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**From:** Michael Welch [REDACTED]  
**Sent:** 13 September 2023 10:36  
**To:** Kate Henry  
**Cc:** Planning Planning  
**Subject:** 2023/3265/P; Euston Tower 286 Euston Road London; CMDN/20/30

**TfL Spatial planning reference:** CMDN/20/30

**Borough reference:** 2023/3265/P

**Location:** Euston Tower 286 Euston Road London NW1 3DP

**Proposal:** Request for scoping opinion under Regulation 15 of the Town and Country Planning Environmental Impact Assessment (EIA) Regulations 2017, for proposed development involving the partial demolition of the existing building (retention of central core, basement and foundations) and erection of a 32 storey building (mixed use including office floorspace, lab-enabled floorspace and flexible retail floorspace), alterations to existing basement, improvements to public realm surrounding the building.

Dear Kate

Thanks for consulting TfL on this application for which we have the following comments. We note that Traffic and Transport are proposed to be scoped into the EIA, and there will be a Transport Assessment (TA) as a standalone planning deliverable. A Construction Logistics Plan should be included as part of this standalone planning deliverable.

We are currently engaging on the emerging proposals via our TfL Pre-application services. You can direct further inquiries about the site to the new case officer Mike Welch (mike.welch@tfl.gov.uk)

We expect significant impacts from construction access on pedestrians, cyclists, public transport passengers and vehicular traffic in the local area. Construction access proposals should therefore be considered as part of the air quality and noise and vibration assessments in the EIA. Cumulative future construction traffic flows on local roads including from HS2 at Euston interchange should also be assessed.

Aside from this the EIA Scoping Opinion document submitted is satisfactory and we have no detailed comments or objections.

Kind regards

**Michael Welch | Area Planner (Spatial Planning) | TfL City Planning  
Transport for London | 9th Floor, 5 Endeavour Square, Westfield Avenue, E20 1JN**

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We have recently made changes to our pre-application service and charges, and introduced a new Initial Screening process. For more info please visit: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/pre-application-services>

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