
Great Places Housing Group

Broadband Connectivity Assessment

Ancoat's Dispensary, Manchester.

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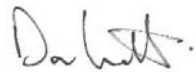
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Index

Section

Section 1: Introduction

Section 2: External Infrastructure Telecommunications Utility Providers

Section 3: BT Openreach External Infrastructure Availability

Section 4: Virgin Media External Infrastructure Availability

Section 5: Developers Guidance and Responsibility

Section 6: Conclusion



Section 1: Introduction

This Broadband Connectivity Assessment has been prepared by Watt Energy on behalf of Great Places Housing Group to support a planning application for the Ancoat's Dispensary development in Manchester.

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

The proposed development comprises 1 No apartment block with 39 residential apartments over 5 storeys.

Site Location

The site is located to the South of Old Mill Street, adjacent to Lampwick Lane in New Islington in Manchester ("the Site"). It is within the City Centre Fringe, to the east of Manchester City Centre.

New Islington is a regeneration priority for Manchester City Council and has been subject to significant investment to facilitate the delivery of residential development and community infrastructure over the years.

Old Mill Street provides an important route from Great Ancoats Street through New Islington, connecting the neighbourhood with Manchester City Centre and the surrounding neighbourhood of Miles Platting, which mostly comprises of two storey residential terraces.

Immediately to the south is the Manchester Life Lampwick development, which is under construction. This development comprises of ten – storey, five – storey and six – storey buildings, set around a central courtyard. The development will provide 209 apartments and four duplex houses, along with four commercial units at ground floor level. The homes are proposed to be for private rent.

Circa 40 metres to the east of the Ancoats Dispensary is Stubbs Mill, a former textile machinery mill, which now provides 27,500 sq ft of workspace which has been fully let to global sports brand Fanatics. The vacant site to the east of Lampwick Lane received planning permission in 2016 for Yo! Homes' 6 storey building to form 24 no. unique residential apartments. This permission has since expired.

To the north of Old Mill Street and the Site is Weavers Quay development, which completed construction in July 2019 and comprises of 201, one, two and three bedroom apartments for rent.



Site Description

The site comprises of the three storey (with basement) gothic style Grade II Listed Building, known as Ancoats Dispensary, which is located south of Old Mill Street in New Islington, Manchester.

There are small areas of hardstanding in front of the north elevation on Old Mill Street, to the west of the western façade and to the south of southern façade. These areas are mostly occupied by the large and complex scaffolding structure which is supporting the remaining structure of the Ancoats Dispensary from further collapse.

The building is currently derelict and the upstanding remains comprise principally of the internal and external load bearing walls. The building has been partially demolished which has included the removal of the roof and the internal floors have collapsed.

Description of Development

Planning permission

“Retention and refurbishment of the former dispensary building’s two principal facades, facilitated by: partial demolition works; extension of the building’s footprint southwards; and, extension to its height by 1.5 storeys, together with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower, to provide affordable housing units (Use Class C3), with creation of an external secure cycle store, bin store, boundary treatments and associated works”

Listed building consent

“Refurbishment, partial demolition and extension of the former dispensary building to increase the height by 1.5 storeys and extend the building footprint to the south, with the removal of the entrance steps and lowering of the ground floor level, and the re-instatement of a central tower with creation of external cycle store and bin store, boundary treatments and associated works”





Figure 1 – Plan showing the proposed lower ground floor.



Section 2: External Infrastructure Telecommunications Utility Providers

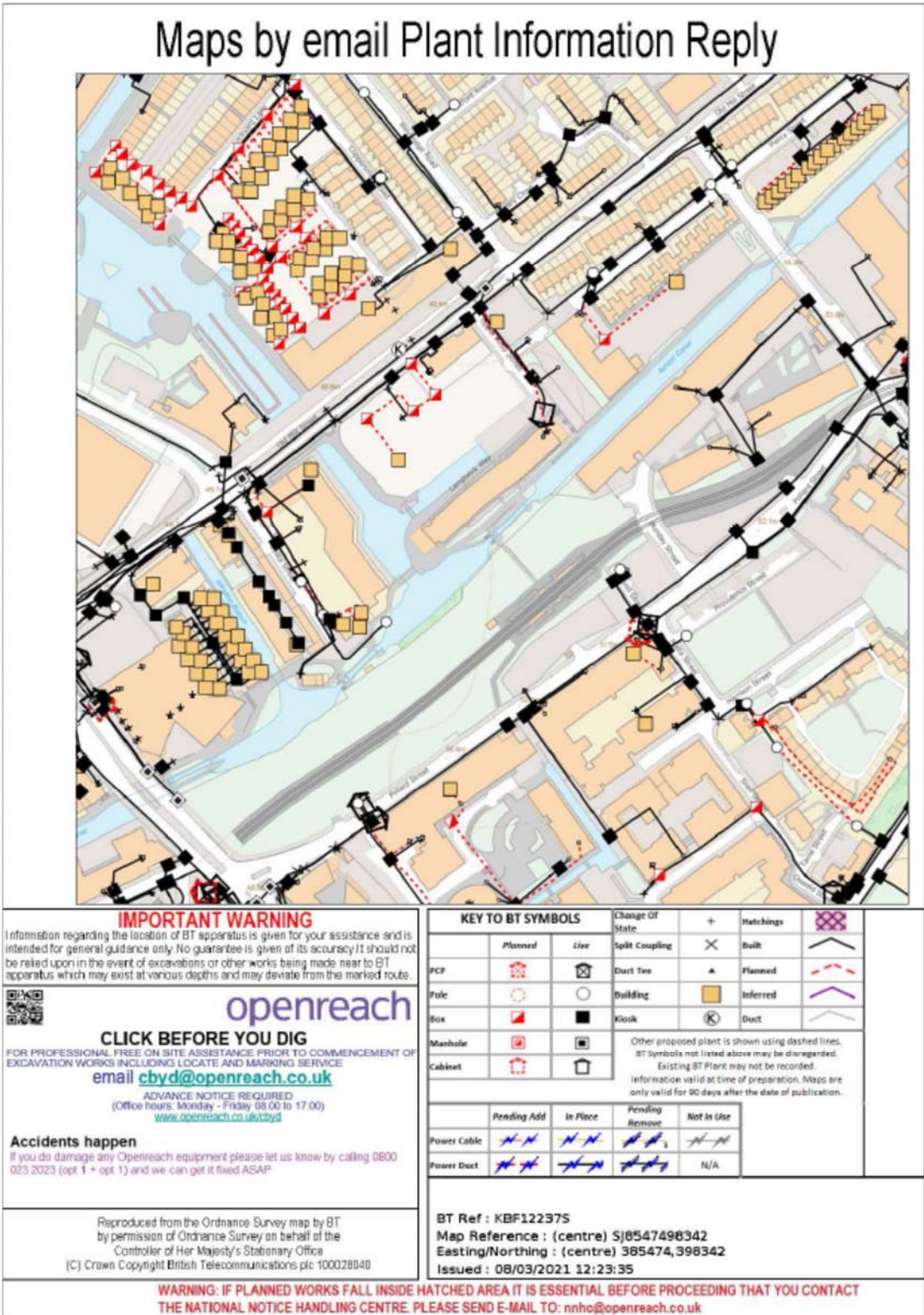
There are a number of telecommunications companies and providers that exist and operate in the vicinity of the proposed site.

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.



Section 3: BT Openreach External Infrastructure Availability



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

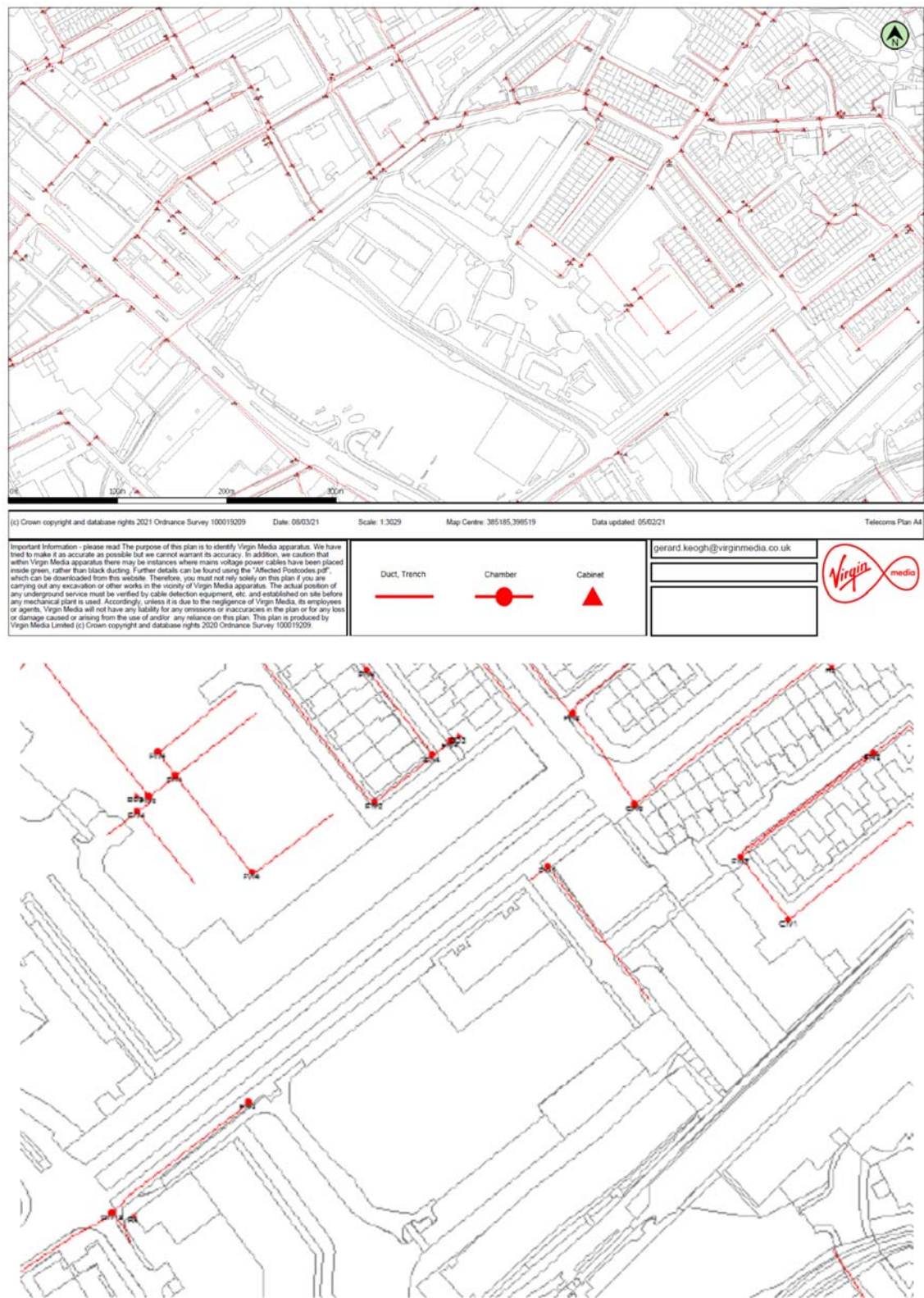
BT Openreach have a universal service obligation granting remote households the right to request broadband speeds of at least 10Mbit/s by 2020.

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 following receipt of a new site application for the scheme.



Section 4: Virgin 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 following receipt of a new site application for the scheme.



Section 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 applicants 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.



Section 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.

