

Non-Material Amendment Application to vary condition 2

Client: Mr Jimmy Charro

Site Address: 37 Liverpool Road
Manchester
M3 4NQ

Proposal: Conversion of Café to Dwelling

Agent: Aran Property Consultants Ltd
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Date: 29/06/2021

Revisions:

Revision	Date	By	Checked	Notes
A	29/06/2021	JLP	ARAN	Issue for variation of condition 2

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Conditions

The condition below is listed within the 'Condition(s) attached to this decision' section of Planning Permission Approval Letter: 126530/JO/2020 and Listed Building Consent 126533/JO/2020.

Condition 2:

The development hereby approved shall be carried out in accordance with the following drawings and documents: ...

BREEAM Domestic: Refurbishment Pre-Assessment Estimator Report by Base Energy dated 1 May 2018

Reason for Variation of Condition 2

Omission of BREEAM Domestic Refurbishment Pre-Assessment Estimator Report

Following the statement made in the BREEAM report dated 1 May 2018. We have consulted with Base Energy and it is deemed that the requirements set in the initial report will be highly unlikely to be achieved due to the nature of the building. 37 Liverpool Road is a listed building within a conservation area. Therefore, we are having to retain and restore as much of the original fabric of the original building as possible with the physical constraints of making the building structurally safe and heritage driven. Where elements need to be replaced or made good such as windows, doors, timberwork and lime plaster, these are to be replaced with traditional materials and methods of construction to fit the conservation requirement.

Despite the BREEAM requirement not being able to be achieved, there will still be elements of the design and construction to maximise the energy performance of the proposed dwelling.

Following a site meeting with Lucy Harrison (Manchester City Council) and Paul Mason (Conservation Officer) on 21/04/2021. Following this meeting Lucy Harrison (Senior Planner at Manchester City Council) advised via email on 14/06/2021 that a non-material amendment to removed the BREEAM report from condition 2 was the correct route to take to remove this element of the condition with the supporting document.

Please refer to Base Energy's supporting letter BREEAM Domestic Refurbishment Statement Rev1 "6697 37 Liverpool Road BREEAM Letter Rev1"