
Foras (Sparkle Street) Ltd

Broadband Connectivity Assessment

Sparkle Street Manchester

Tuesday, 13 June 2023

Watt Energy & Consulting Engineers Ltd
40 King Street, Manchester, M2 6BA

t. 0161 43 43 103
w. www.wece.co.uk
e. office@wece.co.uk

watt 
Energy & Consulting Engineers

Issue Control

Director

Daniel Watt



First Issue Date	Revision Issue Date	Issue Revision	Issued By
Tuesday, 13 June 2023			DW
	28 th June 2023	A	DW

Document Disclaimer

© Watt Energy & Consulting Engineers Ltd (WE&CE) own the copyright in this report and it has been written for the sole and confidential use of the client showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. It is not intended for and should not be relied upon by any third party. Any such party relies on this report at their own risk. No part of this report may be copied or duplicated without the express permission of WE&CE and the party for whom it was prepared.



Index

1	Introduction	4
1.1	Proposed Development	4
2	External Infrastructure Telecommunications Utility Providers	5
3	BT Openreach External Infrastructure Availability	6
4	Virgin Media External Infrastructure Availability	8
5	Vodafone External Infrastructure Availability	9
6	Developers Guidance and Responsibility	10
7	Conclusion	11



1 Introduction

This Broadband Connectivity Assessment has been prepared by Watt Energy & Consulting Engineers on behalf of Foras (Sparkle Street) Ltd, to support a Full Planning Permission for demolition of existing low rise commercial units and erection of ground + 27 storey residential development with supporting residential amenity, private terraces and private shared garden.

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

1.1 Proposed Development

Full Planning Permission for demolition of existing low rise commercial units and erection of ground + 27 storey residential development with supporting residential amenity, private terraces and private shared garden.

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 availability of internet services at the proposed development has been explored in two ways:

Assessment via Openreach – which shows the availability of their fibre network at UK locations via an automated service on their website.

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

- BT Openreach Fibre
- Virgin Media
- Vodafone Fibre

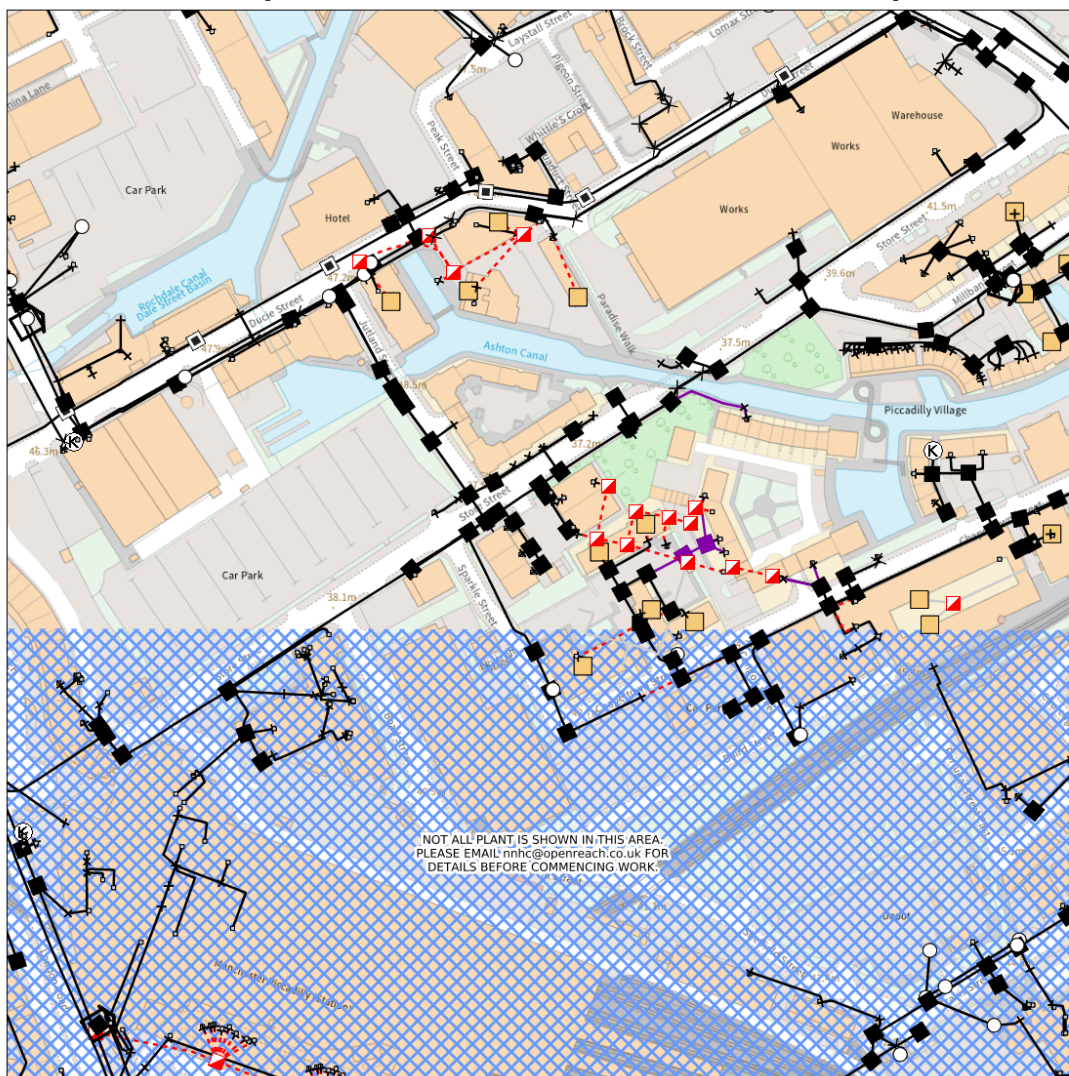
3 BT Openreach External Infrastructure Availability

An online search establishes speeds up to 74Mb (Average) are available in the area.

The proposed development will benefit from the option of FTTP. The benefit of FTTP over FTTC is that internet speeds are typically faster, and the network has a greater capacity for higher speeds in the future, whilst considered to be more reliable and consistent. The process and the cost of doing this varies depending on the development type and size. For developments comprising more than 19 plots, Openreach will install FTTP for free. A 'plot' in this context is defined as *an individually Council Addressed property paying full residency council tax*. The proposed development therefore qualifies for free facilitation of the fibre network from the exchange to the properties themselves. This requires registration of the site, specifically:

- Registration is required 6 months before provision of the service to the first property and eight weeks before development commences on site;
- The dates of commencement on site and required service must be provided;
- A description of the development including the number of plots, whether it is part of a larger development and associated phases;
- Contact details for the company building the properties and the person managing any queries from Openreach must be provided;
- Plans of the development must be provided including:
 - o Location;
- Site plan at a minimum of 1:500;
- Schedule of accommodation that show how many plots per floor and their connection to a riser in cases of multiple cores.
- Registration is undertaken online, whereupon it will be assessed by the Openreach team. The timescale for this assessment is not defined, the customer service team advised that this varies according to the number of applications being processed at any given time, however a response from the assessment team should be received within five working days from submission of the registration form;
- Following assessment of the registration documents, an agreement will be provided by Openreach which must be signed and returned so that the application can be progressed by Openreach. This stage is not required if a framework agreement between the developer and Openreach has already been signed;
- Once the agreement has been signed it will be processed by the Openreach planning team, who will coordinate the connection process based on the development timescales.

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 cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

www.openreach.co.uk/cbyd

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

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

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		

BT Ref : MJZ04504F

Map Reference : (centre) SJ8494698039

Easting/Northing : (centre) 384946, 398039

Issued : 23/08/2022 16:50:37

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 1 – 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.

An online search establishes speeds up to 1.1Gb (Average) are available in the area.

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

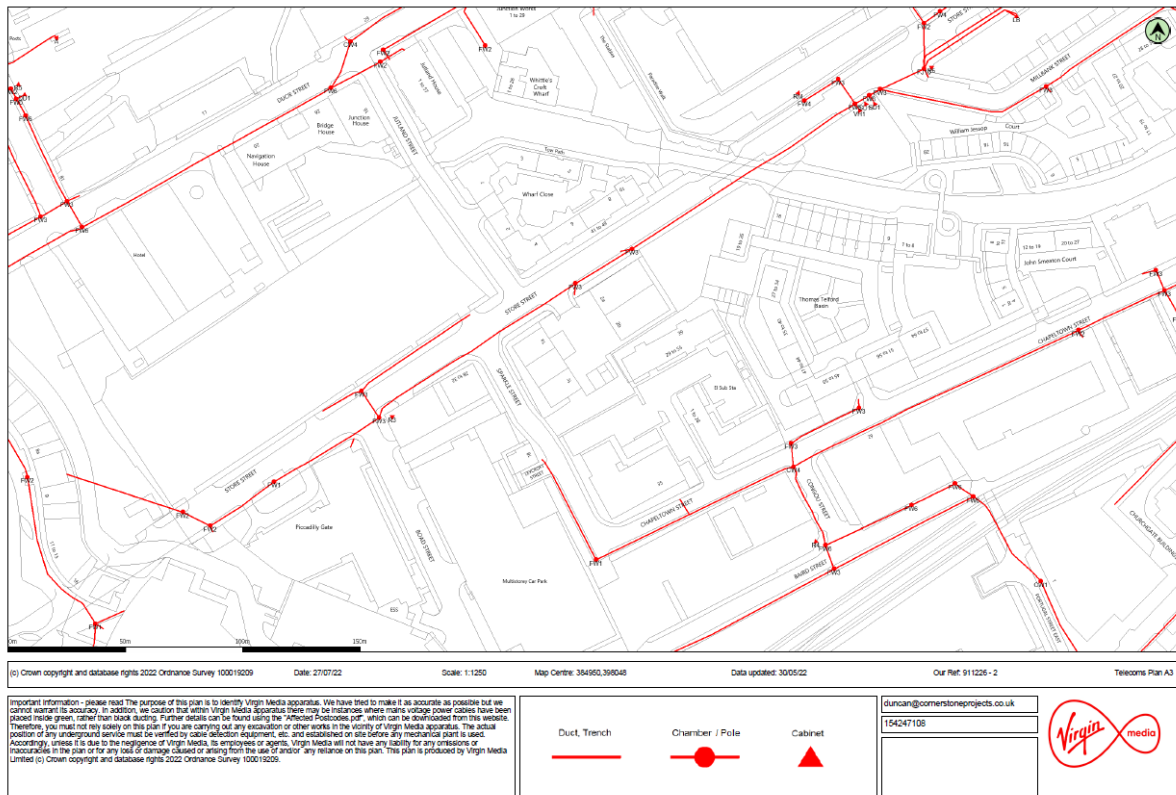


Figure 2 – Plan showing the current Virgin Media network in the area.

5 Vodaphone External Infrastructure Availability

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

An online search establishes speeds up to 67Mb (Average) are available in the area.

Proposals to be developed with Vodaphone and a fibre connection brought onto site.

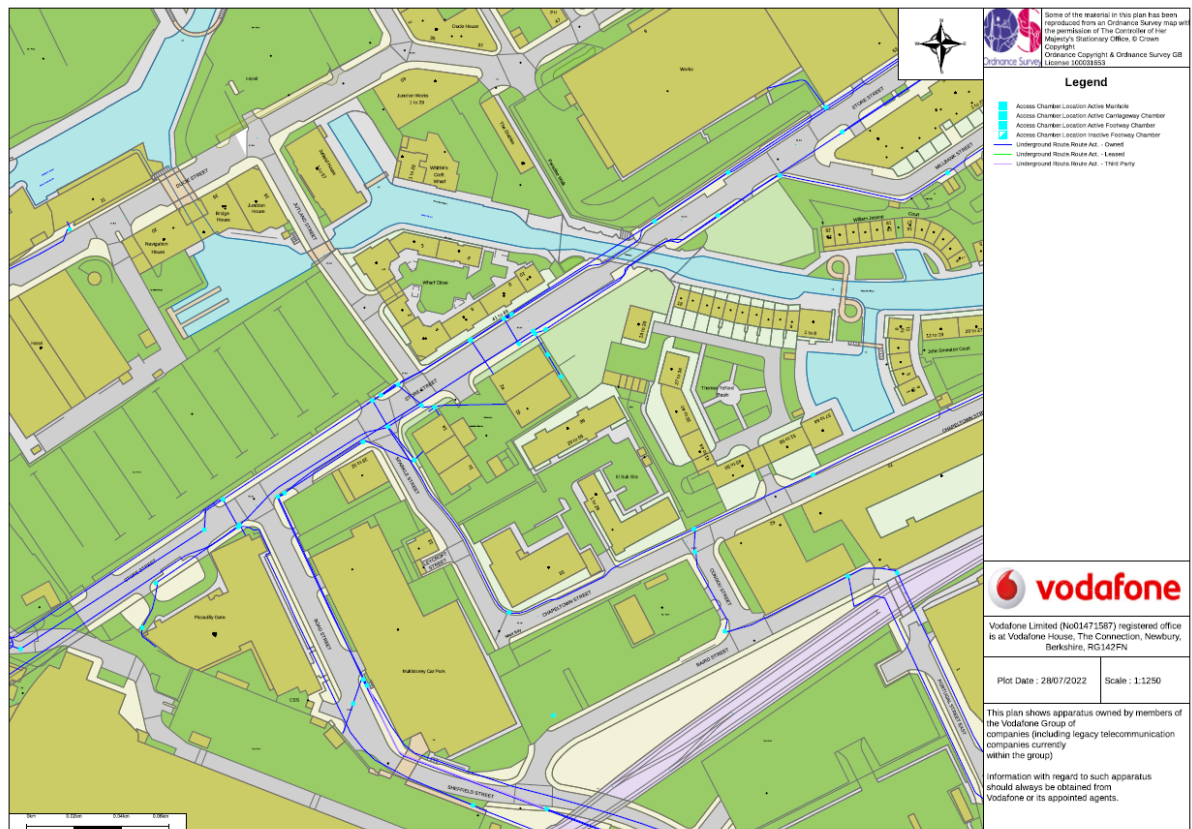


Figure 2 – Plan showing the current Vodaphone network in the area.

6 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.
- 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.
- 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.
- Liaise 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.

7 Conclusion

Following discussions with Openreach, Virgin Media, Vodafone and Third Party fibre providers, a full fibre solution will 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 underground 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.

