

Morning Star, 25 Thomas Street – Places for Everyone Joint Development Plan

Statements to address Carbon & Energy and Digital connectivity.

Policy JP-S2: Carbon and Energy

In compliance with Policy JP-S2 of the Places for Everyone (PfE) plan, our development prioritises the minimisation of energy demand and maximisation of energy efficiency through the following measures:

- Energy Performance Certificate (EPC) Rating: The property will achieve a high EPC rating of C, demonstrating energy efficiency and environmental sustainability.
- Smart Thermostats: Smart thermostats will be installed throughout the property to enable precise control over heating and cooling, enhancing energy efficiency and user comfort.
- Lights will be energy saving and will be fitted with timers whilst water saving devices will be fitted to all sanitaryware.
- The applicant will undertake the works with local contractors and use local materials.
- Waste will be recycled as far as possible and recycling provision will also be provided.
- The property will undergo regular maintenance, with annual reviews to ensure all energy-saving measures are functioning optimally and to identify opportunities for further improvements.

These measures align with the 2022 Part L Building Regulations and underscore our dedication to creating a sustainable and energy-efficient development, and the building will be developed to current U- Value standards, ensuring that the energy performance of the dwelling aligns with the required standards.

Policy JP-C2: Digital Connectivity

In compliance with Policy JP-C2 of the PfE plan, our development will support high quality digital infrastructure:

- The property will be served by full fibre broadband.
- A search on Money Supermarket produces two suppliers who can provide internet speed to the property.
- As this property is located on a prominent main road, it is anticipated or expected that there should be no issues with mobile connectivity.

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Manchester, Greater Manchester, M26
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Ultrafast Fibre from £36.83 p/m

Contract length

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Fibre 40

38Mb maximum speed	24 month contract	£2.95 setup costs
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£19.25 on 1 Apr 2026
£22.00 on 1 Apr 2027
£19.00 average monthly cost

Onestream Fibre 40

38Mb maximum speed	24 month contract	£4.95 setup costs
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