

Location: 1-5 Porter Street, Bury, BL9 5DZ-Application No. 70536

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

1. Each of the new HMO's will require a mandatory HMO licence.
2. A fire risk assessment will need to be undertaken for the whole 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 existing units of accommodation and communal areas and should inform the developer regarding the 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 natural light and ventilation to Bedroom 3 which is in the basement of HMO 1.
4. It is noted that the developer is looking to provide wheelie bins at the rear of the property and it needs to be ensured that there is sufficient room for these to be moved and emptied by the appropriate vehicle.
5. Due to a number of properties being provided with unsuitable wash hand basins in en-suites we now require these to be a minimum size of 380mm in width, diameter 240mm and bowl depth of 130mm.

Environmental Health Officer
Private Rented Sector Enforcement Team