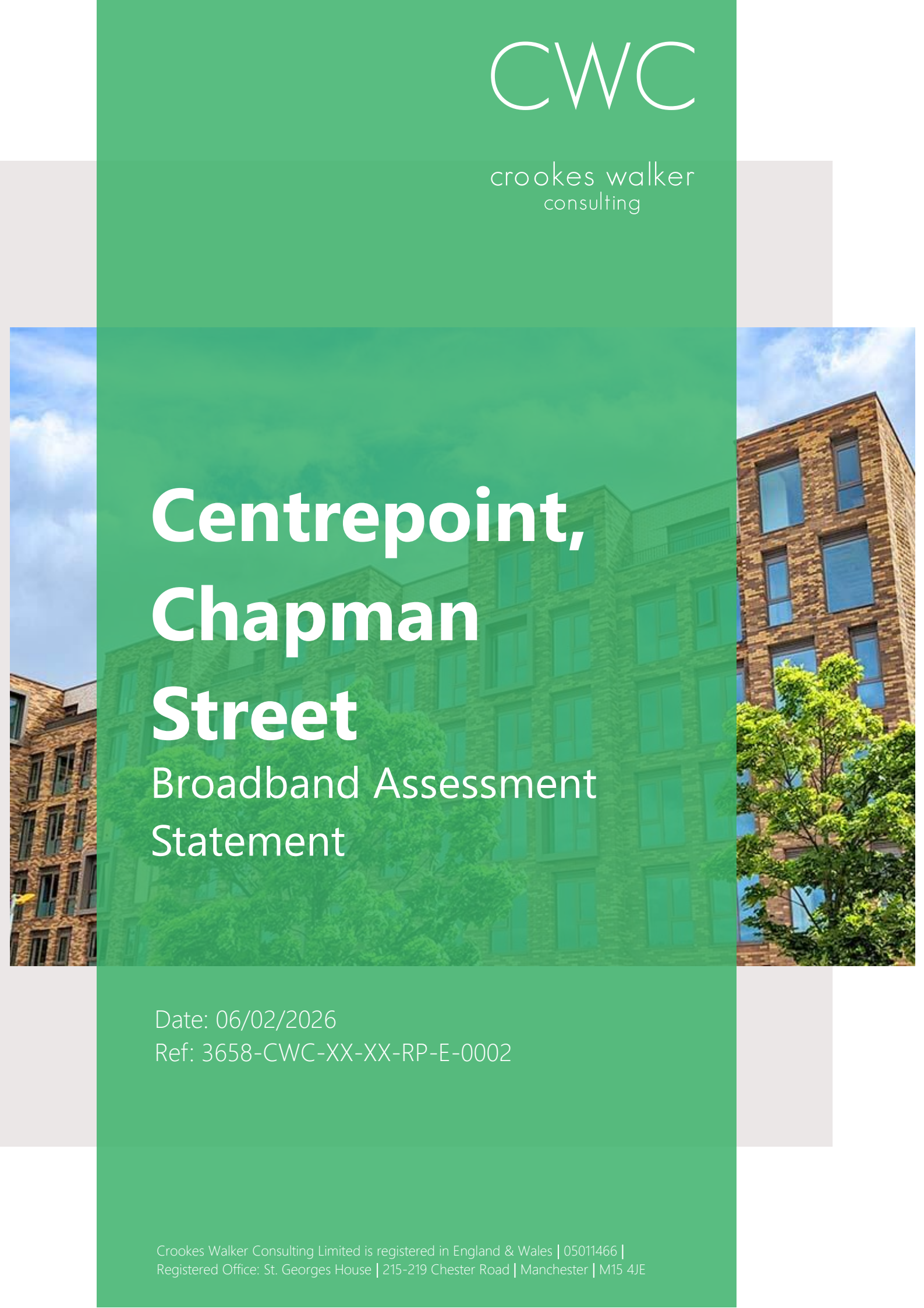




CWC

crookes walker
consulting

Centrepont, Chapman Street

Broadband Assessment Statement

Date: 06/02/2026

Ref: 3658-CWC-XX-XX-RP-E-0002

Revision Record

Date	Reference	Revision	Prepared By	Checked By	Authorised By
19/01/2026	3658-CWC-XX-XX-RP-E-0002	1	Gurbani Viridi	Andy Portnell	Andy Portnell
06/02/2026	3658-CWC-XX-XX-RP-E-0002	2	Gurbani Viridi	Andy Portnell	Andy Portnell

Contents

1.0	Executive Summary.....	4
2.0	Introduction	5
2.1	Existing Site Location & Context	5
2.2	Assessment Requirements.....	6
3.0	Broadband Assessment	8
3.1	External Infrastructure Telecommunications Utility Providers	8
4.0	Existing Broadband Infrastructure:.....	10
5.0	Proposed Broadband Provision:	12
6.0	Future Proofing:.....	12
7.0	Conclusions.....	12

1.0 Executive Summary

This document outlines the digital connectivity strategy for the proposed Centrepont Independent Living Scheme consisting of 34 No. single occupancy use apartments on land at Chapman Street, Gorton, Greater Manchester.

CWC have performed a desk-based assessment to determine the current availability of broadband services near to and adjacent to the proposed residential development.

The developer will commit to enable the Proposed Development for robust connectivity and future-proof upgrading by following the statutory guidance, Approved Document R volume 1: Physical infrastructure and network connection for new dwellings (2022 edition). This presents the guidance covering the infrastructure for electronic communications requirements of the building regulations as set out in Part R of Schedule 1 to the Building Regulations and in several specific building regulations.

This assessment can be used for reference and to accompany the planning application submission.

The findings of this digital connectivity assessment indicate that existing broadband infrastructure and good connectivity is already available in the study area, with existing fibre installed along roads adjacent to the Site. Fast download speeds are likely to be experienced. It is suggested that the developer engages with BT Openreach to facilitate a connection to their fibre network into the site itself. In addition to BT Openreach infrastructure, the development can also be connected via full-fibre providers such as Glide, providing a future proof gigabit capable broadband solution for all 34 apartments.

2.0 Introduction

This broadband assessment statement has been prepared in support of a planning application for the proposed Centrepont Independent Living Scheme consisting of 34 No. single occupancy use apartments on Chapman Street, Gorton, Greater Manchester. The statement demonstrates how the development will be served by high quality digital infrastructure in accordance with national and local planning policy. The assessment has been prepared by Crookes Walker Consulting on behalf of 3DReid.

2.1 Existing Site Location & Context

The existing site comprises a vacant plot of land, formerly used as a MUGA. The site is bound by Chapman St. to the east, Cross Lane to the south and Carfax St. to the west.

The location of the development is in Gorton, Greater Manchester, 3 miles from the city centre, with postcode M18 8WY.

The site boundary is shown below in figure 1 and the proposed development shown in figure 2.

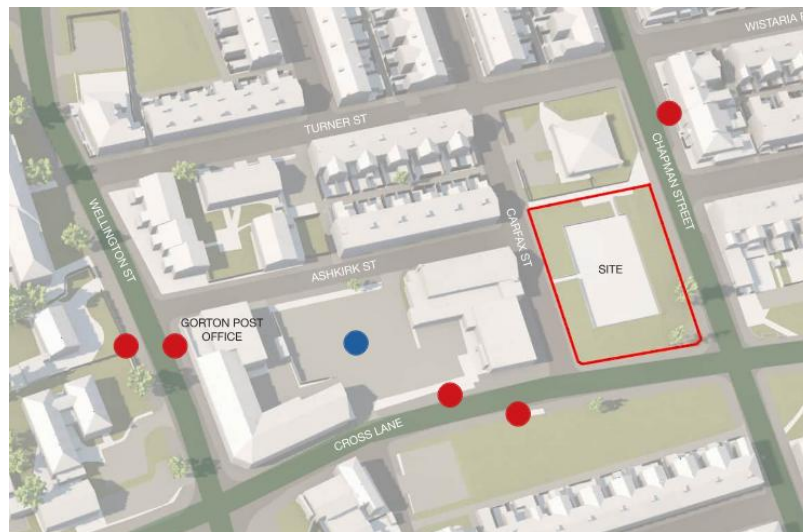


Figure 1 – Site Boundary



Figure 2- Proposed Development

2.2 Assessment Requirements

The assessment has been prepared about the following guidance.

- **National Planning Policy Framework (NPPF):**
Digital Connectivity Statement – required for:
 - All new buildings (minor and major developments, residential and non-residential); and,
 - All applications for the change of use a building.

The statement should demonstrate how the proposal will provide full fibre connections, and if not, why it is technically infeasible and/or unviable. Schemes should incorporate multiple ducting compliant with telecoms standards, to facilitate future-proof gigabit capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties.

The statement should take into consideration the following;

- Full fibre connection to premises (FTTP)
- Facilitating the provision of free, secure high speed public WIFI
- Promotion of latest generation mobile technology

- Relationship to any proposed highway works

NPPF Section 10, February 2025, (Department for Levelling Up, Housing and Communities)

- **Building Regulations 2010:**

The Building etc. (Amendment) (England) (No. 2) Regulations 2022 Part R came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. They amend The Building Regulations 2010 and The Building (Approved Inspectors etc.) Regulations 2010.

The regulations are supported by statutory guidance. Approved Document R Volume 1 provides information to assist developers with compliance with the requirements to install gigabit-ready physical infrastructure and gigabit-capable connections for new homes.

[gov.uk/government/publications/infrastructure-for-electronic-communications-approved-document-r](https://www.gov.uk/government/publications/infrastructure-for-electronic-communications-approved-document-r)

- **Places for Everyone (PfE) policy JP-C2 and NPPF chapter 10** presents the policy background, as detailed below.

As stipulated in the Places for Everyone Joint Development Plan Document 2022 - 2039, March 2024, it is stated in Policy JP-C2: Digital Connectivity, Part 2;

Requiring all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties

- **Manchester Local Planning policies:**

It supports digital connectivity and modern infrastructure to meet the needs of residents and businesses.

[Manchester Digital Strategy 2021 – 2026 | Manchester Digital Strategy 2021 – 2026 | Manchester City Council](#)

3.0 Broadband Assessment

This assessment can be used for reference and to support the planning application submission and has been prepared by Crookes Walker Consulting for the applicant. This assessment was undertaken during November 2025 to provide information regarding the connectivity around the Site and the availability of local broadband services.

3.1 External Infrastructure Telecommunications Utility Providers

A number of telecommunications companies and broadband providers exist and operate in the Greater Manchester region. Database interrogation indicates that the following providers are active around the Chapman Street site's postcode.

Provider	Type of Service	Availability
BT	FTTC	N
BT	FTTP	Y
Sky Broadband	LLU	N
Virgin Media	LLU	Y
Vodafone	LLU	N

Summary

The surrounding premises are FTTP-ready (Fibre to the Premises), with a Single Dwelling Unit (SDU) and an Overhead (OH) feed.

As the area falls within a WLR (Wholesale Line Rental) withdrawal exchange, traditional copper-based broadband products — including ADSL, ADSL2+, FTTC, SOGEA, and legacy WBC services — are no longer available or only accessible by exception.

BT FTTP is fully available, with no anticipated issues.

This indicates that residents of Chapman Street will benefit from fibre-based broadband.

m18 8wy Broadband Availability Result

Broadband Types Available

	Download	Upload	
Standard	3 Mbps	0 Mbps	✓
Superfast	80 Mbps	20 Mbps	✓
Ultrafast	1800 Mbps	220 Mbps	✓
Mobile	N/A	N/A	✓

Figure 3: Potential Speeds

M18 8WY - Broadband Availability

Exchange Name	East (MREAS)
Exchange Distance	2.87km
Classification	Market
Virgin Media Cable	✗ not enabled
BT IPStream Max	✗ not enabled
BT WBC	✗ not enabled
Openreach FTTC	✗ not enabled
Openreach FTTP	✓ enabled (estimated speed: 900 Mbps)
Openreach G.fast	✗ not enabled
TalkTalk LLU	✗ not enabled
Sky LLU	✗ not enabled

Figure 4: Broadband availability

4.0 Existing Broadband Infrastructure:

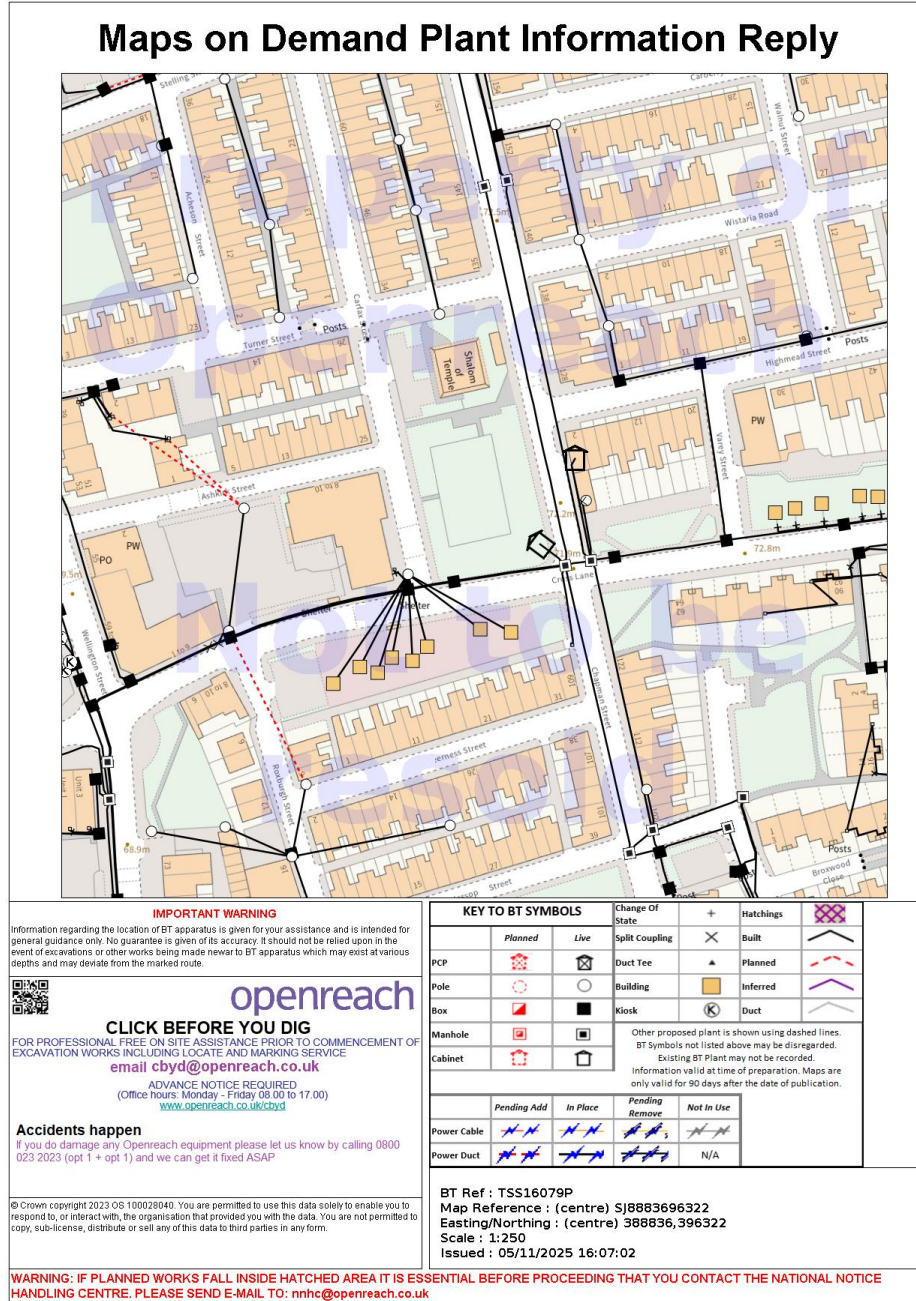
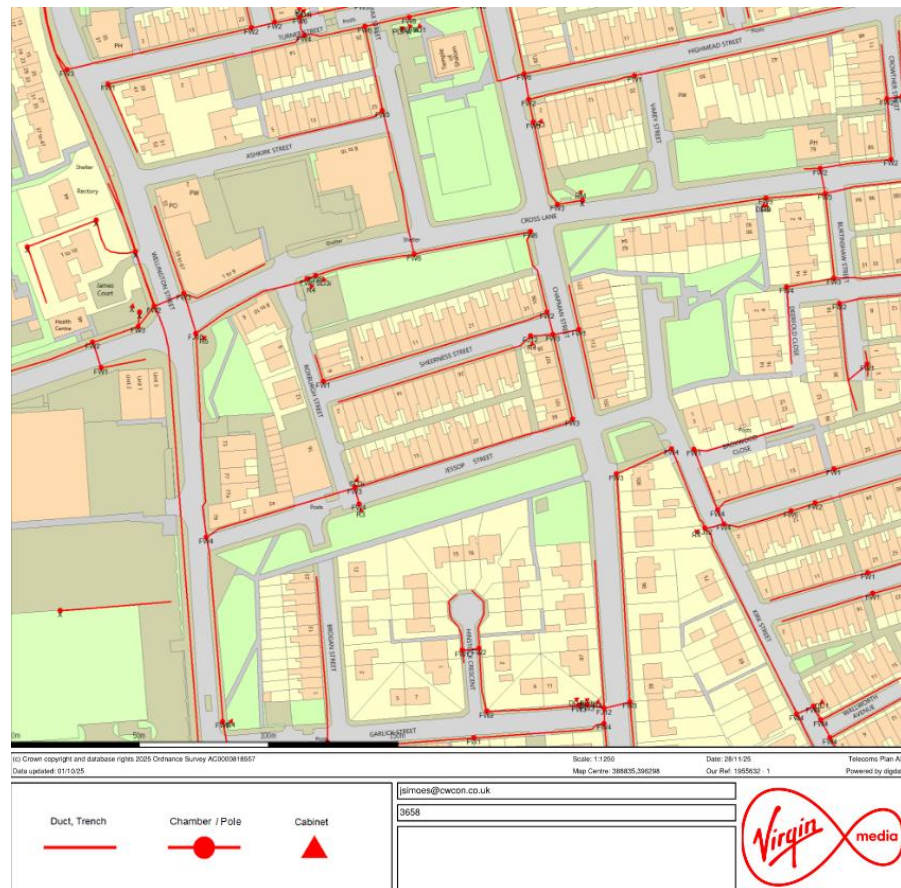


Figure 5- BT Openreach Infrastructure

Centrepont, Chapman Street Broadband Assessment Statement



BT Openreach had a universal service obligation (USO) granting remote households the right to request broadband speeds of at least 10 Mbit/s by 2020. As a result of this obligation, BT Openreach has been aggressively installing new fibre and broadband infrastructure throughout the UK, enhancing coverage in major cities and towns.

Based on BT database interrogation on 5th November 2025, there is existing BT Openreach (fibre) infrastructure surrounding the Site.

5.0 Proposed Broadband Provision:

The proposed development will be designed to ensure that all 34 apartments have access to high speed, reliable broadband services. Key measures include:

- Installation of gigabit capable full fibre infrastructure to the building, in compliance with Part R of the building regulations.
- Internal ducting and cabling designed to enable easy connection to individual apartments without the need for future structural works.
- Early engagement with broadband and telecommunications providers during the construction phase to ensure timely delivery of services.

6.0 Future Proofing:

The broadband infrastructure will be designed to be future proof, allowing for upgrades in technology and capacity as demand increases. The approach will support flexible working, online learning, streaming services and other data intensive uses consistent with modern residential accommodation.

7.0 Conclusions

The proposed 34 apartment Independent Living Scheme on Chapman Street, Manchester will be fully served by high quality, gigabit capable broadband infrastructure. The scheme complies with national and local planning policy requirements and will ensure that future residents have access to fast, reliable digital connectivity from first occupation.

A desktop study has been undertaken to assess the potential for digital connectivity to the proposed residential development.

The area is already well-served in terms of high-speed connectivity, with available download speeds expected to exceed 100 megabits per second. Both BT Openreach and Virgin Media have existing fibre infrastructure to the areas surrounding the site, offering strong potential for multiple fibre-based service options.

While Virgin Media operates its own cable network infrastructure in the surrounding area, BT Openreach is best placed to support a full fibre (FTTP) connection for the Proposed Development due to the density of FTTP nodes. The surrounding premises are classified as Single Dwelling Units (SDUs) with an overhead (OH) feed.

In addition to BT Openreach infrastructure, the development can also be connected via full-fibre providers such as Glide, providing a future proof gigabit capable broadband solution for all 34 apartments.

It is recommended that the developer engage with a broadband infrastructure provider at the earliest opportunity to confirm connection routes and installation strategies. BT Openreach is considered the most optimal solution due to the advantageous location of fibre infrastructure and the availability of connection points around the Application Site. Openreach can be contacted directly via their website for developer enquiries.

This assessment can be submitted alongside the planning application to demonstrate compliance and commitment to future-ready infrastructure.