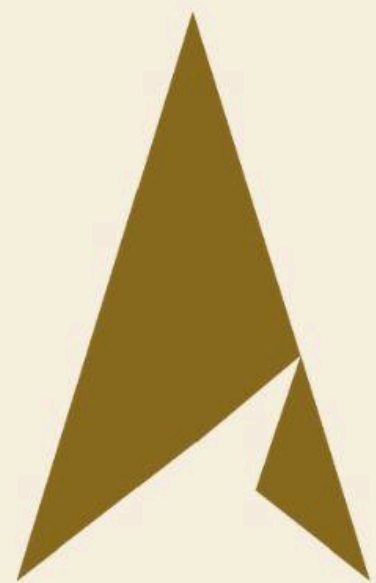




GOLDEN TRIANGLE ARCHITECTS

24III - 167 and 169 Rochdale Road, Bury, BL9 7BB

Digital Connectivity Statement

27/02/2026



01 - Introduction

1.1 Purpose of Statement

This Digital Connectivity Statement has been prepared by Golden Triangle Architects to support the planning application for 167 and 169 Rochdale Road, Bury, BL9 7BB.

In an increasingly connected world, access to high-speed, reliable digital infrastructure is no longer a luxury but a utility as essential as water or electricity. This document outlines how the proposed change of use and restoration from commercial premises to residential use will meet the digital needs of future occupants, ensuring compliance with Places for Everyone Policy JP-C2 and supporting digital inclusion targets.

1.2 The Vision

The proposal seeks to create two high quality family dwellinghouses. A key component of "high quality" is the ability to work, learn, and communicate effectively from home. Our strategy ensures that these properties are equipped with the "digital backbone" required for modern living, preventing digital exclusion and ensuring long-term viability.

02 - Policy Context

2.1 Places for Everyone Policy JP-C2

As highlighted in the pre-application advice or local design guidance, the development must adhere to Places for Everyone Policy JP-C2 - Digital Connectivity. This policy generally requires that:

1. New developments are provided with full fibre to the premises (FTTP) connections.
2. Infrastructure should include multiple ducting to allow for competition and future upgrades.
3. Connections must be delivered unless it can be demonstrated that it is not feasible or viable to do so.

2.2 National Planning Policy Framework (NPPF)

The NPPF highlights the importance of advanced, high-quality, and reliable communications infrastructure for economic growth and social well-being.

03 - Connectivity Strategy

3.1 Gigabit-Capable Connection

The development is located in an area which benefits from existing digital infrastructure.

3.2 Primary Connection

The site is serviced by Virgin Media, which provides Gigabit-capable infrastructure (via Hybrid Fibre Coax or Full Fibre XGS-PON). This ensures that fibre optic cables run directly from the exchange into the property, replacing legacy copper wires that significantly limit speeds.

3.3 Primary Connection Speed Capability

The proposed infrastructure will support download speeds in excess of 1,000 Mbps (1Gbps), ensuring the dwellings can support multiple simultaneous users, 4K streaming, and remote working.

3.4 Secondary Provider Connection Speed Capability

CityFibre do not currently offer Gigabit/Full Fibre coverage at this address

Openreach do not currently offer Gigabit/Full Fibre (FTTP) coverage at this address, though standard legacy connections are presumed to be available.

3.5 Future Proofing

The operator is currently undertaking a network-wide upgrade to Full Fibre (Project Mustang), ensuring the site remains at the forefront of connectivity standards through 2028 and beyond.

3.5 Physical Infrastructure and Multiple Ducting

In direct accordance with Places for Everyone Policy JP-C2, the development will incorporate the installation of multiple physical ducts from the property boundary to the external connection points of both dwellings. While Virgin Media will serve as the primary Gigabit-capable provider upon occupation, this multiple ducting strategy ensures that the infrastructure is fully future-proofed. It will allow secondary providers (such as Openreach or CityFibre) to easily draw their own full-fibre networks into the properties

at a later date, promoting market competition and facilitating future technological upgrades without the need for disruptive retrospective groundworks.

04 - Internal Digital Fabric

4.1 Home Working Capability

Recognising the shift towards hybrid working models, the internal layout of the dwellings has been designed to support home office functions.

4.2 Distribution

Internal data distribution points (Cat6 cabling) will be installed in key habitable rooms to ensure stable, hard-wired connections are available for desk-based work.

4.3 WiFi Penetration

The layout is designed to facilitate better WiFi signal propagation, reducing "dead zones" common in older properties or those with solid partition walls.

05 - Feasibility & Viability

5.1 Availability Check

A desktop assessment of digital infrastructure availability has been undertaken via the Virgin Media Availability Checker.

5.02 Status

Ultrafast Full Fibre is currently available in the postcode area.

5.03 Viability

There are no known physical or economic barriers to providing high-speed connectivity to this site. The cost of installation is included within the development budget.

06 - Conclusion

This statement confirms that the proposal for 167 and 169 Rochdale Road, Bury, BL9 7BB fully addresses the requirements of Places for Everyone Policy JP-C2.

By securing Gigabit-capable infrastructure and integrating robust physical infrastructure into the works, the development delivers "future-ready" housing. This ensures that future occupants will benefit from high-speed connectivity from the day of occupation, supporting social inclusion, economic activity, and flexible lifestyles.



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