

Aldi

Leytonstone



Planning Potential secured approval on behalf of Aldi for the regeneration of the former Matalan site in the heart of Leytonstone town centre, allowing the site to be converted to accommodate an Aldi foodstore and an M&S Foodhall.

The site, located on the High Road in the Leytonstone town centre, had been allocated for redevelopment for many years. Aldi seized the opportunity to convert the site to meet the needs of modern food retailers, resulting in the positive regeneration of a dated anchor retail site.

Early pre-application discussions were initiated with Officers at London Borough of Waltham Forest who supported the introduction of two national retailers to the town centre. They welcomed the opportunity for regeneration, increased footfall and job creation. It was also necessary to address an historic S.106 Agreement that imposed retail restrictions on the site. Planning Potential successfully secured officer agreement to the amendments prior to submitting the application.

Being mindful of the sensitive location next to a Listed church, Planning Potential managed the preparation of an application seeking approval for the external works to the site required to meet the specific requirements of the two intended food operators, in addition to varying the S.106 Agreement. A separate application was also submitted to secure permission for the extensive plant for each retailer to be installed at roof level.

As a result of positive pre-application discussions, applications were efficiently dealt with by officers, with delegated decisions being issued with minimal pre-start requirements. This allowed the client to progress with the conversion works swiftly, meeting their programme requirements.

Summary of achievements

- Detailed pre-application discussions
- Coordinating consultant team

- Preparing and submitting planning applications
- Varying S.106 Agreement