Application for removal or variation of a condition following grant of planning permission.

Condition 6. Code for Sustainable Homes Level 3.

Great Places have an exemption from Rainwater Harvesting from the Homes and Communities Agency. Great Places applied for exemption because they do not believe rainwater harvesting is suitable for the type of development being created, there are also technical difficulties installing rainwater harvesting in narrow garden plots close to the building and boundaries.

SUR 1 category of the CFSH which deals with the issue of pre and post drainage dictates whether rainwater harvesting is required.

On the patchwork site the area of impermeable surfaces increase post development which means that rainwater harvesting should be installed from a CFSH prospective.

SUR 1 is a mandatory requirement if we do not comply then we cannot achieve anything other than Code Zero on the certificate.

The properties will achieve Code 3 in the assessment score but cannot be awarded a Code 3 certificate because they do not comply with SUR1.

We would like MCC to amend the planning condition to achieve a Code 3 score rather than 3 star certificate. We can provide a report on completion and evidence providing that we have a score for a Code 3 energy efficient house.

From a surface water attenuation prospective we are installing 750mm sewer to retain surface water under Cardroom Road, we have agreed this with Unitied Utilities who have taken into consideration the whole scheme.

24 January 2012

Karen Fenton
Development Manager
Great Places Housing Group
Southern Gate
729 Princess Road
Manchester
M20 2LT

Homes & Communities Agency

Office:

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One Piccadilly Gdns
Manchester
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Contact Details:
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Dear Karen,

National Affordable Housing Programme
Confirmation of Waiver
New Islington Ph3
71-560526 & 71-560529

Further to your request for a Waiver in respect of Water Harvesting under SUR1 of the Code for Sustainable Homes, we confirm that the body of evidence submitted is sufficient grounds for us to grant a formal Waiver in this instance.

We would seek your assurance that the schemes comply with code Level 3 in all other respects.

Please keep this letter on record for audit purposes.

Yours sincerely,

Allan Foster
Design & Standards Manager (NW Region)