

**Policy Response for change of use from a
residential dwelling (Use Class C3) to a Children's
Home (Use Class C2) at 21 Buckingham Avenue
Whitefield M45 6DJ.**



Site Location:	21 Buckingham Avenue Whitefield M45 6DJ
Date:	18 February 2026
Planning Authority:	Bury Metropolitan Borough Council

Introduction

Homz has been instructed to prepare and submit planning application for a change of use from use class C3 to use class C2 for a childrens home at 21 Buckingham Avenue, Whitefield M45 6DJ.

This submission responds to the Local Planning Authority's request for further information in relation to Policy.

Policy JP-S2: Carbon and Energy – Compliance Statement

Policy JP-S2 of the Places for Everyone (PfE) Joint Development Plan Document, which became part of the adopted development plan for Bury on 21 March 2024.

Although the proposal relates solely to a change of use with no external alterations, the applicant confirms the following measures to ensure compliance with Policy JP-S2:

a) Minimising Energy Demand and Maximising Efficiency

The building fabric will be retained; however, energy-efficient improvements will be implemented where practicable, including upgrading lighting to LED, installing smart heating controls, and enhancing thermal performance where accessible. Any replacement mechanical or electrical equipment installed as part of the change of use will be selected to achieve high efficiency and support reductions in operational energy demand.

b) Compliance with 2022 Part L of the Building Regulations

No new-build elements are proposed. Where building services are replaced or upgraded, they will comply fully with the requirements of Part L (2022), in line with JP-S2.

c) Electric Vehicle (EV) Charging – Part S

The applicant confirms that an EV charging point will be installed for the property, in accordance with Part S of the Building Regulations and the expectations of Policy JP-S2. Should physical constraints arise during installation, the LPA will be notified with an appropriate justification.

Within the provisions of a change of use proposal, the applicant commits to delivering proportionate and practical measures to reduce energy consumption, improve efficiency, and comply with Parts L and S of the Building Regulations. The proposal therefore accords with the aims and requirements of PfE Policy JP-S2.

Policy JP-C2: Digital Connectivity – Compliance Statement

The applicant also acknowledges the requirement under PfE Policy JP-C2, which requires all new development to have full-fibre digital connectivity unless technically infeasible or unviable.

To comply with this policy, the following measures will be implemented:

a) Provision of Full Fibre to the Premises (FTTP)

The applicant will engage with a recognised digital network provider to secure a full-fibre connection to the property. If FTTP infrastructure is already present in the locality, the property will be connected accordingly.

b) If FTTP Is Demonstrated to Be Unfeasible or Unviable

Written confirmation will be obtained from the provider where connection is not technically possible or would require disproportionate works. In such circumstances, the applicant will provide the best available alternative digital infrastructure to ensure suitable operational connectivity for the children's home.

c) Operational Internet Access

Regardless of the infrastructure type, a reliable and active internet connection will be in place prior to occupation, ensuring the home operates effectively and supports the objectives of JP-C2.

Conclusion

The applicant trusts that the above information satisfactorily addresses the Local Planning Authority's request for further details in relation to PfE Policies JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity). The proposal has been assessed carefully against the adopted development plan, and the applicant is committed to ensuring full compliance with the policy requirements, insofar as is practicable for a change of use development. Please do not hesitate to contact us should any further clarification or information be required.