

Energy and Carbon Statement - 37 Park Street, Prestwich, Manchester, M25 1EU

Policy JP-S2: Carbon and Energy – Places for Everyone Joint Development Plan

This statement has been prepared in response to the Local Planning Authority's request for additional information regarding compliance with Policy JP-S2: Carbon and Energy.

The proposal relates solely to the **change of use of an existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4)** accommodating up to five residents. The proposal does not involve the construction of a new building, extensions, or alterations to the external building envelope. The existing dwelling is retained and reused, with works limited to internal reconfiguration to facilitate the proposed accommodation, as demonstrated on the submitted drawings and within the Design and Access Statement.

Minimising Energy Demand

The proposal makes efficient use of the existing building stock through the adaptive reuse of an existing residential property. Retaining the existing structure significantly reduces embodied carbon compared with demolition and redevelopment and represents the most sustainable use of the site.

As no extensions or alterations to the building envelope are proposed, opportunities for further fabric improvements are limited within the scope of the application.

Nevertheless, the property will continue to be maintained and managed to ensure that building services, lighting and replacement fixtures are upgraded with energy-efficient alternatives where practicable during refurbishment and future maintenance.

Compliance with Building Regulations

The proposal consists primarily of internal alterations associated with a change of use. Any building works requiring Building Regulations approval will be undertaken in accordance with the current Building Regulations applicable at the time of construction, including the relevant provisions of Approved Document L (Conservation of Fuel and Power). Where replacement building elements or services are installed, these will achieve the required thermal and energy performance standards.

Electric Vehicle Charging

The proposal does not include the creation of new off-street parking spaces or alterations to the existing parking arrangements. Consequently, the provision of dedicated electric vehicle charging infrastructure is not considered practical within the constraints of the site.

The property occupies a highly sustainable location within walking distance of Prestwich town centre, local bus services and Prestwich Metrolink Station, reducing

reliance on private car ownership. Secure cycle parking for five bicycles is provided as part of the proposal to encourage sustainable travel choices.

Should an opportunity arise in the future to provide a suitable off-street charging point without compromising highway safety or residential amenity, this can be considered separately. However, given the absence of private parking and the nature of this change of use application, the installation of an EV charging point is not considered practical or necessary to satisfy the objectives of Policy JP-S2.

Conclusion

The proposal accords with the objectives of Policy JP-S2 by making efficient and sustainable use of an existing residential building, avoiding unnecessary embodied carbon associated with redevelopment, and ensuring that any applicable building works comply with current Building Regulations, including Approved Document L. Whilst dedicated EV charging cannot reasonably be provided due to the site's physical constraints and absence of off-street parking, the development promotes sustainable travel through its accessible location and the provision of secure cycle parking. Overall, the proposal represents a proportionate and sustainable form of development consistent with the aims of the Places for Everyone Joint Development Plan.