
**Banidev Limited C/O Capital & Centric and Kamani
Property Group**

Broadband Connectivity Assessment

Ancoat's Works, Pollard Street, Manchester

November 19th, 2021

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1 Introduction

This Broadband Connectivity Assessment has been prepared by Watt Energy & Consulting Engineers on behalf of Banidev Limited, to support a full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) at the site of Ancoats Works on Pollard Street, Manchester.

The demolition and partial demolition of existing buildings is proposed, but the scheme includes retention of the southern area of the former industrial building together with its Pollard Street elevation. Two new build residential blocks are proposed to the north of the retained building, with a central courtyard providing amenity space for use by residents. A ground floor commercial unit is proposed on the corner of Pollard Street and Carruthers Street.

The Applicant is a development partnership between Capital & Centric and Kamani Property Group. Capital & Centric is a Manchester-based social impact developer and regeneration specialist. They have completed over 500,000 sq. ft. of development projects in the last 5 years and currently have a £450m development pipeline across the commercial, residential, hotel and leisure sectors in a number of UK regional cities. Kamani Property Group is a global leader in the ownership and development of commercial, residential and industrial buildings. They have completed and are currently working on a number of projects in Manchester City Centre from office and retail buildings in Manchester's Northern Quarter, to residential and industrial projects further afield. Banidev Limited is a subsidiary of Kamani Property Group.

The report will specifically address the broadband connectivity availability/options within the vicinity of the proposed site.

1.1 The site

The application site extends to approximately 0.55 hectares and is located approximately 1.5km to the east of Manchester City Centre. It is currently occupied by a range of industrial buildings associated with the former Ancoats Works industrial site, and also includes the former Bank of England pub, both of which are now vacant. The main Ancoats Works building is of three storey height and occupies the north eastern half of the site, with car parking toward the Carruthers Street boundary. The existing building is a traditional and substantial industrial unit with a double-gabled roof.

The site is bound to the north by the Ashton Canal, to the east by Hope Mill, a grade II* listed 7-storey former mill building which comprises a theatre and a range of other business uses, to the south by Pollard Street and to the west by Carruthers Street. There are dwellings opposite the site on Pollard Street, Carruthers Street and to the northwest beyond the canal on Piercy Street.

The extent of the application site is shown on the Site Location Plan submitted with the planning application and in the image below:



Figure 1 – Plan showing the proposed ground floor.

1.2 Proposed Development

Full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) across two new development blocks and refurbishment of the southern part of the Ancoats Works building including its Pollard Street façade, together with landscaping, parking, cycle parking, supporting infrastructure and associated works, following the demolition and partial demolition of existing buildings on site. The quantum of development is summarised below:

Residential Units

- 183 no. residential apartments (Use Class C3)

-
- 10 no. duplex apartments (Use Class C3)

The development comprises the following mix of units:

- 68 no. 1 beds (35.2%)
- 112 no. 2 beds (58%)
- 3 no. 3 beds (1.6%)

Amenity and Commercial GIA

- 275 sqm (129.8 sqm amenity and 137.9 sqm commercial)

1.3 Demolition

The proposals include the retention and refurbishment of part of the Ancoats Works building fronting onto Pollard Street including its historic façade. The warehouses to the rear of the main Ancoats works building will be demolished.

2 External Infrastructure Telecommunications Utility Providers

There are a number of telecommunications companies and providers that exist and operate in the vicinity of the proposed site.

The online broadband check for the site postcode indicates that the following broadband types are currently available for the site;

- Standard broadband delivered over the copper network.



3 BT Openreach External Infrastructure Availability

The current Openreach infrastructure within the area is copper therefore not currently meeting the required speeds.

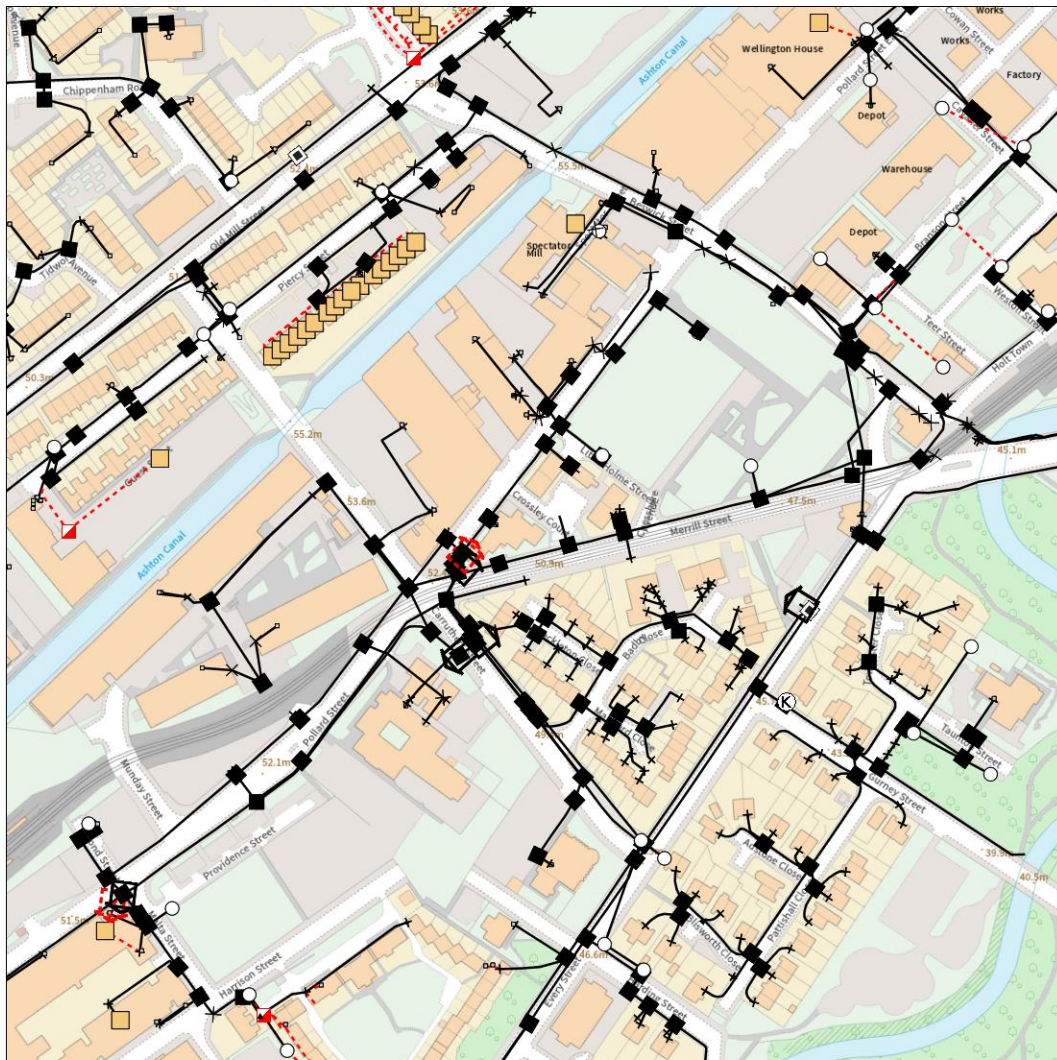
BT Openreach have a universal service obligation granting remote households the right to request broadband speeds of at least 10Mbit/s by 2020.

Due to the nature of the proposed development Openreach would be obliged to provide new fibre infrastructure to serve the building.

Proposals to be developed by Openreach and a fibre connection brought onto site.



Maps by email Plant Information Reply



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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings
PCP			Split Coupling		Built
Pole			Duct Tee		Planned
Box			Building		Inferred
Manhole			Kiosk		Duct
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.		
			Pending Add	In Place	Pending Remove
Power Cable					
Power Duct					N/A

BT Ref : DEF01421S

Map Reference : (centre) SJ8576298431

Easting/Northing : (centre) 385762,398431

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WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Figure 2 – Plan showing the current Openreach network in the area.



4 Virgin Media External Infrastructure Availability

The current Virgin Media infrastructure within the area is a full fibre network therefore provision of a Virgin Fibre connection to the site is available.

Proposals to be developed by Virgin and a fibre connection brought onto site.

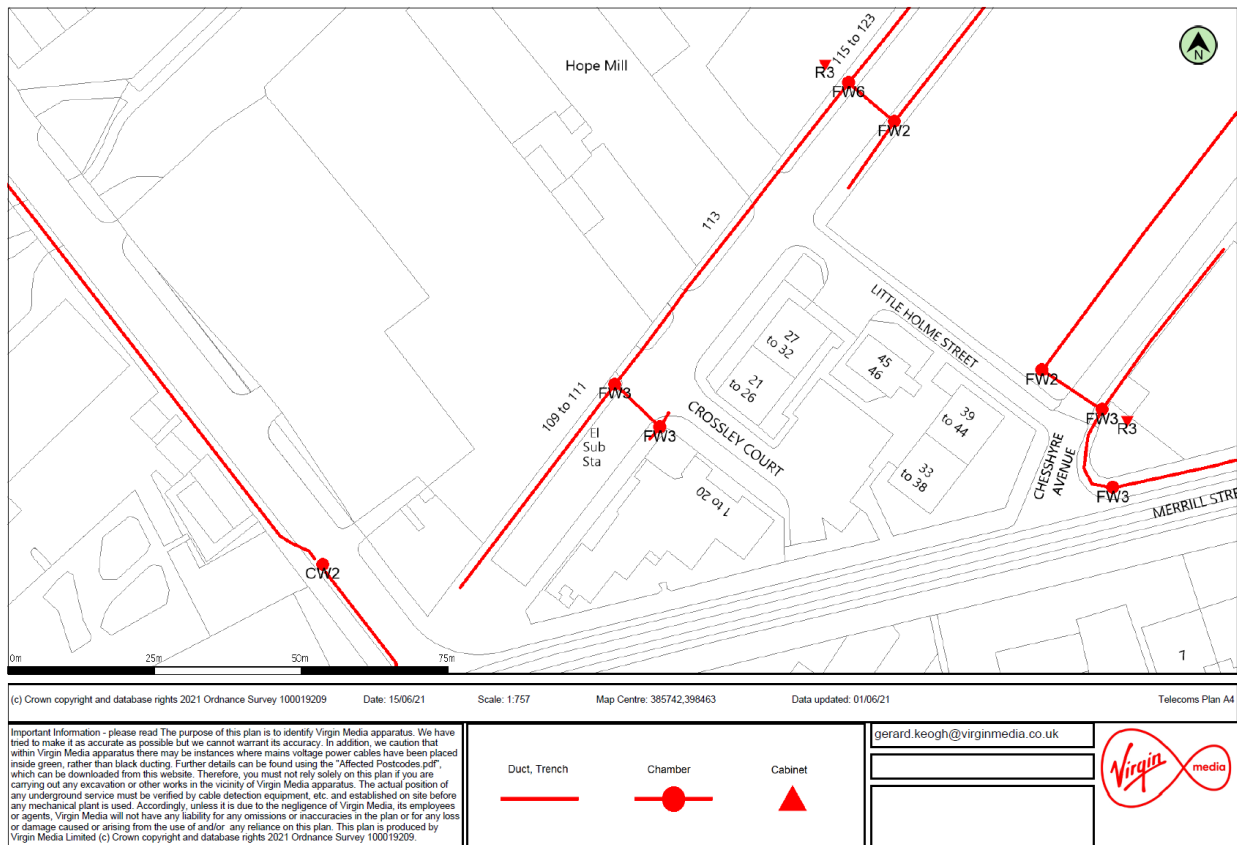


Figure 3 – Plan showing the current Virgin Media network in the area.

5 Developers Guidance and Responsibility

The requirement for Broadband Connectivity must be considered at the pre application stage. This will ensure that the need to provide superfast broadband connectivity is considered in prospective applicant's layout planning and costings before proposals reach the planning application stage.

Pre Application Stage

- Consider the provision of superfast broadband connectivity to the development.
- Liase with broadband providers at an early stage to identify whether the proposed development could be connected to existing infrastructure or whether additional infrastructure would be required and how this would be provided.
- Consider the provision of full fibre technology to larger developments of 30 homes or more.

Application Stage

- Provide an assessment of connectivity to cover the proposed site and current availability of superfast broadband.
- Liase with providers to confirm that it will be possible to provide superfast broadband connectivity to the development.

The developer is recommended to arrange for suitable connection to a superfast broadband provider and to discuss full fibre connection to the proposed development.



6 Conclusion

Following discussions with Openreach, Virgin Media and Third party fibre providers, a full fibre solution shall be provided to the development to include the below;

- External and internal fibre to the property cabling will be provided in line with the Government Guidelines for Data Ducting Infrastructure for New Homes.

- **External Infrastructure**

Fibre cabling is brought into the development via under ground ducting and into the building terminating at the data cabinet within the plant room.

- **Internal Infrastructure**

Fibre is ran internally via cable tray and GPON fibre direct to the Utility room of each dwelling:

The fibre to the property broadband/data and VOIP telephony installations shall be provided to all dwellings as part of the Main Electrical Contracts scope of works.

- **Compliance with Building Regulations Part R – Physical Infrastructure for high speed electronics communications networks**

The above fibre installation will ensure compliance with Part R1 and with the fibre installation already in place to each dwelling will be capable of delivering broadband speeds of greater than 30Mbps.



