



Planning Statement

Description	Change of use from Shop and Premises (Class E(a)) to: - Ground Floor - Sui Generis (two number hot food takeaways) and Class E(a) Retail Unit - First Floor - Class E(c)(iii) Commercial Unit - Second and Third Floor - C3(a) Two Bedroom Apartment
Address	85 The Rock Bury BL9 0NB
Client	Assh Properties Limited
Date	20.04.2024

The property

The property is located at the heart of Bury Town Centre near the famous The Rock

Policy JP- C2 - Digital Connectivity

Digital Connectivity Infrastructure (DCI) is the physical digital infrastructure including mobile and fixed (e.g., broadband) connections to the internet and other physical equipment. Examples of these are as follows: 1) Fixed broadband network infrastructure includes ducting, telephone/telegraph poles, the exchange, Fibre to the Cabinet (FTTC), Fibre to the Premise/Home (FTTP/H also known as Full Fibre).

Mobile coverage is the area where a device (such as a handset) can connect to the mobile network. Capacity is the amount of traffic and users the network can handle, and the speeds at which it can deliver.

1.3 Minimum requirements for improved DCI delivery

1.3.1 All relevant applicants should set out in their planning application how they are complying with Policy SI 6. This includes whether the proposal is exceeding the minimum requirements of Building Regulations³ and/or justification for any exemptions.

See 1.3.3 response

1.3.2 All relevant development proposals should seek to meet the expected demand for digital connectivity for all end-users and support the effective use of rooftops and the public realm to accommodate well designed and suitably located DCI.



1.3.3 All relevant applicants should show evidence of engagement with broadband and/or mobile operators and others. Applicants should also make use of the any relevant toolkits that reflect the latest design principles. This should include confirmation that a suitable provider has offered to provide a connection to a gigabit-capable network for each dwelling/unit; and details of which technology will be used to deliver DCI in the development, e.g., full fibre, satellite, fixed wireless or other technologies.

1.3.4 Each local planning authority (LPA) must decide the relevant appropriate conditions either as part of the approved plans or separately, or as a legal agreement, where appropriate.

This statement confirms that a search on money supermarket produces two suppliers who can provide 1 GB or more of internet speed to the property. As this property is located in the town centre it is anticipated or expected that there should be no issues with mobile connectivity

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