



Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

Oliver Road

Client

Royal Mail Group

Location

Oliver Road, West Thurrock

Services Provided

Planning

Date of Completion

2009

Key Issues

Planning advice in securing new 70,000 sq ft distribution hub and 450 Vehicle Operating Centre plus workshop.



CgMs were initially engaged to provide planning advice relating to a number of sites and their suitability to accommodate their East London Distribution Hub following the compulsory purchase of their existing site which was located on the Olympic Park. Following the review of a number of sites a preferred option was chosen which already benefited from a planning permission. Unfortunately this permission was challenged in the Courts and the resulting delays meant that RMG had to look for an alternative site.

A site was located on Oliver Road, West Thurrock which had an existing vacant warehouse building on it. CgMs carried out a planning risk assessment prior to the purchase of the site and a planning application was submitted within three months of the assessment being carried out. We were able to achieve a resolution to grant planning permission within three months of the submission of the application and negotiated with the Environment Agency to remove their objection as the site is located within Flood Zone 3a.

The swift resolution of the planning application meant that the development could be completed on time and transition from the old site could occur without any disruption to the postal service.

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