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Planning Potential (PP) were successful in securing a swift delegated decision for renovation of an existing retail terrace and avoided the need to go to Committee, allowing Aldi to progress with an optimistic construction programme.

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The existing retail terrace was afforded open A1 consent, with the application consisting of works to allow for extensive renovation and remodelling of the external façade, in addition to wider works to the servicing arrangements and car parking area. PP coordinated the swift preparation of a detailed set of technical reports required to meet the local validation requirements, paving the way for the application to be submitted within the required timeframe.

Following submission, PP made early contact with the case officer to raise awareness to our client's timescales and explain that the benefits of the scheme justified a positive resolution. Swift responses were provided to consultee comments, ensuring officers were comprehensively prepared to determine application.

Officers, however, decided that the application would need to go before Committee, due to their limited scheme of delegation. PP were successful in encouraging officers to consider whether it was possible to determine under delegated powers, which meant the Head of Planning and Chief Executive were brought into discussions. They confirmed support for the scheme, which led to officers issuing a decision in May 2019, within the 13-week determination period. With no pre-start requirements, Aldi were able to start work on site with no delay to their programme.

Summary of Achievements

- Securing a swift delegated permission to meet the brief set by the client.
- Securing the support of officers.
- Project managing the consultant team.
- Negotiating an acceptable list of planning conditions.

Planning Potential Ltd
London
 Magdalen House
 148 Tooley Street
 London SE1 2TU
 T: 020 7357 8000