

From: Street, Michelle
Sent: 17 December 2024 14:17
To: Clapworthy, Dean <D.Clapworthy@bury.gov.uk>

Subject: RE: Initial Consultation on Planning Application - Railway Hotel, 427 Ainsworth Road, Radcliffe, Manchester, M26 4HN

Good afternoon, Dean

I have looked at the plans and the observations from Private Rented Sector Housing are below.

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 level of 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 10 occupants an additional 4-ring hob oven and grill is required. The 2 sinks and draining boards will be required.
4. Wash hand basins in ensuites should be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.
5. The plans do not show room sizes, for a 10 bed HMO the kitchen would need to be 10.2m². Living / dining rooms additional to the kitchen area need to measure at least 16.7m². If the measurements for the shared kitchen, lounge and diner are met or exceeded rooms can be a minimum of 6.5m². If the communal space requirements are not met the bedrooms will need to be a minimum of 10m².
6. The ground floor bedroom opposite the staircase appears to have 2 very small windows, therefore my concerns relate to enough natural light and ventilation being provided to that room.
7. The 1st floor RHS (as facing the front), rear bedroom does not have a WC / WHB, unless this is a drawing error it is assumed that the ground floor WC / WHB is intended for the use of that room, exclusively or shared.

Kind Regards

Michelle Street
Environmental Health Officer
Private Rented Sector Enforcement Team
Public Protection & Operations