



# Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

## Retail and Leisure Team

### CgMs Experience

CgMs has a specialist and highly experienced planning team advising on all planning related matters that affect retail and leisure occupiers, investors and developers. Our planning advice is pragmatic and commercial with the objective of ensuring that the planning process adds value to our client's retail and leisure business.

### How can CgMs help?

Planning issues that we regularly advise on include:

- What goods and services can lawfully be sold from this unit?
- The prospects of obtaining planning permission enabling other goods to be sold from the unit.
- Whether planning permission is required to change the use of the building for Class A users.
- Whether planning permission is required for alterations to the shop front, ventilation extraction equipment and other external alterations to the building.
- Signage and advertisements consents.
- Whether the development is either "in" or "at the edge" or "out of centre" development.
- Providing a quantitative assessment of the need for the development.
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- Undertaking a "sequential test" of alternative town centre or edge of centre sites in terms of their viability, suitability and availability for retail or leisure use.
- Providing an assessment of the impact of proposed development upon the vitality and viability of the town centre.

In all cases we will advise in the planning strategy and its associated timing and cost implications to maximise the prospects of a negotiated planning consent either from the Local Planning Authority, or if unlikely, the costs, prospects and timing implications of taking the application to planning appeal.

### Recent Retail and Leisure Clients

- Tesco
- Boots
- Toys R Us
- Harry Ramsden's
- Land Securities
- Legal and General
- Canada Life
- Sundial Group
- Alrov Group

### Examples of Cases

Advisors to Tesco's for their "Tesco Express" format stores throughout England.

Retained advisors to Boots, including the provision of advice for the incorporation of other health related uses within their stores, including GP surgeries, dentistry and laser eye surgeries.

Welwyn and Hatfield Galleria - advising on the planning matters arising from the asset management requirements of increasing floorspace and widening permitted uses.

Provision of planning advice in the acquisition of the Café Royal site on behalf of the Alrov Group from the Crown Estate.

### Contacts

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