Development Plan Document policies JP-S2: Carbon and Energy, and JP-C2: Digital Connectivity. These policies require that new development minimises energy demand, maximises energy efficiency, incorporates electric vehicle provision where practicable, and provides high-quality digital infrastructure.

JP-S2: Carbon and Energy – Energy Statement

The proposed development involves the reuse of the existing building, with only minor internal modifications required to accommodate residential use. The design approach seeks to minimise energy consumption by improving the thermal performance of the building where practicable, including insulation of the roof, floors, and walls in line with the 2022 Part L Building Regulations. Energy-efficient lighting and appliances will be installed, and the heating system will utilise a modern, efficient solution, such as a condensing boiler or an air-source heat pump where feasible, to ensure comfort while reducing energy demand. Water efficiency will also be enhanced through the installation of low-flow sanitary fittings, further contributing to energy savings.

The development will comply with the 2022 Part L Building Regulations by providing a thermally efficient building envelope, optimised mechanical and electrical systems, and energy-efficient lighting and appliances, while also ensuring appropriate air-tightness and ventilation. As this is an existing building with no onsite parking, the installation of an electric vehicle charging point within the property is not practical. Nevertheless, the reuse of the existing building reduces embodied carbon, minimises operational energy demand, and incorporates sustainable technologies, demonstrating compliance with the broader objectives of Policy JP-S2.

JP-C2: Digital Connectivity Statement

The proposed development will also comply with Policy JP-C2 by ensuring that residents have access to high-quality digital infrastructure. The dwelling will be connected to the local full fibre broadband network where available, providing gigabit-capable internet services directly to the premises. Internal wiring will be installed to a

standard that supports high-speed internet access in all rooms, ensuring operational connectivity and future flexibility. Accessibility to multiple network providers will be maintained where feasible, offering choice and competitive broadband services. The installation of robust and future-proof digital infrastructure will allow for straightforward upgrades to higher bandwidth in the future, ensuring that the property remains compatible with evolving digital needs. This approach ensures that the development fully meets the requirements of Policy JP-C2.

Conclusion

The proposed change of use from a barber shop to a residential dwelling at 32 Bolton Road West represents a sustainable and energy-efficient development. The building will be adapted to reduce operational energy demand and comply with current building regulations. Although the property is an existing building with no onsite parking and therefore cannot accommodate an electric vehicle charging point, the development remains consistent with the energy efficiency objectives of Policy JP-S2. In addition, high-quality digital connectivity will be provided to ensure residents have access to full fibre broadband and future-proofed infrastructure. The development therefore demonstrates full compliance with Policies JP-S2 and JP-C2 of the Places for Everyone Joint Development Plan Document, supporting Bury Council's objectives for sustainable, low-carbon, and digitally connected residential development.

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