

cadence

FULL PLANNING APPLICATION · SEPTEMBER 2026

Digital Connectivity Statement

Places for Everyone Policy JP-C2

Clough Farmhouse, Clough Lane, Prestwich, Manchester M25 3JD
Proposed Demolition of Existing Dwelling and Erection of Replacement Dwelling and Detached Garage

Prepared by Cadence Architecture on behalf of Mr & Mrs Kelly
Careful design and honest budget conversations, from the very first meeting.

1. Introduction

This Digital Connectivity Statement has been prepared by Cadence Architecture on behalf of Mr and Mrs Kelly in support of a full planning application for the demolition of the existing dwelling and the erection of a replacement dwelling and detached garage at Clough Farmhouse, Clough Lane, Prestwich, Manchester. It is submitted in accordance with the validation requirements set out in the pre-application response of 13 July 2026 and demonstrates how the development responds to Places for Everyone Policy JP-C2: Digital Connectivity.

2. Policy Context

Policy JP-C2 requires new development to be provided with full fibre to the premises (FTTP) connections unless this is demonstrated to be infeasible or unviable, and requires the provision of multiple ducting to enable competition between providers and future upgrades without disruption.

3. Digital Connectivity Provision

- The dwelling will be provided with a full fibre to the premises (FTTP) connection where available from network providers serving the area, with availability to be confirmed with Openreach and alternative network operators prior to construction
- Multiple ducting will be installed from the highway boundary at Clough Lane to the dwelling, laid during the construction of the new access and driveway, enabling connection by more than one provider and future upgrades without excavation
- Internal containment and hard-wired data points will be provided to the principal rooms, including the home office accommodation, supporting reliable home working
- Where a full fibre connection is not immediately available, the ducting and internal infrastructure will nonetheless be installed so that the dwelling is connection-ready, facilitating future connection without further works, subject to technical feasibility and viability

4. Conclusion

The development incorporates the physical infrastructure required to deliver full fibre connectivity to the dwelling, with multiple ducting and future-proofed internal provision. The proposal accords with Policy JP-C2.