

Digital Connectivity Statement – Barn Conversion to Single Dwelling

Project: Conversion of Barn at Three Gates Farm, Turton Road, Tottington, Bury, BL8

Applicants: Mr A Baldwin and Ms S Carter-Clavell



1. Introduction

This statement addresses digital connectivity provisions in accordance with **Bury Metropolitan Borough Council (Bury MBC)** planning requirements and the guidance outlined in **JP C2**. It accompanies the planning application for the conversion of an existing barn at Three Gates Farm into a single residential dwelling. The purpose is to demonstrate that the dwelling will have suitable, future-proof digital infrastructure to support high-speed broadband and mobile connectivity.

2. Existing Digital Infrastructure

- Three Gates Farm, located in Tottington, benefits from access to local fibre broadband networks provided by major UK operators.
- Mobile network coverage at the site includes 4G from primary providers (EE, Vodafone, O2, Three), with potential for 5G in the surrounding area.
- The site is served by accessible overhead and underground telecommunications infrastructure suitable for connection to the proposed dwelling.
- Our clients currently use 'Starlink', which delivers speeds up to 400+ Mbps, at their current home and will continue with this arrangement.

3. Proposed Digital Connectivity Measures

To ensure the converted barn is equipped for modern digital requirements:

1. Fibre-Ready Infrastructure

- Internal ducting will be installed to allow direct connection to fibre-optic broadband where available. The adjoining land owner has confirmed permission for any trenches required to install a fibre broadband connection.

2. Internal Structured Cabling

- CAT6/CAT6a cabling will be installed to key rooms, including living areas, bedrooms, and a home office space.

3. Wi-Fi Coverage

- Wireless access points will be positioned to provide full coverage throughout the dwelling, including upper floors and loft spaces.

4. Mobile Signal Enhancement (If Required)

- Provision for a mobile signal booster will be considered to ensure reliable indoor mobile coverage.

5. Smart Home and Future-Proofing

- The dwelling design allows for future integration of smart home technology and energy management systems reliant on reliable digital connectivity.

4. Compliance with JP C2 and Local Policy

- The proposed measures comply with **JP C2** requirements, ensuring the dwelling can support high-speed broadband and modern digital services.
- These measures support **Bury MBC's planning objectives**, including sustainable living, social inclusion, and home-working capabilities.

5. Conclusion

The barn conversion at Three Gates Farm will provide a single dwelling with robust, future-proof digital connectivity. The measures outlined ensure compliance with local planning guidance, enabling residents, Mr A Baldwin and Ms S Carter-Clavell, to fully benefit from high-quality broadband and mobile services.