Land at the Corner of Fairy Lane and Bury New Road, Cheetham, Manchester
Application Ref: 097795/FO/2011/N1

Justification Statement for Variation of Condition 5

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An application has been submitted to vary Condition 5 of Consent 097795/FO/2011/N1.

Condition 5 states;

The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Good.' A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the building hereby approved is first occupied.

We wish the existing Condition to be changed as follows:

The development hereby approved shall undergo an Uncertified Sustainability Review. A post construction Sustainability Review document shall be submitted to and approved in writing by the City Council as local planning authority before any of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasible measures to minimise the environmental impact and energy use.

The reasons for wishing to vary this condition are set out as follows.

In order to comply with Condition 5 the applicant consulted Scott Hughes Design with a view then carrying out the post construction review. However, Scott Hughes Design are of the view that the benefits of carrying out a full certified BREEAM Assessments are only maximised when considering large major refurbishments and new builds over £1.5 – 2 million value. This proposal does not meet this criterion. A Capability Statement of Scott Hughes Design has been submitted to support this variation of condition application.

When smaller buildings projects are assessed, that contain a limited design team or are to be constructed as part of a larger development, benefits become watered down by a lack of financial provision / economic viability for additional bolt-on measures and particularly consultancy services required to maximise the BREEAM potential.

This results in additional costs being attracted to the project to investigate, correct or enhance elements that are outside of the original building scope for example, bolt-on technologies / measures of little advantage at smaller-scale (such as water leak-detection systems, additional cycle racks); and requirements for additional surveys and reports such as Flood Risk Assessments, Acoustic testing, Full Ecology Surveys etc. Ultimately the rating achieved may not truly reflect the sustainability of the works carried out due to this diversion of funds from the building itself, to consultants that would not otherwise have been required. The BREEAM certification process alone will present a cost of upwards of £10,000.

This is currently recognised by Government in their recommendations. The DCSF and DOH recommends that projects under £2 million do not require full BREEAM Certification, but should carry out as a minimum a BREEAM Pre Assessment.

A BREEAM Sustainability Review is an acceptable alternative, as previously carried out for the Triumph Showroom, and accepted by Manchester City Council. This will result in a pre assessment report containing recommendations as to how the team can incorporate the highest standards of sustainability into the elements within the scope of the project in line with the current BREEAM requirements (e.g. material specification, lighting design, heating and ventilation strategy etc). These strategies / recommendations could also be audited and reported on prior to handover. In this instance, this option is recommended for the proposed development.

The application to vary the condition is submitted with a Scope of Works for the aforementioned Sustainability Review, which will be undertaken to ensure that the proposed building minimises the environmental impact and energy use.