



Energy, Sustainability and Digital Connectivity Statement

Ref: DA25043 - 72 Park Road

Site address: 72 Park Road, Prestwich, Manchester, M25 0FA

Date: 29th April 2026

Proposal: Erection of 4 new residential dwellings (Class C3) comprising 2 detached houses and 2 semi-detached dwellings, with associated access, parking and landscaping

Introduction

This statement has been prepared in support of the planning application for the erection of 4 no. dwellings at 72 Park Road, Prestwich.

The statement responds to the requirements of Policies JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity) of the Places for Everyone Joint Development Plan and demonstrates how the proposed development accords with the relevant policy objectives.

Policy JP-S2 – Carbon and Energy

Policy JP-S2 seeks to ensure that development minimises energy demand, maximises energy efficiency and supports the transition towards a low carbon-built environment.

The proposed development has been designed having regard to energy efficiency principles and will be constructed in accordance with the requirements of the Building Regulations Part L 2022 standards in force at the time of construction.

The dwellings will incorporate a range of measures intended to reduce energy demand and improve operational efficiency, including:

- High-performance thermal building fabric;
- Enhanced insulation to walls, roofs and floors;
- High efficiency double glazed windows and external doors;
- Energy efficient lighting installations;
- Modern heating and hot water systems;
- Appropriate airtightness and contemporary construction detailing.

The proposed development represents a modern residential scheme which, by virtue of its scale, layout and construction approach, is capable of achieving compliance with current Building Regulations energy performance requirements and delivering improved energy efficiency over older housing stock.

In addition, the development will incorporate electric vehicle charging provision for each dwelling in accordance with current Building Regulations requirements and the objectives of sustainable transport and futureproofed infrastructure provision.

Having regard to the scale and nature of the proposal, it is considered that the development appropriately minimises energy demand, promotes energy efficiency and accords with the requirements and objectives of Policy JP-S2.

Policy JP-C2 – Digital Connectivity

Policy JP-C2 seeks to ensure that new development is supported by high quality digital infrastructure and that developments are capable of accommodating full fibre connectivity unless demonstrated to be technically infeasible or unviable.

The proposed dwellings will be designed and constructed to facilitate full fibre-to-the-premises (FTTP) broadband infrastructure, subject to connection by the relevant statutory network providers.

Appropriate service routes, ducting and associated infrastructure will be incorporated within the development to enable the provision of high-speed digital connectivity and operational broadband services to each dwelling.

The proposal therefore supports modern digital infrastructure requirements and is consistent with the objectives of Policy JP-C2 in ensuring future occupiers have access to high quality digital connectivity.

Conclusion

The proposed development has been designed with consideration given to energy efficiency, sustainable construction principles and future digital connectivity requirements.

The scheme is capable of complying with Building Regulations Part L 2022 requirements, incorporates EV charging provision, and facilitates full fibre digital infrastructure. The proposal therefore accords with the objectives of Policies JP-S2 and JP-C2 of the Places for Everyone Joint Development Plan.