

From: Schofield, Lisa

Sent: Wednesday, January 10, 2024 2:45 PM

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

Subject: Re: Application No. 70354, 388 Tottington Road, Bury, BL8 1TU

Dear Dean

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

1. If this property was to be classed as a house in multiple occupation it would fall within the scope of the HMO licensing regime 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 Regulatory Reform (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. The level of kitchen and bathroom amenities would appear to be suitable for the number of intended occupants. Further details regarding number and size requirements for amenities are available on the Councils website.
4. The property would require a high level of management to limit anti-social behaviour and ensure there were no accumulations of refuse both within and external to the property.

Please let me know should you have any queries.

Kind regards

Lisa Schofield

Environmental Health Officer

Private Rented Sector Enforcement Team

3 Knowsley Place

Duke Street

Bury

BL9 0EJ

Bury
Council

Follow us on

