

527 Manchester Road, Bury: PfE Policy Statement

Application ref: 71842

Policy JP-S2: Carbon and Energy

In compliance with Policy JP-S2 of the Places for Everyone (PfE) plan, the development will promote energy efficient and carbon reduction, and the use of renewable energy, where possible.

1. High Insulation Standards

The external envelope of the building, including the roof, walls, windows and doors and floors will be upgraded to a high standard to meet with Part L of the Building Regulations 2022.

2. Minimising Energy Demand

The applicant proposes to install solar PV array on the flat roof dormer, to provide renewable electricity, comprising 7 x 440W panels with a SolaX X1 G4 5.0D inverter. The system is expected to generate 3,875 kWh per annum.

Smart TRVs will be installed throughout the property in each room connected to a Hive programmer to enable precise control over heating and cooling, maximising energy efficiency and user comfort.

Furthermore, the applicant commits to opting for energy suppliers who use from renewable sources.

3. Energy Performance Certificate (EPC) Rating

The development will be substantially insulated, and the applicant will work with an energy assessor to ensure that a minimum EPC rating of “C” is achieved - in readiness for the proposed upcoming change in regulations regarding rental properties.

4. Regular Maintenance

The applicant will conduct regular maintenance, with bi-annual reviews to ensure all energy-saving measures are functioning correctly and to identify opportunities for further improvements.

These measures align with the 2022 Part L Building Regulations and highlight the applicant’s dedication to creating a sustainable and energy-efficient development.

5. EV Charging Point

An EV charging point is unfortunately not possible in this case, since the property has no off road parking.

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

This policy discusses mixes of dwelling types and relates to new dwellings; the proposed site is an existing dwelling, thus the application of the policy is not considered appropriate to this application.

We have, regardless, made our best endeavours to respond as below.

1. The Nationally Described Space Standards

The NDSS do not apply to HMO's, and the policy relates to new housing developments, but we have however completed the provided space standards table.

Proposed Bedroom within HMO - 1, 2, 3...etc)	Applicable overall floor space standard (m2) – see National Space Standards for definition of what floor space is applicable	Number of occupants per bedroom	Single occupancy bedroom floor space (m2)	Minimum Bedroom width	Applicable overall built-in storage standard space (m2)	Overall built-in storage space (m2) <i>NB Based on 1 x (not fitted) wardrobe per bedroom</i>
1	6.5m ² for single occupancy based on Bury's HMO Guidance or 7.5m ² based on NDSS – please note NDSS does not apply to HMOs	1	12.42 m ²	3.06m	Please note NDSS does not apply to HMOs. 0.36m ² based on NDSS for single occupancy. Bury's HMO Guidance does not have any built-in storage requirements.	0.6m ²
2		1	10.20m ²	2.71m		0.6m ²
3		1	10.20m ²	2.71m		0.6m ²
4		1	10.17m ²	2.54m		0.6m ²
5		1	10.20m ²	2.73m		0.6m ²
6		1	10.20m ²	2.73m		0.6m ²
7		1	10.28m ²	2.78m		0.6m ²
8		1	10.43m ²	1.94m		0.6m ²

2. Approved Document M4(2)

This section of the Approved Documents does not apply to the development as it relates to new dwellings; the property is currently in residential use, thus it is not a change of use in terms of the Building Regulations.

It is not possible to provide a compliant ramped approach at either the front of rear of the property, the reasons for which are set out below:

Front

There is a change in level of 240mm between the ground floor level and front garden level. The maximum ramp gradient is 1:12, which give a required ramp length of 2880mm.

The distance from the front door to the end of the front garden is 3820mm. The maximum ramp length without landings is 2000mm, and landings of 1200mm are required between the two ramps and as top and bottom landings, giving a required ramp length of 5280mm

Rear

The change in level between the finished floor level and yard immediately outside the back door is also 240mm, requiring a similar ramp length, which the rear garden is 5192mm. Furthermore, the rear yard slopes downwards away from the property, meaning any ramp would need to be even longer, and there is a step down into the rear alleyway.

JP-H4: Density of New Housing

The development comprises the conversion of an existing dwelling to an HMO and is accordingly not “new housing”, thus the policy is not considered applicable to this application.

The increase in occupational density is addressed in the Planning Statement.

Policy JP-C2: Digital Connectivity

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

- Full Fibre Superfast Internet will be installed to the development.
- Nesh network throughout the property, ensuring seamless fast wireless internet to all rooms.