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28 September 2022

Our Ref: JB – 12/471

Your Ref: AB/EVA067.0001

BY POST

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS /  
STRUCTURES AND PROVISION OF A STRATEGIC EMPLOYMENT HUB COMPRISING OF  
488,049 SQ. FT (45,340 SQ.M) INDUSTRIAL AND LOGISTICS USES (USE CLASS B8).  
DEVELOPMENT TO INCLUDE THE CREATION OF A NEW MARDYKE VALLEY BOARDWALK;  
UPGRADES TO PUBLIC FOOTPATH 149; A NEW COMMUNITY AND WORKPLACE HUB; NEW  
ROUNDAABOUT ON SHIP LANE; HARD AND SOFT LANDSCAPING, AND OUTDOOR  
RECREATIONAL FACILITIES.**

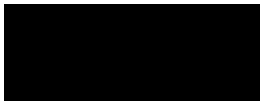
We are writing to inform you, under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that MD Star Limited have submitted a detailed planning application for:

*Full Planning Application for the demolition of existing buildings / structures and provision of a strategic employment hub comprising of 488,049 sq. ft (45,340 sq.m) industrial and logistics uses (Use Class B8). Development to include the creation of a new Mardyke Valley boardwalk; upgrades to Public Footpath 149; a new community and workplace hub; new roundabout on Ship Lane; hard and soft landscaping, and outdoor recreational facilities.*

If you wish to make representations about this application, please write to Thurrock Council on the address provided within the enclosed notice form, within 21 days of this notice being served (Thursday, 20 October 2022).

If you have any further queries, then please do not hesitate to contact me.

Yours sincerely,



James Bompas MBA MRTPI  
Director, Planning & Business Development

**Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

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**NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION**

*(to be published in a newspaper and, where relevant on a website or to be served on an owner\* or a tenant\*\*)*

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Proposed development at Markdyke Park, J31, M25, RM19 1YX for (a): **FULL PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS / STRUCTURES AND PROVISION OF A STRATEGIC EMPLOYMENT HUB COMPRISING OF 488,049 SQ. FT (45,340 SQ.M) INDUSTRIAL AND LOGISTICS USES (USE CLASS B8). DEVELOPMENT TO INCLUDE THE CREATION OF A NEW MARDYKE VALLEY BOARDWALK; UPGRADES TO PUBLIC FOOTPATH 149; A NEW COMMUNITY AND WORKPLACE HUB; NEW ROUNDABOUT ON SHIP LANE; HARD AND SOFT LANDSCAPING, AND OUTDOOR RECREATIONAL FACILITIES.**

I give notice that **(b) MD Star Limited** is applying to **(c) Thurrock Council** for planning permission for **(d)**:

*Full Planning Application for the demolition of existing buildings / structures and provision of a strategic employment hub comprising of 488,049 sq. ft (45,340 sq.m) industrial and logistics uses (Use Class B8). Development to include the creation of a new Mardyke Valley boardwalk; upgrades to Public Footpath 149; a new community and workplace hub; new roundabout on Ship Lane; hard and soft landscaping, and outdoor recreational facilities.*

Any owner\* of the land or tenant\*\* who wishes to make representations about this application should write to (e) by (f) **20 October 2022.**

\* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

\*\* "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed 

**On behalf of MD Star Limited**

**Date: 28 September 2022**

*Statement of owners' rights*

The granting of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

*Statement of agricultural tenants' rights*

The granting of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.