

Policy JP-C2: Digital Connectivity

Site address: Land adjacent 100 Bury New Road, Radcliffe, Bolton BL2 6QB

Proposal:

Erection of 2 no. detached dwellings with associated means of access.

Applicant: Mr and Mrs Gavin

Prepared by: BPD Architecture Ltd

18.08.2025

Digital Connectivity

As part of the Places for Everyone Joint Development Plan Document which has been adopted and now forms a part of the development plan for Bury from 21/03/2024. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The policies of the PfE are therefore applicable to the assessment and determination of all planning applications from 21 March 2024.

As such, the following policies are applicable to the above proposed development:

Requirements:

- Provide a digital connectivity statement that confirms the development has full fibre to premises connections, operational internet connections and accessibility to network providers unless technical infeasible and/or unviable.

The construction phase of the erection of the two no. self build dwellings will incorporate high speed fibre optic digital connections to comply with Part R of the building regulations.

As of 26th December 2022, all new build dwellings must come equipped with high speed internet connectivity prior to completion of the houses.

All properties must be capable of Gigabit capable broadband connectivity.

Checks have been undertaken via Openreach Fibre Checker data and existing supplies in the area are capable of internet speeds up to 1600 mbps.

An internet connectivity plan will be submitted to the relevant building control body prior to works commencing on site as part of mandatory plot registration requirements.