

Role

- Expert advice on complex legal issues
- Overseeing planning application process
- Seamless collaboration with the Council



background

Countryside Properties UK Ltd submitted a proposal for the redevelopment of a 22-hectare site that was part of a wider proposal for the regeneration of a 74-hectare site in Lower Broughton, Salford.

The application had formed a development partnership with the Council to develop a framework under which the regeneration of Lower Broughton area would be planned, phased and implemented. This application represented the first stage of the regeneration of the area.

The planning application comprised some 1,500 homes, retail, leisure and commercial use, a school, 4.5 hectares of public open space and was accompanied by an Environmental Statement.

more was commissioned to process this major planning application for mixed use development.

the challenge

The scheme involved the assessment of a number of complex issues including development on greenfield land, development on playing fields, flood risk, noise, air, ground contamination, impact on a listed building, traffic, transportation and ecology.

the solution

A multi-disciplinary approach was needed to deal with the application. A project team was formed to include representatives from **more** and various Council departments. In addition, we were able to help the Council by providing experts to advise on the complex legal issues that arose during consideration of the application.

We project managed the whole process and provided planning and strategy expertise. Our ongoing liaison with statutory consultees, such as Sport England and the Environment Agency, was critical in ensuring the determination of the application within the tight timescales set by the Council. The whole process involved seamless collaboration with the Council and we took ownership and responsibility for the delivery of the scheme and committed considerable time and effort to the project. We advised the Council on a complex range of technical and legal issues to ensure the scheme was delivered to meet its objectives, reviewed all planning application documents, including the environment statement, and responded to all consultee and third party representations.

We were also involved in and project managed regular programmed progress meetings with the Council and applicant, negotiated improvements and added value at all key stages in the process. Liaising with consultees throughout the process, the planning policy framework was applied, which produced a comprehensive committee report with formulated recommendations and was presented to the planning committee advising post committee actions.

the results

Following the Council's decision to resolve, the application approval was referred to the Secretary of State who decided not to intervene in the process. The application was therefore approved and we have remained involved in the regeneration of Lower Broughton, dealing subsequently with reserved matter applications for part of the site and continuing to advise on further phases. Our involvement has assisted the Council in delivering its objectives for the area in order to create a sustainable, attractive, accessible, safe and economically active place in which to live.