

PIERS RILEY-SMITH

Year of call: 2016

Clerked by: Mark Ronson Jake Brooke

AREAS OF EXPERTISE:

Planning and Environment Licensing Compulsory Purchase
Local Government Highways



Highways

Highways

His highway practice has ranged from resisting a s.37 complaint against the public adoption of a highway, to working on a case involving the operation of a s.56 notice relating to the inadequate drainage of the highway, and to appearing at public rights of way and highway CPO public inquiries. This has included appearing for the Order Making Authority on a s.118B Order Inquiry to extinguish a footpath running through school grounds. Piers often works with local resident groups seeking declarations as to the extent of a highway and has also worked for a local authority in obtaining a relatively rare highway injunction against trespass on the highway. Piers often works with local resident groups seeking declarations as to the extent of a highway and has also worked for a local authority in obtaining a relatively rare highway injunction against trespass on the highway. Piers has considerable experience in dealing with Traffic Regulation Orders. This experience ranges from drafting TROs for local authorities, objecting to them for third parties, and challenging them successfully. in the High Court. Piers also advises on issues arising out of village green applications.

Profile

Piers has a varied planning, environment, licensing and highways practice.

Piers is ranked in Chambers and Partners 2022 where Clients have said:

"Piers provides very succinct, to-the-point advice."

"He is confident, knowledgeable and articulates matters of law well."

Year of call: 2016

Areas of Expertise

Compulsory Purchase

Highways

Licensing

Local Government

Planning and Environment

Recent High Court appearances include:

- Counsel in **Keyhole Bridge User Safety Group, R (On the Application Of) v Bournemouth, Christchurch and Poole Council** [2021] EWHC 3082 (Admin) successfully challenging the decision of a local authority to revoke a Experimental Traffic Regulation Order.
- Counsel in **Sefton Council v SSCLG** [2020] EWHC 2180 (Admin) securing permission to bring a s.288/289 challenge against the Secretary of State relating to the interpretation of Green Belt protection in the NPPF.
- Junior Counsel on behalf of local residents against Manchester City Council for successfully challenged planning permission for a large car park in the city centre in **R (oao Cameron) v Manchester City Council** [2021] EWHC 336 Admin

Examples of recent inquiry experience include:

Secured permission, following a public inquiry, for Inland Homes for 206 homes in Staines upon Thames – Led by Paul Tucker QC

Successfully appeared on behalf of Gladman Retirement Living Ltd obtaining planning permission for a specialist accommodation for the elderly in Birmingham.

Successfully appeared on behalf of local planning authority defending Members refusal (against Officer advice) of permission for 170 dwellings in the countryside

Successfully appeared on behalf of local planning authority in resisting a Certificate of Lawfulness in relation to the use of World War II bunkers for commercial purposes.

Successfully appearing on behalf of a group of Parish Councils to oppose a £75 million Eddie Stobart national distribution centre in the Green Belt.

Examples of recent Compulsory Purchase Order inquiries:

Appeared for acquiring authority at an inquiry which confirmed a CPO under Highway Act 1980 to allow for the delivery of a £5 million city centre junction scheme.

Appeared for the acquiring authority at an inquiry which confirmed a CPO against an empty six-bedroom Property which the Owner claimed he had recently moved into and was purporting to carry out work on.

Appeared for the acquiring authority at an inquiry which confirmed a CPO against half-finished development which had been abandoned in 2012.

Examples of recent development plan examination appearances include;

Appeared on behalf of Gladman Developments to make representations to the Suffolk Coastal Local Plan Appeared on behalf of Wiltshire County Council to support their Housing Site Allocation Plan

Appeared on behalf of the Isle of Man Government to support their Area Plan for the East.

Appeared on behalf of Gladman Developments to successfully make representations that the Oundle Neighbourhood Plan could not proceed to Referendum

Memberships

PEBA

Inner Temple

Northern Circuit

Environmental Law Foundation

Awards

Foundation Scholar: Queens' College Cambridge

Qualifications

Bar Professional Training Course, City Law School (2015-2016): Very Competent

Graduate Diploma in Law, City University (2014-2015): Commendation

Archaeology and Anthropology BA Hons, University of Cambridge (2011-2014): First Class

Eton College 2005-2010

Recommendations

"Piers provides very succinct, to-the-point advice." "He is confident, knowledgeable and articulates matters of law well." **Chambers UK 2022**



Piers Riley-Smith