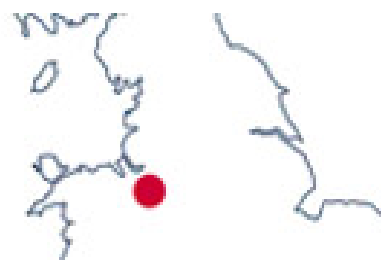


Project Profile



HQ



Client:	Liberty Properties plc
Role:	Project Planning Advisor & Agent
Location:	Nuns Road/Nicholas Street, Chester

J10 Planning advised Liberty Properties plc on the re-development of the Police HQ site in Chester, overlooking the Roodee Racecourse, considered to be perhaps **the** most high profile development opportunity in the City for many years.

The development will involve the demolition of the existing Police HQ building in totality and its replacement with a stunning signature gateway landmark building of contemporary urban design, providing a mixed use development comprising a balance of uses:

- Commercial Business Space – B1 Offices
- Leisure – 4 / 5 * Hotel
- Restaurants / Café Bars
- Residential Apartments
- Public Realm – central piazza; opportunities for Public Art within a landscaped setting

By being on board from the outset, J10 successfully ensured Liberty were selected as preferred developer.

J10 was then tasked with acting as agent, presenting to bodies and groups as part of a pre-application consultation process; negotiating with the Council over affordable housing contributions and co-ordinating the submission documentation supporting the planning application. In addition, advice on S106 / S278 obligations fall into the remit for this project being successfully delivered and ready for commencement. Permission was successfully secured in November 2005.