

This City

Postal Street, Manchester

Broadband Connectivity Assessment

4th November 2025

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Revision P04

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Executive Summary

Hannan Associates have been appointed to undertake a desk-based assessment to determine the current availability of broadband services offered near the proposed Postal Street development, located in Manchester City Centre. The Greater Manchester Combined Authority and Manchester City Council require that buildings above four storeys provide evidence of the broadband connectivity of the site, in the form of a Broadband Connectivity Assessment to support the planning application.

Policy JP-C2: Digital Connectivity of the Places for Everyone Joint Development Plan and the Greater Manchester Digital Strategy 2021-2026, require that all new developments have full fibre-to-premises (FTTP) connections, unless technically unfeasible and/or non-viable.

The findings of this Broadband Connectivity Assessment indicate that there is already existing broadband infrastructure with suitable connectivity available in the study area and within proximity of the Postal Street development site. Search results indicate that there is existing fibre installed along the northern section of Newton Street that connects to the residential building, The Wentwood, adjacent to the development site. Fast download speeds are likely to be experienced. It is suggested that the developer engage with BT Openreach and Hyperoptic to facilitate a connection to their fibre network.

1.0 Introduction

Hannan Associates has undertaken a Broadband Connectivity Assessment in support of the planning application for the Postal Street residential development located in the Northern Quarter of Manchester City Centre. The following assessment details the findings of licensed and other available information to address the requirements regarding potential broadband connectivity for the proposed development.

This assessment has been prepared on behalf of Manchester City Council to support the Postal Street, Manchester planning application submission, in accordance with the requirements of the Greater Manchester Digital Strategy and the Places for Everyone Joint Development Plan (PfE), adopted in March 2024.

1.1 Project Overview

The development comprises the erection of a residential apartment building (Use Class C3a), of 8 storeys (126 apartments); together with ground floor commercial units (Use Class E), cycle parking provision, and other associated works, shown in the architectural drawings below. The site of Postal Street is situated within the Northern Quarter, an inner-city neighbourhood located within Manchester City Centre, sitting within the Piccadilly Ward. The site is bounded by Postal Street to the east, Newton Street to the north, Faraday Street to the west and Dean Street to the south.



Proposed Dean Street Elevation



Proposed Ground Floor and Typical Upper Floor Plan

2.0 Broadband Connectivity Assessment Requirements

In accordance with Policy JP-C2: Digital Connectivity of the PfE and the Greater Manchester Digital Strategy 2021-2026, all new developments are required to have full fibre-to-premises (FTTP) connections, unless technically unfeasible and/or unviable. This Broadband Connectivity Assessment will demonstrate how compliance with the requirements of Policy JP-C2 would be achieved and describe how FTTP can be provided to the proposed development.

Policy JP-C2 also requires all new developments 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 to support GMCA's ambition to become the UK's leading digital city by 2025 as stated within paragraph 7.13 of the Our People Our Place: The Greater Manchester Strategy (2017).

It is considered that all new developments must incorporate measures that facilitate digital connectivity for all newly built residential properties, giving regard to the Data Ducting Infrastructure Guidance produced by the Department for Communities & Local Government and supported by Section 10 of the National Planning Policy Framework (NPPF): Supporting high quality communications. Section 10, paragraph 119 of the NPPF (2024) demonstrates this requirement as follows:

“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).”

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

It is recommended that the subject of broadband connectivity is raised at an early stage in a development's planning process. This ensures that the need to provide sufficient superfast broadband connectivity is considered in the prospective applicant's layout planning and costings before proposals reach the planning application stage. At the pre-application stage, prospective applications should:

- Consider the requirements of local guidance and Section 10 of the NPPF regarding broadband connectivity in new developments;
- Consider how future occupiers of the proposed development will be able to arrange access to superfast broadband immediately at the point of occupation; and
- Liaise with broadband providers at the earliest 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.

2.2 Developer's Guidance and Responsibility – At the Application Stage

Planning applications for buildings above four storeys should be accompanied by documentation to provide evidence of broadband connectivity to the site. This should be included in a Broadband Connectivity Assessment which provides evidence 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 proposed development should include the infrastructure to connect to this service; make it available to occupiers and facilitate the provision of free, secure, high-speed connectivity, particularly in the most frequented areas in accordance with Policy JP-C2 of the PfE.

Where high-speed 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 the future.

2.3 The Broadband Connectivity Assessment

This assessment is intended to support the planning application submission for the Postal Street development, located in the Northern Quarter of Manchester City Centre and has been prepared by Hannan Associates on behalf of the applicant. The assessment was undertaken in February 2025 to provide information regarding the connectivity around the site and the availability of local broadband services.

The following sections will provide information on which external infrastructure telecommunications utility providers are operating in the study area; with which technology and what likely upload speeds are available. The findings of the assessment will present information on the existing local BT Openreach and Virgin Media infrastructure around the site as per the service check results from each provider.

3.0 Existing Broadband Providers in the Study Area

There are several telecommunications companies and broadband providers that exist and operate in Manchester. It is not expected that all will currently have infrastructure in operation at the development site due to the site being unoccupied for a number of years and new connections likely not being prioritised. Database integration indicates that the following providers are active at the postcode centroid of the proposed development, M1 1EE.

Provider	Type of Service
BT Wholesale	ADSL2+
Sky Broadband	LLU
Sky Broadband	ADSL2+
Talk Talk	LLU
Talk Talk	ADSL2+

3.1 Potential Download Speeds

The postcode centroid is likely to be well served by several providers based on the existing infrastructure in the area and its central location within Manchester. This will be confirmed when carrying out a service check or application with the chosen providers. Good download speeds are available, averaging 160.2 Mbps in the last 12 months¹.

M1 1EE Availability

	FTTH/FTTP	✗
	Ultrafast Broadband (>=100 Mbps)	✗
	Superfast Broadband (>24 Mbps)	✗
	Fibre (FTTC or FTTH or Cable or G.Fast)	✗
	Fixed Wireless	✗
	LLU	✓
A+	ADSL2+	✓
A	ADSL	✓

Notes On Connection Options

- You do not appear to have any Openreach Fibre products available to you.
- BT Wholesale ADSL2+ based services are available from your exchange.
- Sky LLU ADSL2+ is available from your exchange.
- TalkTalk LLU ADSL2+ retail and wholesale services are available from your exchange.
- The [package search](#) on our main site will filter product availability based on the data shown on this page when you search there with your postcode.
- Postcode is split across two different cabinet areas with different Openreach broadband technologies, our result refers to the majority of premises. The full address check when ordering a service will confirm what is available.

As demonstrated above, there are currently no full fibre services available at the development site.

¹ <https://labs.thinkbroadband.com/local/index.php>

3.2 Fibre Availability within the Study Area

Searches of the broader study area have identified that full fibre services are available within the adjacent postcode M1 1EW, within The Wentwood residential block, which is situated c.15m northeast of the site and bounded by Postal Street, Newton Street, Dean Street and Houldsworth Street as shown in the figure below.



Postal Street development site (red), The Wentwood residential block (blue).

Apartments within The Wentwood can connect to Hyperoptic Gigabit FTTP broadband, with superfast, ultrafast and hyper fast download speed options available. The availability of full fibre broadband services within the study area demonstrates that there is likely to be existing external FTTP infrastructure within proximity to the development site, along Newton Street, that can facilitate a future connection. Openreach FTTC (fibre to the cabinet) connection is also available within this postcode and provides superfast broadband speeds.

M1 1EW Availability

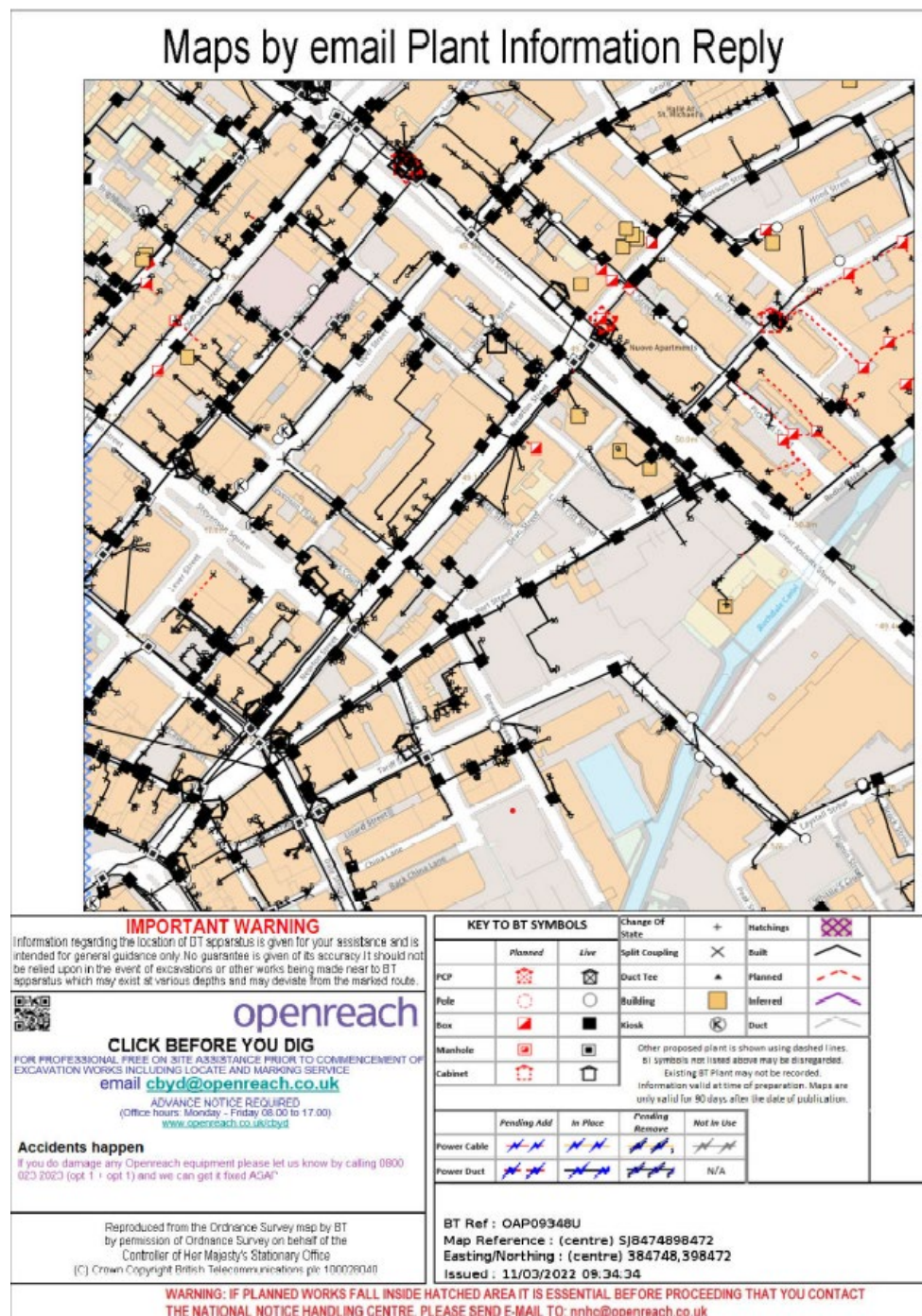
	FTTH/FTTP	✓
	Ultrafast Broadband (>=100 Mbps)	✓
	Superfast Broadband (>24 Mbps)	✓
	Fibre (FTTC or FTTH or Cable or G.Fast)	✓
	Fixed Wireless	✗
	LLU	✓
	ADSL2+	✓
	ADSL	✓

Notes On Connection Options

- **Hyperoptic Gigabit broadband** is available or on its way to this postcode.
- Fibre (FTTC) is possibly available and speeds will likely be above 30 Mbps, see the **latest offers**.
- BT Wholesale ADSL2+ based services are available from your exchange.
- **Sky LLU ADSL2+** is available from your exchange.
- **TalkTalk LLU ADSL2+** retail and wholesale services are available from your exchange.
- The **package search** on our main site will filter product availability based on the data shown on this page when you search there with your postcode.
- Postcode is split across two different cabinet areas but they both use the same Openreach broadband technologies.

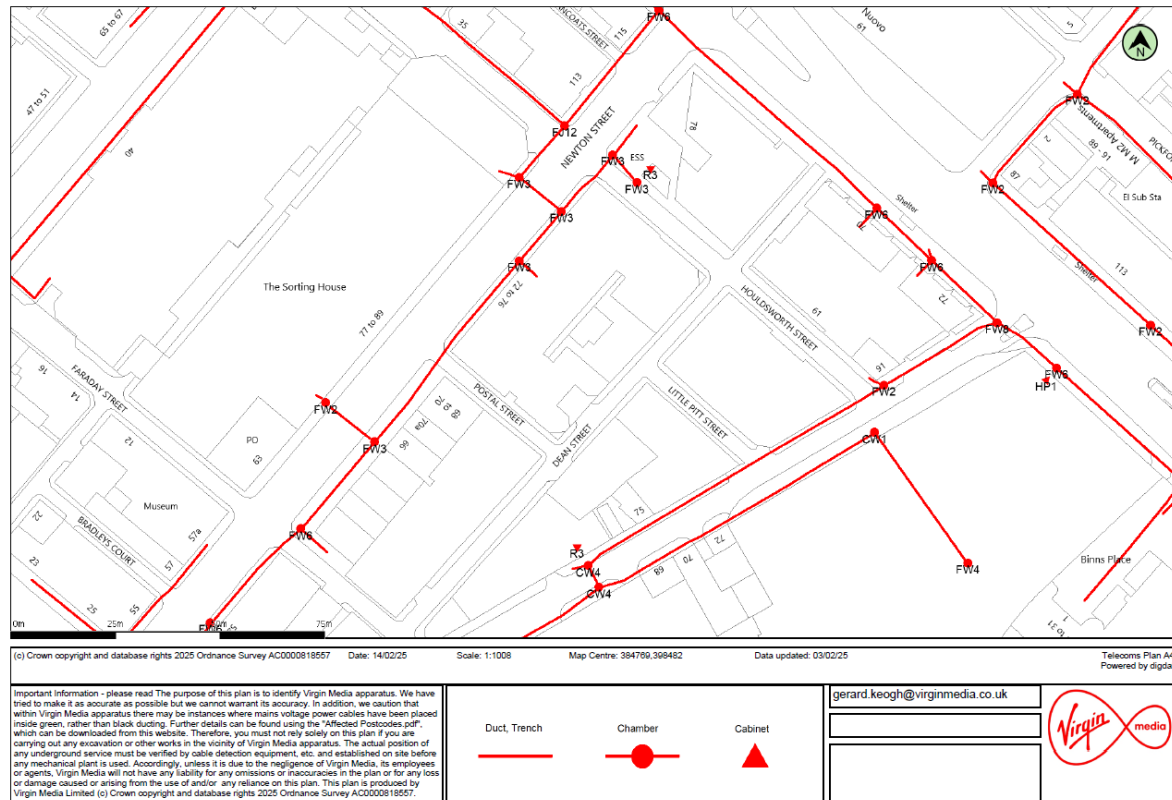
4.0 BT Openreach External Infrastructure Availability

Based on an infrastructure map provided by BT Openreach of the development site and surrounding area, it is evident that there is extensive existing infrastructure nearby including fibre, cables and cabinets installed along the streets adjacent to the site. Further evidence of above ground infrastructure is provided in Appendix 1.



5.0 Virgin Media External Infrastructure Availability

Based on an infrastructure map provided by Virgin Media of the development site and surrounding area, it is evident that there is some existing infrastructure near to the site. However, this is less extensive than the surrounding BT Openreach infrastructure.



6.0 Conclusions

A desktop study has been undertaken to assess the potential for broadband connectivity to the proposed Postal Street development in the Northern Quarter of Manchester City Centre. The study has utilised licenced information and current technical data regarding connectivity from a number of sources.

The area is already likely to have good download speeds, averaging 160.2 Mbps in the last 12 months. Both BT Openreach and Virgin Media have confirmed existing fibre infrastructure in place within proximity to the application site as demonstrated by the infrastructure maps provided by both providers. Hyperoptic provides full fibre services to the adjacent building, the Wentworth, demonstrating the presence of full fibre infrastructure along Newton Street.

It is recommended that the developer engage with a broadband infrastructure provider to establish the optimum data infrastructure solution for the development. It is considered that BT and Hyperoptic offer the most suitable connection, due to the presence of existing full fibre external infrastructure within proximity to the application site and the high-speed broadband options available, in accordance with the requirements of Policy JP-C2. As such, quotes to facilitate a connection have been requested from Hyperoptic, BT and Virgin Media.

This Broadband Connectivity Assessment can be used for reference and to support the Postal Street planning application submission.

Appendix 1.

Google Street View evidence of above-ground broadband infrastructure adjacent to the site, located on Newton Street.



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