

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3019/P	Jonathan Poole	18/08/2024 18:42:39	OBJ	<p>Although, there are other aspects of this planning application that I have concerns about, I am commenting on what I consider is the biggest single issue – deliveries and increased traffic to the estate.</p> <p>As a resident on the estate for over six years I believe I am as well placed as Argent to have informed an opinion on how deliveries work currently on the estate, and how I anticipate them becoming worse as a consequence of having increased buildings to service.</p> <ol style="list-style-type: none"> <li>1. Currently, deliveries for Coal Drops Yard go up and down stable street until 11am in the morning. Not all deliveries servicing coal drops yard are done during that time. Deliveries continue throughout the day and into the evening. As Stable Street is closed to vehicles, ALL traffic is directed to Wollstonecraft Street which, has two residential buildings and a school building facing onto it. Vehicles stop and park across two loading bays, either side of the loading bays by Gasholders and in front of the school entrance. For those living in one of the lower floor flats in Gasholders you could step onto the roof of the vehicles from your balcony. As this is also where taxis come to pick up and drop off residents and customers of the local restaurants/bars, where deliveries are made to the residential buildings and where vehicles also come to the service area of Meta and Mare Street Market, this residential street is already overflowing with vehicles.</li> <li>2. In this area, outside of school opening and closing hours, Kings Cross Estate tend not to take notice of vehicles, engines are left running and vehicles belonging to shops in Coal Drops Yard are often left parked in the loading bay all day, for example, most weeks, Botanical Boys will have a van parked there. Due to the numerous events Kings Cross put on, Granary Square can be full of parked vehicles as can the bays outside Gasholders for significant amounts of time. Furthermore events that have external 24 hour security tend to park their vehicles outside Gasholders all through the night while on duty, returning to their vehicles at unsociable hours, I assume for refreshment and rest.</li> <li>3. Back to Coal Drops Yard and vehicles entering there during the morning. Interestingly every vehicle owned by the Kings Cross estate is accompanied by a walking guard when moving across the estate and amongst pedestrians. Presumably for health and safety reasons. The morning is a busy time, when pedestrians are coming in and out of the estate for work and children (some of them deaf) are going to school. However, any commercial vehicle such as cars, vans and articulated lorries, are not accompanied and are free to drive in whatever manner they wish without supervision. At this time, the guards are situated at the foot of the bridge to welcome pedestrians into the estate. As an area that most people assume to be pedestrianized at all times, it's already dangerous to have unsupervised vehicles driving through these areas. This risk will only increase if the Pavilion plans were to go ahead.</li> <li>4. Weekends sees the addition of Stable Street Market, a food market in the main, with temporary stall holders. Most of these stalls start operating after access via Stable Street is closed in the morning; and so throughout the day, vehicles that are parked in Wollstonecraft Street next to Gasholders for hours at a time, drop off and pick up products, and add to the noise and disruption in the residential area. This disruption is further enhanced by the noisy trolleys conveying stall holders' goods being pulled back and forth across the front of residential buildings.</li> <li>5. Outside of working hours, deliveries to Coal Drops Yard are not unusual and in the case of some, arrive after 11pm and can leave at 1am. These antisocial hours deliveries are unsupervised and unnoticed by the Kings Cross Estate. Engines are left running and vehicles often have lights continuously flashing (a safety requirement), and delivery drivers communicating loudly. This activity disrupts and impacts residents'</li> </ol>

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				<p>everyday living and sleeping.</p> <p>The reality is, that the Kings Cross Estate is not fit for delivery purposes already, considering the number of vehicles that are entering and servicing the estate. They already overwhelm the access and parking routes and they disturb residents who should be recognized as an important aspect of this mixed used estate. It is highly likely that this disruption is going to increase further when the numerous empty retail units across the estate are eventually filled. And the idea that 'grab and go' retail units in the pavilion will have no impact on the estate is incomprehensible.</p>

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