



Bury Council
Building Control Services
3 Knowsley Place Duke Street
Bury
BL9 0EJ

Initial Notice

5th November 2025

Reference: AIMA-25-95921-DOMOTHR

Section 47 of the Building Act 1984 The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

To: Bury Council, Building Control Services, 3 Knowsley Place Duke Street, Bury, BL9 0EJ,

1. This notice relates to the following work: **Proposed Material Alteration to form 5 bed professional HMO, ensembles including all internal alterations at 322a Tottington Road, Bury, BL8 1TA, 1(c) Residential (Dwellings) Dwelling which does not contain a habitable storey over 4.5m above ground level** * see exclusions below
2. The registered building control approver in relation to the work is: **Approved Inspectors Ltd, Hampson Lane, Hampson, Lancaster, Lancashire, LA2 0HY, 01524 33023, info@approvedinspectorsltd.co.uk.**
3. The person intending to carry out the work is: **Shneur Kramer , 322a Tottington Road, Bury, BL8 1TA, 07703560403, , shneur82@yahoo.com.**
The client is: **Shneur Kramer , 322a Tottington Road, Bury, BL8 1TA, 07703560403, , shneur82@yahoo.com.**
4. The work **does not** concern a new dwelling.
5. With this notice are the following documents, which are those relevant to the work described in this notice-
 - a. in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site ([please click here to view map of site location](#)) and, (where the work includes the construction of a new drain or private sewer) a statement-
 - i. as to the approximate location of any proposed connection to be made to a sewer; or **No underground drainage works associated with the works therefore N/A.**
 - ii. if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool; **No Drainage works proposed therefore N/A**
 - b. in the case of a new dwelling-
 - i. a statement whether or not one or more, and if so which, of the following optional requirements applies to the building work- **no optional requirements apply.**
 - aa. ~~regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010;~~
 - bb. ~~requirement M4(2) (category 2 – accessible and adaptable dwellings) of schedule 1 to the Building Regulations 2010~~
 - cc. ~~requirement M4(3) (category 3 – wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010; or~~
 - ii. ~~a statement that planning permission has not yet been granted for the work, and that the information required by subparagraph (i) will be supplied as soon as is reasonably practicable after that permission is granted;~~
 - c. a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it; **no local enactments applicable to this work**
 - d. ~~in the case of the erection of a dwelling, or a building that is to contain one or more dwellings—~~
 - i. ~~a statement giving details of any public electronic communications network in relation to which a connection is to be provided;~~
 - ii. ~~if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption;~~
 - iii. ~~if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given; refer to attached connectivity plan;~~
 - e. a statement setting out—
 - i. the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024; and **2nd December 2025**
 - ii. where the work does not consist of work to which paragraph (2) or (3) of regulation 16 of those Regulations applies, details of the work which the client considers amounts to 15% of the proposed work; **First Fix (Joinery)**

6. Approved Inspectors Ltd hereby declares it does not, and will not while this notice is in force, have any professional or financial interest in the work described.
7. The registered building control approver **will not** be obliged to consult the fire and rescue authority by regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
8. ~~Approved Inspectors Ltd hereby undertakes to consult the fire and rescue authority before giving-~~
a. ~~a plans certificate in accordance with section 50 of the Building Act 1984, or~~
b. ~~a final certificate in accordance with section 51 of that Act,~~
~~in respect of any of the work described above.~~
9. The registered building control approver **will** be obliged to consult the sewerage undertaker by regulation 10 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
10. ~~Approved Inspectors Ltd hereby undertakes to consult the sewerage undertaker before giving-~~
a. ~~a plans certificate in accordance with section 50 of the Building Act 1984, or~~
b. ~~a final certificate in accordance with section 51 of that Act,~~
~~in respect of any of the work described above.~~
11. Approved Inspectors Ltd hereby confirms-
- a. it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and that the work described in this notice is within the scope of its registration;
 - b. it is aware of the obligations imposed on it by Part 2 of the Building Act 1984 and by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024;
 - c. none of the work to which this notice relates is higher-risk building work;
 - d. the building to which the work relates **is not/will not be** an FSO building;
 - e. it has obtained advice from Clive Kirkpatrick (RBI Class 2a/b/c/d/e and Class 4), a registered building inspector, before submitting this notice.

Signed



Chris Vaughan
BEng (Hons) CEng MStructE CBuildE MCABE
Director
For and on behalf of Approved Inspectors Ltd

Signed



For and on behalf of Shneur Kramer
Person intending to carry out the work

Date: 05/11/2025

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* The initial Notice excludes works stated within [Schedule 3 of the Building Regulations 2010](#) (common excluded works are electrical work to domestic properties, work involving gas appliances and any works in connection with a biomass, oil, renewable heating or other solid fuel installation) unless specifically included in point 1. The person intending to carry out the works **MUST** ensure these works are carried out by an installer registered with a relevant competent person scheme and separately certified to the Local Authority.

Established 2009

VAT REG. NO. 946 1338 16

Approved Inspectors Ltd
Registered in England under
Companies Act No. 06723302

Registered Office:
Hampson Green, Hampson Lane,
Lancaster, LA2 0HY



www.approvedinspectorsltd.co.uk