

From: Street, Michelle

Sent: Monday, January 8, 2024 1:38 PM

To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: FW: Initial Consultation on Planning Application No. 70343

Good afternoon Dean.

Observations from PRS enforcement are:

1. This property falls within the scope of the HMO licensing regime and a licence will need to be applied for due to there being 5 or more occupants.
2. A fire risk assessment will need to be undertaken for the property as this is a requirement of the HMO licence and the Fire Safety Order 2005 for HMOs. The assessment should include the units of accommodation and communal areas and should inform the required fire detection, compartmentation and means of escape for the building. This is best undertaken in the early stages of development.

Kind Regards

Michelle Street
Environmental Health Officer
Private Rented Sector Enforcement Team
Public Protection & Operations
2nd floor, 3 Knowsley Place
Duke Street
Bury
BL9 0EJ