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Planning Department
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Places for Everyone(PfE)

Policy JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity) Compliance Statement

Proposal: Planning application for the formation of an external seating area with associated wind barriers and retractable awning ancillary to the existing hot food takeaway use

at (the site): 369 Brandlesholme Road, Bury, BL8 1HS

Introduction

This statement has been prepared in support of the planning application for the formation of an external seating area with associated wind barriers and retractable awning ancillary to an existing hot food takeaway at 369 Brandlesholme Road, Bury.

The proposal comprises minor external works only and does not involve the creation of new floorspace, a new building, or any alteration to the existing building envelope or internal layout

Policy JP-S2: Carbon and Energy

Policy JP-S2 seeks to ensure that development proposals minimise energy demand and maximise energy efficiency, including compliance with Part L of the Building Regulations where applicable.

The proposed development does not involve the construction of a new building or any increase in internal floorspace. The works comprise minor external alterations, including the formation of an external seating area with associated retractable awning and wind barriers, together with limited alterations to the existing shopfront glazing.

The replacement shopfront glazing will be installed in accordance with the relevant requirements of Part L of the Building Regulations, with compliance controlled separately through the Building Control process. The proposed works do not result in any material increase in operational energy demand, nor do they give rise to any substantive changes to the building's overall energy performance.

Given the limited scale and ancillary nature of the works, the proposal does not warrant the submission of a standalone energy statement and is considered compliant with Policy JP-S2.

Policy JP-C2: Digital Connectivity

Policy JP-C2 supports the provision of high-quality digital infrastructure and requires new development to be served by full fibre connections where feasible.

The proposal does not constitute “new development” for the purposes of this policy, as it does not create a new unit, building, or floorspace, nor does it involve any operational development requiring new digital infrastructure.

The existing premises are already served by operational digital connectivity, and no works are proposed that would affect or require changes to existing network provision.

Accordingly, Policy JP-C2 is not applicable to the proposed development, and the proposal is compliant with the policy.

Conclusion

The proposed development comprises minor, ancillary external works only and does not give rise to any energy or digital connectivity implications.

The proposal is therefore compliant with Policies JP-S2 and JP-C2 of the Places for Everyone Joint Development Plan Document.