

DIGITAL CONNECTIVITY STATEMENT

Proposed Change of Use to 9-Bed HMO (Sui Generis)

240 Bolton Road, Bury, BL8 2PA

V1, 20th June 2025
NME



Digital Connectivity Statement

For:

Proposed Change of Use to 9-Bed HMO (Sui Generis)

At:

240 Bolton Road, Bury, BL8 2PA

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1- Introduction

This statement has been prepared to demonstrate compliance with Policy JP-C2: Digital Connectivity, as outlined in the Greater Manchester Places for Everyone Joint Development Plan. It sets out how the proposed development at 240 Bolton Road will meet or exceed the policy's requirements for full fibre to the premises (FTTP) connectivity, ensuring high-quality digital infrastructure is embedded within the development, thereby supporting future occupants' digital needs, economic growth, and overall sustainability.

2- Objective and Commitment

The primary objective of this development is to facilitate seamless, reliable, and high-capacity digital connectivity facilities for all future occupants. The project aims to provide FTTP infrastructure from the outset, ensuring that the development is future-proofed against rapid digital advancements, and that it fosters connectivity for residential, commercial, and community use.

3- Fibre Infrastructure Provision

3.1- Full Fibre to the Premises (FTTP):

The development scheme will incorporate FTTP technology directly to each property, ensuring ultra-fast, low-latency, and reliable internet connections. This aligns with the policy's core requirement for full fibre connectivity, supporting a highly resilient digital environment that can

cater to the increasing bandwidth demands of modern digital applications, smart home devices, remote working, and streaming services.

3.2- Technical and Financial Feasibility:

The project team has engaged with several infrastructure providers and fibre network specialists to assess the technical feasibility of installing FTTP infrastructure. Given the current digital infrastructure landscape in Bury and the proximity of existing fibre optic networks, it is technically feasible to deliver FTTP to the development site without significant constraints.

Financially, the project has allocated funds to ensure the deployment of fibre infrastructure, with provisions made for ongoing maintenance and future upgrades as required. Early engagement with service providers confirms that the deployment of FTTP is commercially viable, with available operators willing to extend their existing networks to service the development.

3.3- Implementation Strategy:

- Pre-Construction Planning: Detailed infrastructure planning will be conducted early in the project to coordinate with local utility providers and fibre network operators.
- Fibre Core Network: A dedicated underground duct network will be installed to facilitate fibre pathways from the nearest existing fibre nodes and distribution hubs.
- Property-Level Connectivity: Individual properties will be equipped with fibre termination points, ensuring immediate access to high-speed broadband upon occupancy.
- Access to Multiple Providers: The infrastructure will be designed to accommodate multiple Internet Service Providers (ISPs), allowing future occupants to choose their preferred provider and plan, contributing to healthy market competition.

4- Accessibility and Future-Proofing

4.1- Network Accessibility:

The infrastructure will ensure that the network is accessible, expandable, and durable over its lifespan, allowing for future technological upgrades.

4.2- Supporting Smart Technologies:

Deployment of advanced digital infrastructure will facilitate smart home solutions, IoT applications, and digital services that improve living standards and environmental sustainability.

5- Summary

In conclusion, the development at 240 Bolton Road will comprehensively meet the requirements of Policy JP-C2 by delivering full fibre to premises connections where technically and financially feasible. The project has meticulously planned for high-quality, reliable, and scalable digital connectivity infrastructure, supporting the long-term digital needs of residents and businesses alike.

This commitment will ensure that the development not only complies with local policy but also promotes digital inclusion, economic vitality, and resilience within the community.