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Date: 30th July 2026
Our Ref: APC00228

RE: FORMER BARCLAYS BANK, SILVER STREET, BURY

POLICY JP-C2 - DIGITAL CONNECTIVITY ASSESSMENT

Introduction

This Digital Connectivity Assessment has been prepared to support the proposed conversion of the former Barclays Bank building on Silver Street, Bury to residential use. The purpose of this assessment is to consider the availability of existing broadband infrastructure in the area and determine whether the site can be served by superfast or ultrafast broadband services.

Reason for Refusal of Planning Application 70803/FUL states:

“9 The application and submitted plans and supporting statements contain insufficient information to demonstrate that the proposal would comprise high quality digital infrastructure, as required by Policy JP-C2 - Digital Connectivity of the Places for Everyone Joint Development Plan”.

This Reason for Refusal of Planning Application 70803/FUL references Policy JP-C2 - Digital Connectivity (see page 218 of **CD3**) which supports the provision of affordable, high quality, digital infrastructure. It is notable that the Policy is phrased as a ‘permissive’ policy with criterion 2 indicating that the Council will support applications where measures include provision for “...full fibre to premises connections”. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

The Reason for Refusal was imposed because the Council considered that the applicant had not demonstrated how they would meet the requirements of this policy, even though such details could have been the subject of a reasonable planning condition.

Note also that a change to building regulations commenced in England from the 26th of December 2022 that mandate the installation of a gigabit-ready telecoms infrastructure during the construction of new homes. The imposition of the Reason for Refusal is therefore highly unreasonable as other legislative provisions require the installation of high-quality digital infrastructure in any event.

Assessment Methodology

Broadband availability was assessed using publicly accessible online datasets, including the Openreach fibre availability checker, to identify existing copper and fibre connections within proximity of the site. Additional information was sourced from broadband infrastructure coverage maps published by network operators.



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Broadband Coverage and Availability

The Openreach availability checker confirms that the area surrounding Silver Street is served by Fibre-to-the-Cabinet (FTTC) technology, providing download speeds of up to 1130 Mbps. The checker also indicates availability of Fibre-to-the-Premises (FTTP) within the Bury town centre area, though the application site may require additional installation works depending on service provider confirmation.

- BT: 67-73 Mps (FTTC), higher for FTTP
- Sky: 75-900 Mps
- Virgin: 132-1130 Mps

Conclusion

Based on the above assessment, the proposed development can be adequately served by existing broadband infrastructure, supporting superfast speeds (defined as 24 Mbps and above). Therefore, the site is considered suitable from a broadband connectivity perspective, and future occupiers will have access to appropriate digital services.

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