

From: Street, Michelle <bury.gov.uk>
Sent: 16 December 2024 14:01
To: Booth, Claire <bury.gov.uk>
Cc: Schofield, Lisa <bury.gov.uk>
Subject: 71330 - Consultation on Planning Application

Good afternoon, Claire

I have looked over the planning application and have the following observations.

1. This property falls within the scope of Mandatory HMO licensing 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.
3. Looking at the plans there appears to be insufficient amenities in the kitchen, the ratio is 1:5. Therefore for 13 occupants an additional sink and drainer will be required, or a dishwasher would also be acceptable. In terms of cooking a 4-ring hob oven and grill is also required per 5 occupants, so this would need to be increased. A 27-litre microwave with oven and grill will be acceptable as a second cooker.
4. Wash hand basins in ensuites should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.

Kind Regards

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