



## Planning Applications

The Edmund Kirby Town Planning team have extensive experience in submitting planning applications for a wide range of projects. These include change of use and variation of conditions, Certificates of Lawfulness as well as major schemes for new build commercial, retail, leisure, and residential developments.

We have particular experience in preparing planning applications for complex projects, which may require the submission of specialised documentation such as Environmental Impact and Retail Impact Assessments.

Local Planning Authorities now require most applications to be supported by detailed specialist information including Planning Statements, to justify development in the context of current policy, Design & Access Statements, Statements of Community Engagement and Construction Management Plans.

The department will prepare this information on behalf of Clients and indeed will act as lead consultants coordinating the input of architects, highways, ecological specialists, landscape architects and acoustic consultants whose services may be required to support a planning application.

With specialist experience in preparing applications for Listed Building Consent and Conservation Area Consent Approval as well as Certificates of Immunity, we have been particularly successful in recent years in negotiating enabling development schemes in association with the enhancement or renovation of Listed Buildings and buildings in Conservation Areas.

We will appear on behalf of Clients at Planning

Committee and following approval will coordinate and manage the process for the discharging of any conditions.

Our experts will negotiate Section 106 Agreements or planning obligations, which are increasingly relied upon by Local Planning Authorities to deliver planning gains such as highway or public realm improvements or commuted sum payments in lieu of open space or affordable housing provision. Concluding legal agreements to provide realistic outcomes, is an essential element for the delivery of viable developments.

For further information or advice please contact:

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