

From: Patrick Babb

Sent: Friday, March 1, 2024 11:27 AM

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

Subject: RE: 70354: 388 Tottington Road, Bury, BL8 1TU - Change of use from residential care home (Class C2) to 16 no. bedroom (single occupancy) house in multiple occupation (HMO) (Sui Generis) with associated works

Hi Dean

Please find my comments on this development below.

- The building stand within its grounds and is not attached to any neighbouring properties, the likelihood of noise from inside the building is unlikely to affect residents who live nearby.
- Congregation, smoking, vaping, near the entrance at night is likely to disturb those who live nearby and potentially residents within the HMO. But this could be dealt with in the management plan, with residents and neighbours having an avenue to complain to the building manager/owner.
- 16 bedrooms is a high number of residents and this increases the potential for conflict between residents. However, there are a number of ensuite bedrooms, external amenity space, and spacious communal facilities which will reduce potential for conflict. Furthermore, the accommodation is marketed as high quality co-living space for keyworkers, skilled workers and professionals.
- The amount of parking spaces is probably reasonable given many residents won't have cars. I would like to see a secure, robust, weatherproof cycle store for residents rather than hoops within the car park, so that residents can store their bicycles securely.
- Secure mail delivery should be provided for residents i.e. secure through the wall mailboxes or a secure postal lobby. Postal workers & couriers should not be allowed unfettered access throughout the building.
- The main entrance should be certified to a burglary resistant standard (i.e. BS PAS 24). There should be a video intercom on the main entrance for residents to vet visitors before allowing entrance into the building.
- There should be robust door sets into bedrooms (i.e. 44mm solid core or similar) with a lock certified to BS 3621).
- HMOs can generate antisocial behaviour to the detriment of residents of the building and those living nearby, and generate a draw on police resources. The rate of crime and antisocial behaviour in the area is particularly low compared to other areas in Bury, and any increase in incidents could be detrimental to the local community. To reduce this risk there should be a comprehensive management plan to deal with any misuse of the accommodation, or antisocial behaviour, by tenants. The management should cover all aspects of maintaining the building and all security features.

Kind regards

Patrick Babb

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for and on behalf of Greater Manchester Police | Crime Prevention Team
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