

## Digital Connectivity statement

Location: 134-136 Rochdale Road, Bury, BL9 7BD

1<sup>st</sup> Issue – Date: 06<sup>Th</sup> March 2025

Project no. 2109001

Studio Tashkeel Architecture Ltd.

**Client:** Mr. Abid Ali

**Location:** 134-136 Rochdale Road, Bury, BL9 7BD

**Proposal:** Change of Use from Storage (Class B8) to Seating for Restaurant (Class E(b)); Single-storey rear extension.

**Instruction:** Studio Tashkeel Architecture Ltd. were instructed to carry out this Digital Connectivity statement on behalf of the client; for bury council –  
**Development Management Team**

## **1.0 Introduction**

This Digital Connectivity Statement has been prepared to support the planning for the proposed 'Change of Use from Storage to seating for a Restaurant and single storey rear extension' at site 134-136 Rochdale Road, Bury, BL9 7BD.

It addresses the requirements of Policy JP-C2: Digital Connectivity and outlines how the scheme will ensure robust and future-proof digital infrastructure.

### **1.1 Site Description**

The proposed development is located at 134-136 Rochdale Road, Bury, BL9 7BD, within an established commercial and residential area. The site is accessible via Rochdale Road, a key route in Bury, and is surrounded by a mix of retail, hospitality, and residential properties.

134 currently consists of a two-storey commercial building. The ground floor is designated for commercial use and is currently a grocery store, while the upper floor was used for storage.

136 is a two-storey disused commercial building with both floors being previously used as a restaurant.

The building's front facade faces Rochdale Road, integrating with the existing commercial streetscape. The rear of the site backs onto an access road, Kershaw St, which facilitates deliveries, service access and fire escape routes.

### **1.2 Existing Infrastructure Analysis:**

The site is situated in an area with established broadband and mobile network coverage. Initial checks indicate the availability of fibre-optic services in the locality, with the potential for further enhancements to meet commercial needs.

### **1.3 Policy Context**

JP-C2: Digital Connectivity – All new development to have full fibre to premises connections, unless technical infeasible and/or unviable. This policy supports high quality digital infrastructure and requires new development to have full fibre to premises connections, operational internet connections and accessibility to network providers unless technically infeasible or unviable.

## **2.0 Proposed Digital Connectivity Improvements:**

### **2.1 Broadband Infrastructure:**

- The two restaurants will be equipped with dedicated fibre-to-the-premises (FTTP) connections to deliver high-speed internet for operational requirements such as online reservations, payment systems, and guest Wi-Fi.
- Infrastructure will allow multiple service providers to ensure flexibility and competitive service options.

### **2.2 Mobile Network Enhancement:**

- The premises will ensure sufficient mobile signal coverage indoors, supported by necessary equipment if required, to enhance connectivity for staff and customers.

## **3.0 Future-Proofing Measures:**

Provisions will be made for scalability, such as additional ducting capacity for future technological upgrades, ensuring the premises remain adaptable to evolving digital needs.

## **4.0 Benefits to the Development:**

- Ensures reliable and fast internet connectivity for operational and customer-facing applications.
- Enhances the customer experience with seamless access to Wi-Fi and digital services.
- Supports the restaurants' operational efficiency, marketing, and administrative tasks.

## **5.0 Engagement with Providers:**

Discussions will be initiated with broadband providers to confirm and secure the required high-speed connectivity, ensuring readiness prior to completion of the project.

## **6.0 Conclusion:**

This statement demonstrates the commitment to providing state-of-the-art digital connectivity for the proposed development, ensuring compliance with Bury Council's digital infrastructure requirements laid out in of Policy JP-C2.

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