

From: Schofield, Lisa

Sent: 25 April 2023 11:36

To: Booth, Claire

Subject: Planning Application for 9 bed HMO at 148 Walmersley Road, Bury Ref 69452

Hi Claire

I've had a look at the plans for the above property and I'm concerned that the kitchen amenities will not be sufficient for the number of proposed occupants. Although the size just over the current standard of 10.2m² there is insufficient detail regarding the amenities to be provided. The ratio of kitchen to occupants is 1:5 and so in effect 2 full kitchens will be required for 9 occupants including 2 kitchen sinks and 2 cookers. The plans do not show suitable amenities.

Fire doors are highlighted on the plans and it is to be noted that a full automatic fire detection system grade A will be required and emergency lighting in line with a fire risk assessment.

This property will require a mandatory HMO licence and if there are not suitable amenities a HMO licence will not be granted.

Kind regards

Lisa Schofield

Environmental Health Officer

Private Rented Sector Enforcement Team

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