



D2H Land Planning Development
Midlands Office
Foxlowe Arts Centre (First Floor)
Stockwell Street
Leek
Staffordshire
ST13 6AD

Application Reference: 72412

Date: 25th November 2025

Carbon and Energy and Digital Connectivity Statements

Proposal: Change of use from dwellinghouse {Class C3 (a)} to residential children's home for up to 4 no. children {Class C2}

Location: 19 Holyrood Road, Prestwich, Manchester, M25 1PD

Further to your invalidation of the above planning application, I submit brief Carbon and Energy and Digital Connectivity statements for the proposed development. In consideration of these statements, it is pointed out that 19 Holyrood Road is a new building that has only recently been constructed and subsequently purchased by my client. However, Bury council's Building Control records show that the development started on 10th November 2020 with an application completion date of 23rd January 2025. It is therefore assumed that the new building was constructed in accordance with the appropriate Building Regulations, including part L.

Building Control - Building Control Dates

FP/20/20322
New Dwelling
19 Holyrood Road, Prestwich, Manchester, M25 1PD

[P-1-kwsnrtwv1s](#)

Details Related Documents Related Cases()

Summary Further Information Plots Important Dates

Application Received Mon 03 Aug 2020
Application Deposited Tue 04 Aug 2020

Application Commencement Date Tue 10 Nov 2020
Application Completion Date Thu 23 Jan 2025
Two Month Date Tue 04 Sep 2020
Sun 04 Oct 2020

Carbon and Energy

The applicant has confirmed that the building will be fitted with low energy lightbulbs throughout.

Digital and Digital Connectivity

The applicant has confirmed that the building will have full fibre connectivity.

Noting that the application merely seeks to change the use of this new property from a dwellinghouse to a small residential children's home, these measures are proportionate. If the current application is refused the property will continue to operate as a dwellinghouse without the energy and digital connectivity measures proposed above, and this fallback position is a material consideration to which the local planning authority must give weight. The Court of Appeal in *Mansell v Tonbridge And Malling Borough Council [2017] EWCA Civ 1314* confirms that a failure by a decision-maker to give weight to a realistic fallback position "would [be] a failure to have regard to a material consideration, and thus an error of law"



Land | Planning | Development

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