



Source: Spatialized (2022)

Planning Potential have successfully obtained full planning permission at The Dry Dock, Leeds enabling the venue to erect a new external bar facility and covered decking area with further associated external alterations.

Captaining the application and following a review of the site and policy context of The Dry Dock, Planning Potential prepared a detailed planning statement to justify the proposed works at the site, which is quite-literally anchored into a designated Public Open Space in the heart of Leeds City Centre.

The Dry Dock, with its prominent, slightly obscure, nautical theme, is a key attraction for both day trippers and students, who tend to visit in the hope of something slightly different within a leisurely cruise around the vast Leeds pub scene.

The works proposed centred around the imposition of a shipping container feature and ancillary decking area atop the existing boat, which would store a new external bar servery facility and upgrading of the front façade's aesthetic. The development would also improve accessibility to and around the external area for patrons, whilst simultaneously making the external area more practical and efficient from a management and operational perspective.

The client brief was to enhance the aesthetic, practicality, and branding of the venue to match their contemporary brand portfolio, supporting the vitality of the premises, whilst incentivising public usage and enjoyment of the surrounding Public Open Space.

Through positive, personable, and proactive working with the planning officer, Planning Potential were able to monitor the progress of the application quickly and effectively, acting responsively to queries raised by the Local Planning Authority through effective liaison, including with the wider project team when appropriate.

Planning Potential Ltd
Harrogate

During the determination process, Planning Potential were able to demonstrate the policy compliance of the proposals in light of the site constraints and initial concerns from the LPA, overcoming previous objections from key consultees and subsequently swaying the planning officer into being on board with the proposals.

Effective dialogue with the LPA enabled planning consent to be obtained without the imposition of pre-commencement conditions, ensuring the client could begin the approved works at their leisure.

Summary of Achievements

- **Not rocking the boat** - Proactive working with the Local Planning Authority, and appropriate liaison with other members of the project team to ensure responsive action to queries of the planning officer and key consultees
- **Steadying the ship** - Securing planning consent in advance of the targeted determination date, avoiding the imposition of pre-commencement conditions to enable the client to meet targeted project deadlines
- **Plain sailing** - Avoidance of conditions requiring discharge, and securing ongoing management conditions which were aligned to the existing operational arrangements of the client