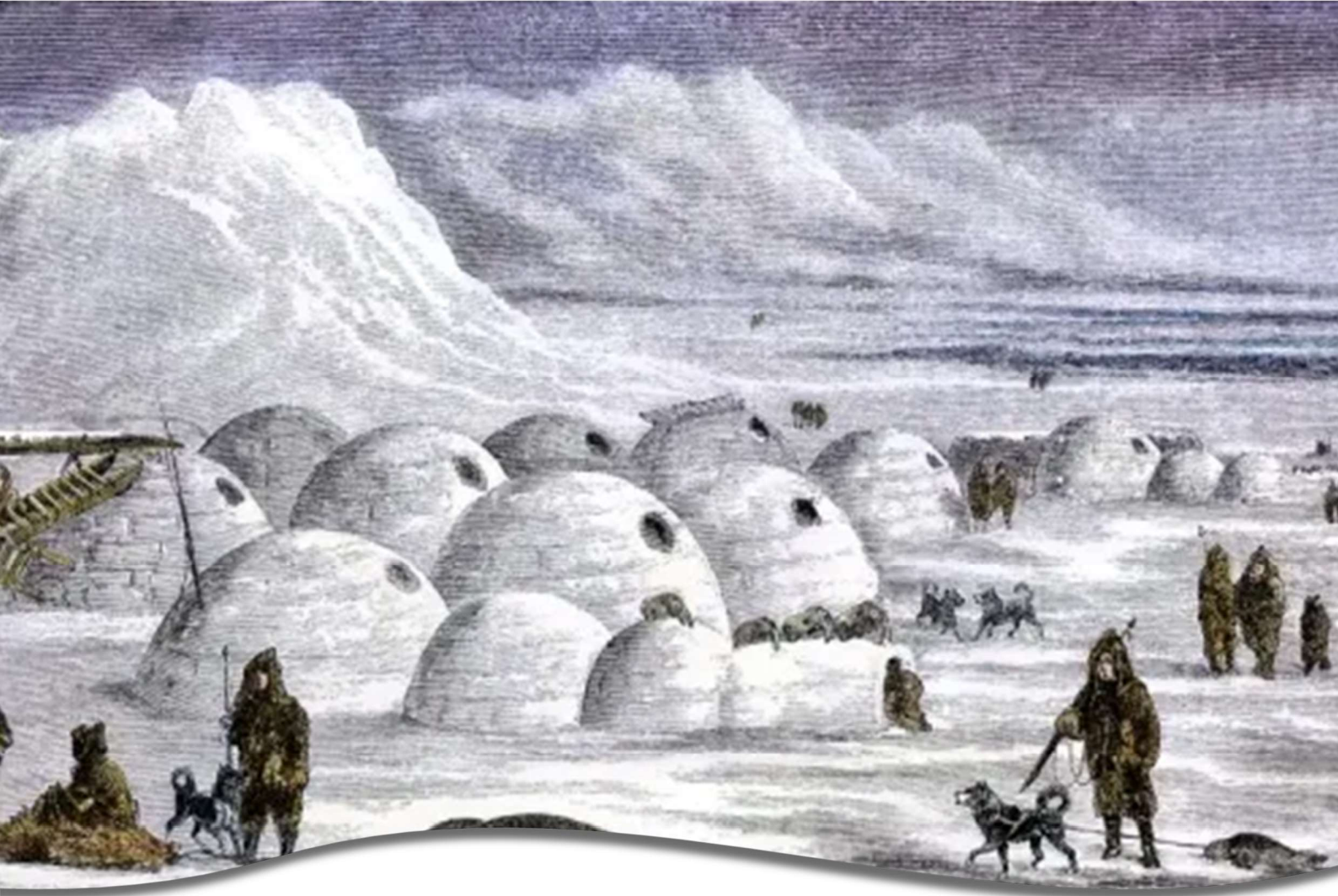




Digital Connectivity and Carbon & Energy Statement

Client: Titan Holdings Corporation Ltd

Site Address: Former Fire Station
The Rock
Bury
BL9 0NJ

Date: 30 January 2026

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1.0 Introduction

Igloo has been instructed to prepare a Digital Connectivity and Carbon & Energy statement in relation to the proposed development at the Former Fire Station, Bury.

1.1 Purpose and Scope of Report

This statement has been prepared in support of a planning application for the change of use of land at the former Bury Fire Station to a vehicle storage yard. The purpose of this Statement is to assess the practicality and feasibility of Places for Everyone (PfE) policies JP-S2 and JP-C2 in relation to this development.

2.0 JP-C2 Digital Connectivity

Policy JP-C2 of the Places for Everyone Joint Development Plan for Greater Manchester – Digital Connectivity requires that all developments support the provision of affordable, high-quality digital infrastructure, including full fibre-to-the-premises (FTTP) connectivity and operational internet access, unless it can be demonstrated that this is technically infeasible or unviable.

2.1 Proposal Appraisal

Given that the development involves no buildings, occupied premises, or permanent operational facilities, there are no structures to which full fibre connections could reasonably be installed. The nature of the use does not require fixed broadband infrastructure, as site management can be undertaken via mobile telecommunications, which are already available in the area.

It is therefore considered that the installation of full fibre connections would be technically infeasible and unnecessary for the proposed open storage use, and that the development complies with the intent of Policy JP-C2 by not placing unreasonable or impractical infrastructure demands on a low-impact, non-built form of development.

3.0 JP-S2 Carbon & Energy

Policy JP-S2 of the Greater Manchester Places for Everyone Development Plan – Carbon and Energy requires developments to contribute to carbon neutrality by minimising energy demand and maximising energy efficiency.

3.1 Proposal Appraisal

The proposed development generates no operational energy demand typically associated with built development.

The site will function solely as an open storage area for vehicles. There will be:

- No buildings or enclosed structures
- No heating, lighting, or mechanical systems
- No energy-intensive processes

As such, there is no requirement for energy consumption beyond occasional vehicle movements associated with site management. The proposal therefore inherently minimises energy demand and maximises energy efficiency by virtue of being a low-impact, open land use.

In accordance with Policy JP-S2, the applicant considers that the preparation of a detailed energy statement is not necessary or proportionate, as there are no practicable energy-saving measures applicable to a development with no built form or operational energy requirements.

4.0 Conclusion

Overall, the proposal represents a low-energy, low-infrastructure form of development that accords with the sustainability principles of the PfE policies. The absence of built form inherently minimises carbon impact and avoids unnecessary infrastructure provision where it would not be viable or proportionate.