

Good afternoon,

Gas Station, Goods Way, King's Cross, London. Redevelopment.

Reserved matters relating to Building F1 for the erection of a storey building , as required by conditions 9, 10, 12, 14, 16-22, 24, 27, 28, 31, 33-39, 42, 42A, 43, 45, 46, 48, 49, 50A, 51, 56, 60, 61, 64-67 67 of outline planning permission reference 2004/2307/P granted 22/12/06 (subject to S106 agreement) for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

Thank you for your consultation.

According to our records, it does not appear that we were consulted in relation to the original application 2004/2307/P which was granted on the 22/12/06. Upon review of the proposal and its interface with TfL Operational assets we have drafted the below response.

Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. Therefore, it will need to be demonstrated to the satisfaction of TfL Infrastructure Protection engineers that:

- the development will not have any detrimental effect on our tunnels and structures either in the short or long term
- the design must be such that the permanent loading imposed on our tunnels or structures is not increased or removed
- we offer no right of support to the development or land

Therefore, we request that the grant of planning permission be subject to conditions to secure the following:

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with TfL Infrastructure Protection) have been submitted to and approved in writing by the local planning authority which:

1. information on Site investigations and Methodologies, clearly identifying any ground investigation works.
2. Ground movement assessment covering; unloading and loading impact in the short and long term on the LU tunnels and the possible impact from the regen canal wall.
3. Pre-post Condition Survey of the LUL structures
4. Monitoring of LUL tunnels depending on the results of the GMA
5. Construction activities including access and logistics
6. RAMS for Construction activities at subsequent stages – demolition, excavation, piling, retaining structure, superstructure, temporary works, etc.
7. ongoing correspondence with LU IP regarding progress and alterations.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

We also ask that the following informative is added:

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods

This response is made as Railway Infrastructure Manager under the "Town and Country Planning (Development Management Procedure) Order 2015". It therefore relates only to railway engineering and safety matters. Other parts of TfL may have other comments in line with their own statutory responsibilities.

Kind regards,

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(LU/DLR)

