

**Client**

MANTLES GROUP LTD

FRONTIER ESTATES



**Services**

TOWN PLANNING

**Project**

Securing planning permission for the demolition of an existing car dealership, and erection of a new 70 bedroom care home with associated access, parking and landscaping. The development needed to deliver a full range of nursing care to meet and exceed Care Quality Commission standards.

**What we did**

Led by Rapleys, pre-application engagement was undertaken with Central Bedfordshire Council and the local community. By virtue of its location and proposed use, it was important to ensure that the care home scheme was sensitively designed to take into account the amenity of future and existing residents, the street scene, and traffic impact and safety.

Thereafter, Rapleys was responsible for managing the submission of the planning application, coordinating the team's responses to consultation comments, attending Planning Committee and following up with Officers thereafter to negotiate and agree the final planning conditions.

**What we achieved**

Rapleys successfully managed the team on behalf of the client through the preparation and submission of a full planning application.

Working closely with Officers during the formal consultation process, Rapleys was a key advisor in negotiating the scheme's proposed scale, massing and levels of parking, which led to planning permission subsequently being granted by the Planning Committee who supported their Officers' recommendation.