

PLACES FOR EVERYONE (PfE) STATEMENT

GSS24172 – 40 Orange Hill Road, Prestwich, M25 1LS

Information Required for PfE requirements.

This document is produced in support of the planning application at 40 Orange Hill Road, Prestwich, M25 1LS. The proposal is for the change of use from a single dwelling house (c3) to 2 Self-Contained apartments (C3).

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 A or B, demonstrating energy efficiency and environmental sustainability.
- Smart Thermostats: Smart thermostats will be installed throughout the proposed development 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. Specifications regarding recycling, as stated by Stockport Council, are encouraged to all future residents of the property.
- 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.

The proposed development will be insulated in full compliance with current building regulations. It adheres to the U-values specified in Approved Document L, Table 11, ensuring the property meets the required standards for thermal efficiency and energy performance.

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

In compliance with Policy JP-H3 which states this dwelling meets or exceeds all the required size standards set by Bury Council for habitable rooms, bathrooms, living areas etc.

This is not a new build dwelling, rather a reconfiguration of the original dwelling.

Policy JP-H4: Density of New Housing

This policy sets a minimum net residential density of 35 dwellings per hectare.

Orange Hill Road is 100m long (from the first residential house until the last) and there are 49 houses on the road. The conversion of Number 40 will increase the amount of residential homes from 49-50. Thus already on Orange Hill Road, the minimum net residential density of 35 dwellings per hectare has been met.

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 produced many suppliers who can provide internet speed to the property. (See Below image where the top three are displayed).
- As this property is located in the well populated residential neighbourhood around Heaton Park in Prestwich, in a well serviced residential area, it is anticipated or expected that there should be no issues with mobile connectivity. This is not a remote location.

MONEYSUPERMARKET

Find faster and more reliable broadband In your area

40, Orange Hill Road, Prestwich
Manchester, Greater Manchester, M25
1LS
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We've found you 79 deals that match your location Sort by: Average monthly cost

Filter results

Speed

- ☐ 10Mb+ Standard from £18.67 p/m
- ☐ 30Mb+ Fast Fibre from £18.67 p/m
- ☐ 300Mb+ Superfast Fibre from £23.67 p/m
- ☐ 900Mb+ Ultrafast Fibre from £31.33 p/m

Contract length

- ☐ 12 months
- ☐ 18 months
- ☐ 24 months

TV deals

- ☐ Include TV deals

Phone calls / line options

- ☐ Cheapest by provider
- ☐ Everything

FEATURED DEAL

BT

£30.99 per month
Increasing to:
£34.99 on 31 Mar 2026
£38.99 on 31 Mar 2027
£32.41 average monthly cost

Fibre 300 only

300Mb average* speed | **24** month contract | **free** setup costs

New customers only | Offer ends 23/10/25 | Free access to BT Wi-Fi hotspots

£70 BT Reward Card

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Please check the speed information for your home on the provider's site. Average speeds for this package are 300Mb.

Start of your results

sky

£22.00 per month
Increasing to:
£19.00 on 1 Apr 2026
£21.00 on 1 Apr 2027
£18.67 average monthly cost

Full Fibre 150

150Mb average* speed | **24** month contract | **free** setup costs

New customers only | Offer ends 23/10/25 | Prices may change during contract

£80 VOUCHER

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3

£17.00 per month
Increasing to:
£19.00 on 1 Apr 2026
£21.00 on 1 Apr 2027
£19.17 average monthly cost

4G Home Broadband

10Mb average* speed | **24** month contract | **free** setup costs

New customers only | Plug and play | Next day delivery

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