

From: Adrian Murphy
Sent: Thursday, March 14, 2024 11:31 AM
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>
Subject: Planning application 70343 Change of use to HMO 147-155 Walshaw Road, Bury
URN:2023/0640/PLA/01

Dear Dean

**Change of use from residential care home (Class C2) to 13 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works
147-155 Walshaw Road, Bury**

Thank you for the opportunity to comment on the above application. I am aware that the application will be presented to Committee next Tuesday and that it is recommended for approval. My comments are set out below. I hope that they can be reported verbally to Committee.

HMO's can sometimes lead to crime and disorder problems, particularly in neighbourhoods where there are a significant number. There can be a very high turnover of residents, a lack of care and attention to the upkeep of the property (internally and externally), and a poor level of security provision. An over-intensive use of the building can also give rise to noise and disturbance to residents of neighbouring properties. The cumulative impact of high concentrations of similar accommodation can negatively affect a neighbourhood for the reasons stated. Walshaw Road does not appear to be a neighbourhood where there is a concentration of HMO's. So, having examined the submitted plans and supporting statements, I find the proposals reasonable but lacking in detail relating to the existing or proposed security arrangements of the property. I am, however, willing to support the application subject to the inclusion of conditions requiring the submission of a crime prevention plan and a management plan.

The crime prevention plan, should address the following:

- Replacement or improvements to the security of the two, front (lobby) entrance doors - to include access controls/ audio links to each bedroom to allow residents to vet visitors prior to entry.
- Replacement or improvements to the security of the secondary entrance doors to the rear of bedrooms 1 and 2, the conservatory and the kitchen.
- Details of the proposed residents' bedroom entrance doors to ensure that they are adequately secure.
- Installation of locks and opening restrictors to enhance the security of ground floor windows where none currently are fitted.
- Details of the cycle parking store to ensure it is adequately secure.
- Details of new fencing and gates at the rear of the property – to include access controls to gates to restrict access to the rear to residents only.

The management plan should include:

- Arrangements for the management and maintenance of all communal areas within the site and the building.
- The methods to be deployed by the landlord to address and prohibit any potential nuisance or annoyance caused by tenants.

In the case of the crime prevention plan, it should be approved in writing by the Local Planning Authority, executed in full prior to first occupation and the agreed measures to be maintained for the duration of the permitted use.

The management plan should be approved in writing by the Local Planning Authority and the measures approved adopted for the duration of the permitted use.

Kind regards

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Consultant

for Greater Manchester Police| Crime Prevention Team

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