



KH11-let-03

10th October 2025

Bury MBC, Development Control
3 Knowsley Place
Duke Street, Bury
BL9 0EJ

Dear Sir,

Construction of 1 no. single storey dwelling for persons in adult social care, following demolition of former works, Land to Rear of 29 Raven Street, Bury, BL9 5AU :

Further to your request for additional information, referring to your item 3, regarding Places for Everyone Joint Development Plan Document:

Policy JP-S2: Carbon and Energy Statement :

The aim of the Places for Everyone Development Plan Document is to develop a carbon neutral Greater Manchester by 2038, which in order of importance seeks to:

- Minimise energy demand.
- Maximise energy efficiency.
- Use renewable energy.
- Use low carbon energy.
- Utilise other energy sources.

Stated within this plan, as an interim measure, development should be consistent with the 2022 Part L Building Regulations, with which our proposal will be fully compliant.

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

The nationally advised housing space standards assume all new housing will comprise either a 1 bed, 1 person requirement, or a 2 bed, 3 or 4 person requirement.

The standards assume one bedroom will be a double, used by 2 people with additional bedrooms for each child.

No allowance is tabled for a 3 bed 2 individual persons plus an occasional carer requiring little accommodation space.

Our proposal provides 2 no. bedrooms, each 10.1 square metres in area, and minimum widths of 2.75m, sufficient to achieve the required width for a double bed.

An additional bedroom is provided for occasional use by one carer, who's assistance may be required from time to time.

The width of this bedroom is 1.8 metres, with adjacent en-suite shower room and toilet.

Overall the internal area achieved for the whole dwelling is 83 square metres, which is almost the requirement for a 3 bed, 5 person dwelling.

Built-in storage is illustrated off the main hallway with a floor area of 1.5 square metres as required.

Policy JP-H4: Density of New Housing :

The minimum required density for the site is currently 35 dwellings per hectare.
As the subject site area is 0.136 hectares, the minimum density expected would be 0.475 houses.
Our proposed density therefore exceeds the minimum requirement and complies.

Policy JP-C2: Digital Connectivity:

This planning policy required all new development to have full fibre premises connections unless unviable, such that internet connections will be operational and immediately accessible to network providers when occupiers move into new premises.

This policy will be fully embraced, with all ducting installed, along with pull chords, such that no builders work will be required to enable connection.

We consider that a connection hub will be available in the near future to enable full connectivity to all new premises within this area.

Let me know if you need anything further.

Yours sincerely,

Gary Dearden