

Development Management Team, Planning and Growth, Planning and Transportation Directorate,
 Thurrock Council, Civic Offices, New Road, Grays, Essex, RM17 6SL

London Gateway Logistics Park Local Development Order (LGLPLDO) Prior-notification of Development

Purpose of this form

By submitting this form you are requesting confirmation as to whether the works you are proposing constitute permitted development under the London Gateway Logistics Park Local Development Order (LGLPLDO).

Following the consideration of your request, Thurrock Council will complete the notification section (Section 10) thereby certifying that the proposals are or are not permitted development. This will constitute the formal response as required by the Order. Development that is not permitted under the LGLPLDO may require the submission of a formal planning application.

All sections should be completed either electronically or in black ink.

Section 1 – Contact Details

1a. Applicant Name, Address and Contact Details.					
Title:		First name:		Surname:	
Company name:					
Address:					
Telephone Number:					
Email					

1b. Agent Name, Address and Contact Details (if applicable).					
Title:		First name:		Surname:	
Company name:					
Address:					
Telephone number:					
Email:					

Section 2 – The Development Proposal

2a. Description of development.		Office Use Only Compliant with the LGLPLDO?
Type of development	Yes / No	
Erection of a building or warehouse		
Extension of a building or warehouse		
Demolition of a building or warehouse		
Alteration of a building or warehouse		
Change of use		
Associated infrastructure or other development If yes, please answer question 2b		
For Change of use development.		
Existing Use Class	Yes / No	
B8		
B2		
B1(b)		
B1(c)		
For all proposals.		
Proposed Use Class	Yes / No	
B8		
B2		
B1(b)		
B1(c)		
Please describe the proposed development.		

2b. For associated infrastructure or other development.		Office Use Only Compliant with the LGLPLDO?																
<table border="1"> <thead> <tr> <th>Associated Infrastructure</th> <th>Yes / No</th> </tr> </thead> <tbody> <tr> <td>Internal Access Road(s)</td> <td></td> </tr> <tr> <td>Plot based vehicle parking and servicing</td> <td></td> </tr> <tr> <td>Hard and soft landscaping</td> <td></td> </tr> <tr> <td>Foul and surface water drainage infrastructure</td> <td></td> </tr> <tr> <td>Utilities infrastructure</td> <td></td> </tr> <tr> <td>Other (Please Specify):</td> <td></td> </tr> <tr> <td>Plan area of associated infrastructure m²</td> <td></td> </tr> </tbody> </table>		Associated Infrastructure	Yes / No	Internal Access Road(s)		Plot based vehicle parking and servicing		Hard and soft landscaping		Foul and surface water drainage infrastructure		Utilities infrastructure		Other (Please Specify):		Plan area of associated infrastructure m ²		
Associated Infrastructure	Yes / No																	
Internal Access Road(s)																		
Plot based vehicle parking and servicing																		
Hard and soft landscaping																		
Foul and surface water drainage infrastructure																		
Utilities infrastructure																		
Other (Please Specify):																		
Plan area of associated infrastructure m ²																		
<p>Please describe the proposed development.</p>																		
<p>Note - Please provide plans and drawings showing the full details of the proposed works.</p>																		

2c. Location of development	Office Use Only Compliant with the LGLPLDO?
<p>Please include a plan showing the location of the proposed development outlined in red in the context of the Logistics Park.</p>	

Section 3 – Design Details

Please complete this section if buildings or other structures are to be erected on the site.

<p>3a. Height of the building or structure. Development must not exceed the maximum height for the zone/plot in which the building or structure is located (as shown on the Height Zoning Plan in the Design Code).</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>
<p>Please state the maximum height (in metres) of the building when measured from the finished floor level.</p> <p>Height of building(s): m</p> <p>Please state the height of any other structures to be erected:</p> <p>Type of structure..... Heightm</p> <p>Type of structure..... Heightm</p> <p>Type of structure..... Heightm</p>	

<p>3b. Building Size. The maximum gross internal floorspace shall not exceed 150,000m² and the minimum gross internal floorspace shall not be less than 1,000m² (unless for ancillary use) (see paragraphs A2.1 – A2.3 of the Design Code)</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>																																													
<p>Please provide details of proposed floor space.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Floorspace</th> <th colspan="3" style="width: 25%;">Use Class B1</th> <th rowspan="2" style="width: 15%;">Use Class B2</th> <th rowspan="2" style="width: 15%;">Use Class B8</th> </tr> <tr> <th style="width: 8%;">B1(a)</th> <th style="width: 8%;">B1(b)</th> <th style="width: 9%;">B1(c)</th> </tr> </thead> <tbody> <tr> <td>Existing gross internal floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Existing gross external floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Existing non GIA floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed gross internal floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed gross external floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed non GIA floorspace m²</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Floorspace	Use Class B1			Use Class B2	Use Class B8	B1(a)	B1(b)	B1(c)	Existing gross internal floorspace m ²						Existing gross external floorspace m ²						Existing non GIA floorspace m ²						Proposed gross internal floorspace m ²						Proposed gross external floorspace m ²						Proposed non GIA floorspace m ²						
Floorspace		Use Class B1					Use Class B2	Use Class B8																																						
	B1(a)	B1(b)	B1(c)																																											
Existing gross internal floorspace m ²																																														
Existing gross external floorspace m ²																																														
Existing non GIA floorspace m ²																																														
Proposed gross internal floorspace m ²																																														
Proposed gross external floorspace m ²																																														
Proposed non GIA floorspace m ²																																														

<p>3c. External storage shall not exceed 2% of plot or 2,000m² whichever is the lesser. Storage not to be provided within infrastructure corridors or building service yards fronting the primary site access road, except where facilities are single sided and are situated behind a 10m, wide landscaped zone (see paragraph D1 of Design Code).</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>
---	---

<p>Is external storage to be provided? Yes / No</p> <p>If yes, please specify the size of the area (m²) and the plot coverage as a percentage of the total plot area.</p> <p>Area m² Plot coverage.....%</p> <p>Note - Please include a plan showing the location of the proposed external storage area within the plot.</p>	
---	--

<p>3d. Colours and Materials (including cladding) The buildings and structures must be constructed with external finishes in the materials and colours listed in paragraph A4 of the Design Code.</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>																		
<p>Please provide a description of the proposed materials and finishes to be used.</p> <table border="1" data-bbox="98 672 1187 1514"> <thead> <tr> <th data-bbox="98 672 365 748"></th> <th data-bbox="365 672 751 748">Material(s)</th> <th data-bbox="751 672 1187 748">Colours</th> </tr> </thead> <tbody> <tr> <td data-bbox="98 748 365 882">External Walls</td> <td data-bbox="365 748 751 882"></td> <td data-bbox="751 748 1187 882"></td> </tr> <tr> <td data-bbox="98 882 365 1016">Roof</td> <td data-bbox="365 882 751 1016"></td> <td data-bbox="751 882 1187 1016"></td> </tr> <tr> <td data-bbox="98 1016 365 1151">Windows</td> <td data-bbox="365 1016 751 1151"></td> <td data-bbox="751 1016 1187 1151"></td> </tr> <tr> <td data-bbox="98 1151 365 1285">Vehicle Access & Hardstanding</td> <td data-bbox="365 1151 751 1285"></td> <td data-bbox="751 1151 1187 1285"></td> </tr> <tr> <td data-bbox="98 1285 365 1514">Other (Please Specify)</td> <td data-bbox="365 1285 751 1514"></td> <td data-bbox="751 1285 1187 1514"></td> </tr> </tbody> </table>		Material(s)	Colours	External Walls			Roof			Windows			Vehicle Access & Hardstanding			Other (Please Specify)			
	Material(s)	Colours																	
External Walls																			
Roof																			
Windows																			
Vehicle Access & Hardstanding																			
Other (Please Specify)																			

<p>3e. Proposed building elevations</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>
<p>Please provide plans showing proposed building elevations.</p>	

<p>3f. Plot Boundary Treatments. See paragraph C2 of the Design Code</p>	<p>Office Use Only Compliant with the LGLPLDO?</p>
---	---

Please state what BREEAM standard will be achieved?		
BREEAM Standard	Yes / No	
Very Good		
Excellent		
Outstanding		
If the BREEAM standards set out in paragraph A10.3 of the Design Code cannot be achieved please explain why.		

Section 5 - Construction Details

For proposals involving the erection of new buildings only

5a. HSE Consultation Zone (see paragraph A1.4 – A1.5 of the Design Code)	Office Use Only Compliant with the LGLPLDO?
<p>Are any buildings proposed to be located within the HSE consultation zone as shown on Figure 2 of the Design Code? Yes / No</p> <p>If the development is within the HSE inner zone please specify the maximum number of occupants that will be present in each building at any one time and the number of occupied storeys:</p> <p>No. of occupants</p> <p>No. of occupied storeys</p> <p>If other ancillary development is to be located with the HSE sensitivity zone please specify the use.</p>	

5b. The piling method - must be carried out in accordance with section D.7 of the Code of Construction Practice	Office Use Only Compliant with the LGLPLDO?
<p>If piling is required, please specify the piling design.</p> <p>Please provide details on the timing of works (start month and duration).</p>	

5c. Plot Foul and Surface Water Drainage (see sections E1 – E2 of the Design Code) & Flood Warning and Evacuation Plans	Office Use Only Compliant with the LGLPLDO?
Please specify whether the development is located in the northern or southern drainage zone? Northern / Southern	
Foul Drainage Please provide detail of the Waste Water Treatment Plant and foul water drainage system. Please provide plans and drawings showing the scheme submitted to the Environment Agency in applying for an Environmental Permit.	
Surface Water Drainage Please provide details of how surface water will be disposed of: Please provide plans and cross-sectional drawings of any swales, attenuation ponds and outfalls (if required). If box culverts are required, please provide plans and sections. Please provide details and plans of any temporary drainage system. Flood Warning and Evacuation Plan Please enclose a site specific Flood Warning and Evacuation Plan to include an overview of flood risk on the site, the potential impact of a breach of flood defences and recommended actions to ensue the safety of occupants and users of the development. Please state the maximum number of people likely to be present in the building at any one time.	

5d. Archaeological Assessment	Office Use Only Compliant with the LGLPLDO?
Please enclose a copy of the written approval from Thurrock Council of the Scoping Opinion and, where required, the Archaeological Assessment and Scheme of Mitigation.	

Section 6 – Remediation

A site specific risk-based ground condition assessment of the nature of the subsoils shall be submitted to and approved in writing by the Local Planning Authority before the submission of the Prior Notification Form. If specific risks to human health or groundwater are identified, then a scheme designed to deal with potential unremediated contamination must be approved in writing by the Local Planning Authority prior to submission of this Prior Notification Form.

6a. Remediation Strategy	Office Use Only Compliant with the LGLPLDO?
<p>Please enclose a copy of the written approval from Thurrock Council of the remediation strategy.</p> <p>Note - Please see informative below.</p>	

Section 7 – Parking and Transport

7a. Parking spaces - must be in accordance with the standards set out in sections B3 – B5 of the Design Code				Office Use Only Compliant with the LGLPLDO?
	Existing No. of spaces	Proposed No. of spaces	Bay dimensions (m)	
Articulated HGV				
Rigid HGV				
Van				
Car				
Cycle				
Powered two wheeled vehicle				
Disabled parking				

7b. Loading, unloading and turning space - (see section B2 of the Design Code)		Office Use Only Compliant with the LGLPLDO?
Please complete the table below.		
	Area to be provided (m ²)	
Loading		
Unloading		
Service Yard Circulation Area		
Please identify all of the above areas on the site layout plan.		

7c. Internal access roads, footpaths, cycleways and verges – (see sections B7 and F1 – F6 of the Design Code)		Office Use Only Compliant with the LGLPLDO?
Please provide detailed plans and cross-sectional drawings showing the following details as appropriate.		
Width of road(s)		
Materials		
Service corridors		
Drainage channel		
Width of footpath and verges		
Materials for cycle path		
Roundabouts and junctions		

7d. Provision of cycle parking – must be provided in accordance with section B5 of the Design Code		Office Use Only Compliant with the LGLPLDO?
Please provide a plan showing the location and design of the proposed cycle parking.		

Section 8 – Enclosures

Please include the following in your submission

8a. Plans / Drawings	Office Use Only Included Yes/ No
Location plan (scale 1:500 or 1:200)	
Site layout plan (scale 1: 500 or 1: 200):	
Elevations (scale 1:50 or 1:100)	
Existing and proposed layout/floor plans (scale 1: 50 or 1: 100):	
Existing and proposed elevation plans (scale 1: 50 or 1: 100)	
Roof plan (scale 1: 50 or 1: 100)	
Landscape plan (scale 1: 50 or 1: 100)	
Existing and Proposed site sections and finished floor and site levels (scale 1: 50 or 1: 100).	
Cross-section drawings of all roads, drainage channels and surface and foul water drainage systems (scale 1: 50 or 1: 100).	
Please list any other additional plans or drawings included in your submission.	

Section 9 – Declaration

I / We hereby give notice of my / our intention to carry out the above development, I also confirm my intention that, if it is confirmed that planning permission is not required as provided for by the London Gateway Logistics Park Local Development Order, I / we shall only carry out the proposed work in accordance with the details included on this form and at the associated scaled plans. I / We understand that any variation from these details may require re-assessment.

I / We confirm that, to the best of my / our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of person(s) giving them.

Name:	
Signature:	
Date:	

Section 10 – Notification

Either 10a or 10b to be completed by Thurrock Council	
10a. Compliance with the LGLPLDO Thurrock Council considers that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order.	
Signature:	Date:
10b. Non-compliance with the LGLPLDO Thurrock Council does not consider that the development described in this form constitutes permitted development under the London Gateway Logistics Park Local Development Order, for the reasons outlined below.	
Signature:	Date:

Informatives

Plans and Drawings

The site location plan / red-line site plan needs to clearly identify the site in question via a red-line drawn around the site area, needs to be drawn and printed to an identifiable scale, using recognised base maps (normally Ordnance Survey) and show the direction of North. It should also be clearly labelled and titled.

All other plans must be provided at the specified scale, unless otherwise agreed by the local; planning authority. The scale must be identified on all drawings along with a scale bar. Plans should also include a title, the date, drawing number, with revisions clearly identified and show the direction of north. Every plan based upon Ordnance survey maps must have the appropriate Ordnance Survey copyright notice.

Number of Copies

Please provide **2 hard copies** of the completed application form and all supporting / accompanying documentation (plans, studies, reports, etc.).

Electronic Copies

Please provide electronic copies (on CD and in pdf format), of all documentation / information submitted in relation to the application.

Notification Fee

Please review the LGLPLDO fee schedule to calculate the applicable notification fee for your proposal. All cheques should be made payable to Thurrock Council.

Submitting the Form

Please send the completed form, fee and supporting / accompanying documentation and CD to:

**Development Management Team,
Planning and Growth,
Planning and Transportation Directorate,
Thurrock Council,
Civic Offices,
New Road,
Grays,
Essex
RM17 6SL**

Time Period for a Response

Thurrock Council will acknowledge receipt of the form within **5 working days** and will process the application and complete the notification section of the form within **28 days** of receipt.

Other Consents

Please note that your development will still be subject to the normal requirements of any other consents or permissions required under other legislation (e.g. Building Control Regulations, Environment Agency Consents, Advertising Consent).

Contact Information

If you wish to discuss your proposal or have any queries regarding the form please contact Matthew Gallagher (Principal Planner – Major Applications)

Email. mgallagher@thurrock.gov.uk

Tel No. **01375 366544**

Address. **Development Management Team,
Planning and Growth,
Planning and Transportation Directorate,
Thurrock Council,
Civic Offices,
New Road,
Grays,
Essex
RM17 6SL**