



Winners Chapel

Broadband Connectivity Assessment

October 2024

Document Revision Control

Revisions	Date	Reason for Issue	By	Approved
P01	28.10.2024	Preliminary Issue	TT	IC

Contents

Document Revision Control.....	2
1.0 Introduction	4
2.0 External Infrastructure Telecommunications Utility Providers	7
3.0 BT Openreach External Infrastructure Availability.....	8
4.0 Conclusions.....	9
5.0 Appendix	10

1.0 Introduction

This assessment has been prepared to support an application for planning permission for the proposed construction of Winners Chapel, Blackley, M9 6GN. The assessment details the findings of licensed and other available information to address requirements regarding potential broadband connectivity for the Proposed Development.

There will be a new two-storey development, which is a place of worship, including offices, functional rooms and car parking spaces following demolition of existing buildings.

The site boundary is identified by the red line in Figure 1 below:

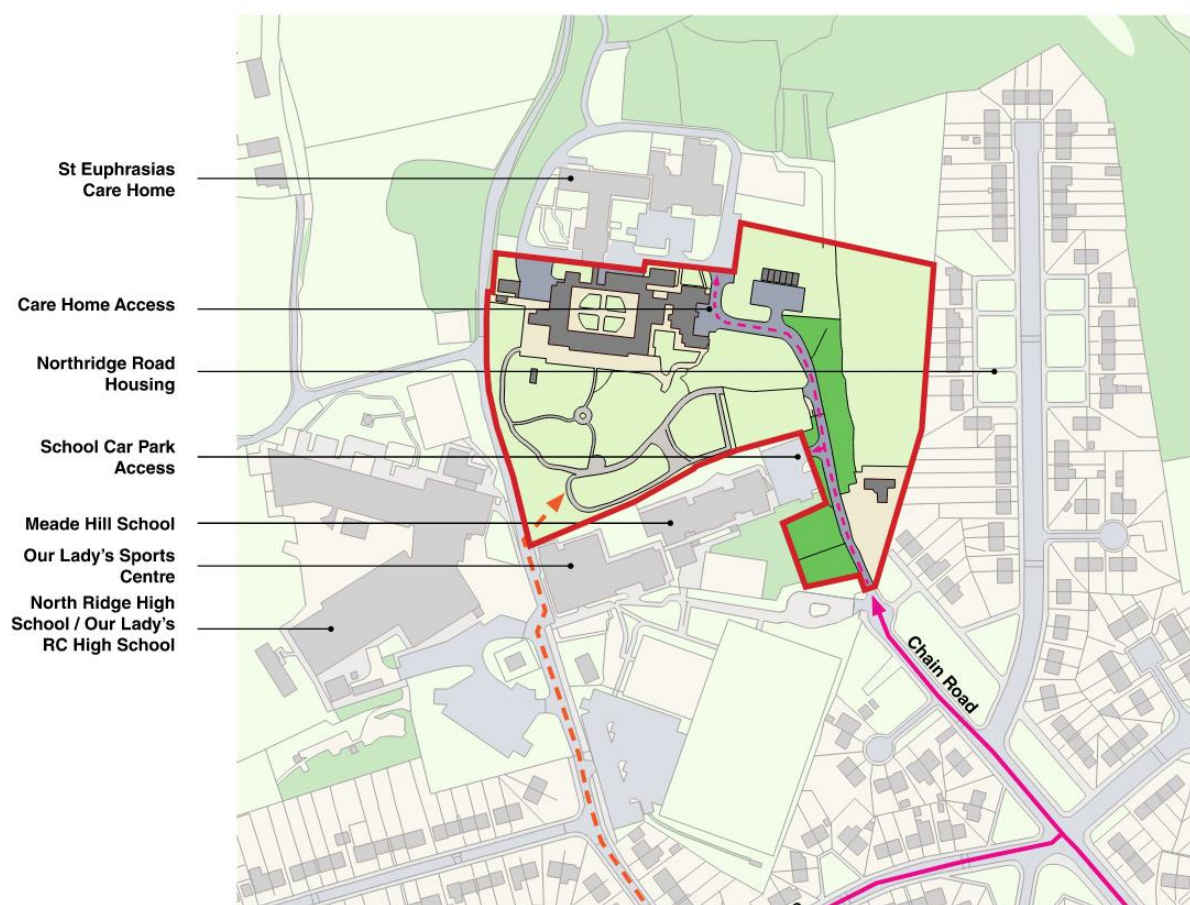


Figure 1 - Site Boundary

The Assessment Requirements

Manchester City Council (MCC) requires applications for certain sized developments to include a broadband connectivity assessment. Further guidance can be found in the document; "Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018 (revised January 2020), MCC ^{see appendix}. The requirement states;

Broadband Connectivity Assessment

It is considered that all new build residential developments must incorporate measures to facilitate digital connectivity for all new build properties having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 10 - National Planning Policy Framework (NPPF)^{see appendix})

Developer's Guidance and Responsibility - At the Pre-Application Stage

Broadband connectivity is most helpfully and effectively raised at the earliest possible stage of the planning process. This can help to 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. At the pre-application stage, prospective applicants:

- Will be reminded of the requirements of local guidance and Section 10 (NPPF) concerning broadband connectivity, i.e. the provision of superfast broadband connectivity;
- Will be advised that occupiers of the Proposed Development should be able to arrange access to superfast broadband immediately at the point of occupation; and
- Will be encouraged to liaise 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.

Developer's Guidance and Responsibility - At the Application Stage

Applications for planning permission for major development should be accompanied by evidence of the superfast broadband connectivity of the site, such as this report. This should take the form of a connectivity assessment, or similar proof, from one or more broadband infrastructure providers evidencing the availability of at least superfast broadband speeds. This can be submitted as part of a sustainability statement accompanying the application.

Where superfast broadband connectivity is available, the development should include the infrastructure to connect to this service and make it available to occupiers. Where superfast broadband connectivity is not currently available:

- Applications should be accompanied by evidence that discussions have been held with a range of providers to upgrade infrastructure to deliver superfast broadband or full fibre connections.
- Where one or more providers have agreed to provide superfast broadband connectivity, the development should be designed to connect to this service and make it available to occupiers.
- Where no provider has agreed to provide superfast broadband connectivity, the development should incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband in future.

The Broadband Connectivity Assessment

This assessment can be used for reference and to support the planning application submission. This assessment was undertaken during October 2024 to provide information regarding the connectivity around the Site and the availability of local broadband services.

This report follows the following structure:

Chapter 1 introduces the work, the assessment's requirements, the Proposed Development and Site

Chapter 2 lists which external infrastructure telecommunications utility providers are operating in the study area, with which technology and what likely upload and download speeds are available

Chapter 3 describes the existing local BT Openreach infrastructure around the Site

Chapter 4 presents the conclusion

2.0 External Infrastructure Telecommunications Utility Providers

A number of telecommunications companies and broadband providers exist and operate in Manchester. Database integration indicates that the following providers are active around the Site's postcode centroid, however, most of them (except BT) limited the service around the end of Chain Road area.

Only existing Broadband Provider – BT provided service in the Study Area

Summary of the Active Service Providers

<u>Service Providers</u>	<u>Existing Plant</u>
BT	Existing plant provided Standard Broadband Service
Virgin Media	No Plant
Sky Telecommunications	No Plant
Vodafone	No Plant

Broadband Speed Availability Checker from Ofcom Website

GOOD SHEPHERD CONVENT, 114, CHAIN ROAD

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	18 Mbps	2 Mbps	
Superfast	--	--	
Ultrafast	--	--	
Networks in your area - Openreach Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.			

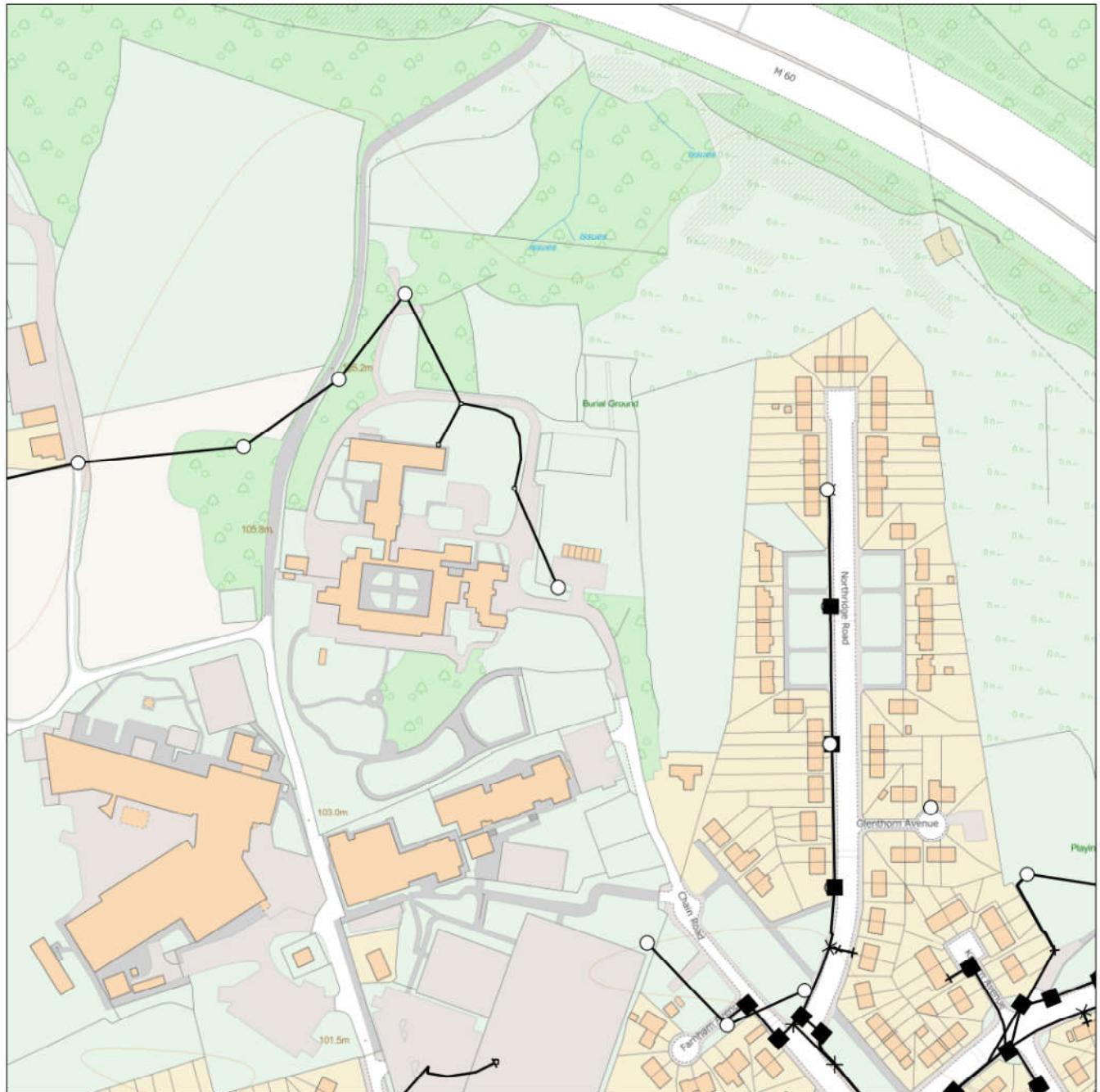
3.0 BT Openreach External Infrastructure Availability

BT Openreach had a universal service obligation (USO) to give homes and businesses the right to request a decent and affordable broadband connection (broadband speeds of at least 10 Mbit/s by 2020).

As a result of this obligation, BT Openreach is still aggressively installing new fibre and broadband infrastructure throughout the UK, enhancing coverage in major cities.

Based on BT database interrogation, there is existing BT Openreach infrastructure surrounding the Site, with existing poles and fibre installed adjacent to the Site. Please refer to the BT Openreach existing infrastructure availability map below:-

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbvd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbvd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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	Not In Use	
Power Cable					
Power Duct				N/A	

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office
(C) Crown Copyright British Telecommunications plc 100028040

BT Ref : SWY08344P

Map Reference : (centre) SD8565804676

Easting/Northing : (centre) 385658, 404676

Issued : 15/01/2021 08:34:40

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

4.0 Conclusions

A desktop study has been undertaken to assess the potential for broadband connectivity to the proposed Winners Chapel development. The study has utilised licensed information and current technical data regarding connectivity from a number of sources.

The area already is likely to have standard download speeds (around 18 megabits per second). Only BT Openreach has existing fibre infrastructure near to the application Site.

It is recommended that the developer engage with a broadband infrastructure provider in order to establish the most optimal data infrastructure solution for the Proposed Development. It is considered that BT Openreach offers the most optimal connection, due to the beneficial locations and high number of network connection nodes adjacent and into the Site. BT Openreach can be contacted via their website.

Full fibre connections represent the most future-proof form of infrastructure. New development should look to increase the spread of full fibre connections, which have the potential to boost the city's economy; help businesses grow and be more productive; help Manchester compete with other cities and provide more symmetrical upload / download speeds for residents and businesses. Full fibre connections also offer greater reliability and lower energy / maintenance costs.

This broadband connectivity assessment can be used for reference and to support the proposed Winners Chapel development planning application submission.

5.0 Appendix

Planning Policies - National Planning Policies

National Planning Policy Framework (NPPF), by Ministry of Housing, Communities and Local Government, December 2023

Section 10. Supporting high quality communications

118. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

Local Planning Requirements

Manchester City Council (MCC), "Full, Outline, Reserved Matters & Variation/Removal of Conditions Planning Applications - Is Your Application Valid?", September 2018 (revised January 2020), MCC

Broadband Connectivity Assessment

All new build residential developments must incorporate measures to facilitate digital connectivity for all new build residential properties having regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities and Local Government. (Section 10 NPPF)