

From: Schofield, Lisa

Sent: Friday, February 9, 2024 10:36 AM

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

Subject: Planning Application No. 70368-1 Ferngrove House, Rochdale Old Road

Dear Dean

I am writing to make my comments as regards the above planning application:

1. The existing part of this property has a HMO licence for 5 persons and 5 households as the landlord has not contacted the HMO licensing team since completing the conversion of the second floor. The new extension if granted would require a licence for the 13 proposed persons and 13 households.
2. A fire risk assessment will need to be undertaken for the property as this is a requirement of the HMO licence and the Regulatory Reform (Fire Safety) Order 2005 for HMOs. The assessment should include the units of accommodation and communal areas and should inform the required extension to the existing 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 I am concerned about the level of kitchen amenities in the existing part of the property if the second floor bedrooms are not self-contained flats with their own kitchen facilities.
4. Unfortunately with such a large property it would be difficult to manage the kitchen areas in regards to ensuring they were kept clean and tidy if all occupants had access to both kitchens. We would need to ensure that each kitchen area had the required level of amenities and a good level of management was in place.
5. Due to a number of properties being provided with unsuitable wash hand basins in ensembles we now require these to be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.

Please let me know should you have any queries.

Kind regards

Lisa Schofield

Environmental Health Officer

Private Rented Sector Enforcement Team

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