

PROJECT	UNION CLUB APARTMENTS BURY – SCHEME B
PROJECT REF.	2065
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REVISION	-

The Places for Everyone Joint Development Plan Document has been adopted and now forms a part of the development plan for Bury from 21/03/2024. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The policies of the PfE are therefore applicable to the assessment and determination of all planning applications from 21 March 2024.

As such, the following policies are applicable to the above proposed development: Policy JP-S2: Carbon and Energy Requirements:

1. Provide an energy statement to set out how the proposal complies with Policy JP-S2.

- *The statement should set out how you intend to minimise energy demand and maximise energy efficiency unless it can be demonstrated that it is not practicable or financially viable.*
- *Development should comply with the 2022 Part L Building regulations.*

In relation to Policy JP-S2 the Union Club Building is a retrofit of an existing historical building which has been vacant for a number of years. Through retrofit, this proposal from the offset minimises resource and energy consumption, reducing the need for new materials and construction emissions, whilst bringing use back to a historically significant asset to Bury. In addition to the reuse of an existing building, the scheme proposes a number of upgrades to the existing fabric to minimise energy demand and maximise efficiency through historically sensitive measures. These include the following upgrades.

- Where appropriate, the upgrade of the timber framed single glazed windows to historically appropriate thin double-glazed units or secondary glazing.
- The material internal upgrade of the external walls and roof to include adequate insulation reducing heat loss.
- Material upgrades to the existing floors and ceilings to provide additional insulation to reduce energy usage and consumption.

Where possible, this development will adhere to Part L of the building regulations, however in some instances, this will need to be reconsidered in relation to the Grade II Listed status in accordance with paragraphs 0.14-0.17 of Part L Volume 2.

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Policy JP-H3: Type, Size and Design of New Housing

Requirements:

- Comply with the nationally described space standards. Please complete the attached space standard table.
- Provide a statement confirming the dwelling will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations unless specific site conditions make this impracticable.

In relation to Policy JP-H3, please see attached space standards table. In addition, although every measure was taken to adhere to Part M4(2) where possible, as an existing building with a Grade II Listed status, it was not achievable for the proposed dwellings to meet all the standards set out in Part M4(2) of the building regulations.

Policy JP-H4: Density of New Housing

Requirements:

- Provide a statement confirming the density is appropriate to the location with regard to be had to minimum densities. Lower densities may be acceptable where there are site-specific issues.

The proposed development complies with Policy JP-H4: Density of New Housing. The proposed density is appropriate to the site's urban town centre context and its high accessibility to public transport and local services. Policy JP-H4 states that Town centre locations should aim for a minimum of 70 dwellings per hectare whilst locations within 400m of a Metrolink stop should aim for a minimum of 120 dwellings per hectare. The site in question is 321m from Bury interchange.

The site area is 148m²

148m² in hectares = 0.0148 hectares

10 dwellings are proposed = $10 / 0.0148 = 675$ dwellings/hectare

The development exceeds the minimum density requirements set out in the policy and is appropriate for its location.

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Policy JP-C2: Digital Connectivity

Requirements:

- Provide a digital connectivity statement that confirms the development has full fibre to premises connections, operational internet connections and accessibility to network providers unless technical infeasible and/or unviable.

The proposed development will be designed to support full fibre to the premises (FTTP), with infrastructure incorporated to enable high-speed broadband. Operational connections and access to multiple network providers will be arranged where feasible.

Given the Grade II listed status of the building, all digital infrastructure will be installed sensitively. If any element is found to be technically infeasible or financially unviable due to heritage constraints, justification will be provided and the most suitable alternative approach adopted.