



Case Study

Centre Retail Park, Oldham

Project overview

Centre Retail Park was one of the largest privately owned retail warehouse parks in the UK. Owner, Consolidated Property Group, instructed MAZE Planning Solutions in late 2005 to assist with changes to existing retail planning conditions on Phase 3 of the established scheme as part of a proactive asset management programme to improve tenant mix and prepare the investment for sale.

An extended period of pre-application negotiation conducted with the Council at Director level paved the way for a planning application in January 2006 which sought consent for a quantum of flexible open A1 (non-food) space, and new mezzanine floorspace able to float between a number of nominated units. The exercise was complicated significantly by planning history factors that required overlapping and interrelated consents to be reconciled through a Section 106 Agreement. Planning permission was granted in April 2006. It facilitated the relocation of established tenants and created space for Asda Living to come to the development.

The investment was subsequently sold to British Land in early 2007 for £126M.

Client

Consolidated Property Group, Cheshire:

Development team

The Harris Partnership, Manchester: harrispartnership.com

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