



Studio
Charrette

**Change of use from
domestic garage to nail salon/hairdresser
(Class sui generis); Garage door to
be replaced with new window/infil & door**

404 Bury Old Road, Prestwich, Manchester, M25 1PZ

JP-C2: Digital Connectivity Statement

The proposed development relates to the change of use of an existing detached domestic garage within the residential curtilage of 404 Bury Old Road to a small-scale nail salon and hairdresser. It is not a new-build development and does not involve the creation of a separate planning unit requiring new utility or telecommunications infrastructure.

Policy JP-C2 is principally directed toward ensuring that new development is served by high-quality digital infrastructure, including full fibre to premises connections where appropriate. In this case, the proposal is a minor conversion of an existing building within an established residential curtilage. No new connection is proposed, and the nature and scale of the use are such that the provision of a dedicated new full fibre connection would not be reasonably necessary or proportionate.

The business would operate on a small-scale, appointment-only basis and does not depend upon high-capacity digital infrastructure in order to function. Any digital connectivity required in connection with the use can be met through existing arrangements serving the host property or through the best available existing service. In that respect, the proposal would not undermine the objectives of Policy JP-C2.

Accordingly, having regard to the limited scale of the proposal, its location within an existing residential curtilage, and the absence of any practical need for a new dedicated connection, the requirement for a full fibre to premises connection is not reasonably applicable to this form of development. The proposal is therefore considered compliant with Policy JP-C2 on a proportionate basis.