

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>25/08/2014</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>31/07/2014</b>

<b>Officer</b>	<b>Application Number(s)</b>
Amanda Peck	2014/4317/P

<b>Application Address</b>	<b>Drawing Numbers</b>
Coal Drops Kings Cross Central York Way London N1C	Refer to draft decision notice

<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>

<b>Proposal(s)</b>
Details of enabling works comprising the excavation of 2.5m deep trenches for stormwater drainage infrastructure pursuant to conditions 25, 31, 56, 64, 65, 66, 67 and 68 of outline permission granted 22/12/06 subject to a section 106 legal agreement (Ref. 2004/2307/P) for the comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area.

<b>Recommendation(s):</b>	<b>Approve</b>
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<b>Application Type:</b>	<b>Approval of Details</b>
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<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>
<b>Informatives:</b>	

<b>Consultations</b>
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<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		

<b>Summary of consultation responses:</b>	n/a
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<b>CAAC/Local groups comments:</b>	English Heritage (archaeological service) – recommend approval of the archaeological written scheme of investigation provided in appendix B.
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<b>Site Description</b>
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This application relates to 'King's Cross Central' the former railway lands north of King's Cross Station for which outline planning permission was granted by the Council in 2006 for a comprehensive, phased, mixed-use development. King's Cross Central is bound to the east by King's Cross Station and York Way, to the north by the railway lines used by High Speed 1, to the west by St Pancras International, and to the south by Euston Road. The site can be divided into two distinct areas, north of the Regent's Canal and South of Regent's Canal. The parameter plans which were approved as part of the outline permission included one which divided the site into 'development zones' (KXC 005).

The application site is located north of the canal to the west of Granary Square. Specifically the site is referred to as the Coal Drops Yard, which is the hardstanding area sited between the Eastern and Western Coal Drops. The Coal Drops site will be developed as a retail area as part of the Kings Cross Central outline permission. Work has yet to start and pre application discussions have

commenced on an amended scheme for the Coal Drops that would fall outside of the Outline Planning Permission.

### **Relevant History**

**2014/3058/P:** Details of the scheme of investigation for building recording in relation to condition 55 of planning permission 2004/2307/P dated 22/12/2006 for; Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area. **Granted 23 May 2014**

**2004/2307/P:** Outline application for a comprehensive, phased, mixed-use development of former railway lands within the King's Cross Opportunity Area, as set out in the Revised Development Specification. The development comprises business and employment uses within the B1 use class; residential uses (including student accommodation), serviced apartments and hotels; shopping, food and drink and financial and professional services within the A1, A2, A3, A4 and A5 use classes; the full range of community, health, education, cultural, assembly and leisure facilities, within the D1 and D2 use classes; night clubs; multi storey and other car parking; re-erection of the linked triplet of gas holder guide frames to enclose new residential and other development, on the site of the Western Goods Shed; re-erection of the guide frame for gas holder no 8, alongside the re-erected triplet, to enclose new play facilities and open space; relocation of an existing district gas governor; works of alteration to other existing buildings and structures, to facilitate their refurbishment for specified uses; new streets and other means of access and circulation; landscaping including open space; new bridge crossings and other works along the Regent's Canal; the re-profiling of site levels; and other supporting infrastructure works and facilities (R1). **Granted 22/12/2006**

### **Condition 25 of this permission states:**

'Details of the Enabling Works, including layout, design, and specifications shall be submitted to and approved in writing by the LPA before commencement of those works. All works shall be carried out in accordance with the details as approved.'

### **Relevant policies**

#### **LDF Core Strategy and Development Policies 2010**

CS2 – Growth areas

CS11 – Promoting sustainable and efficient travel

CS14 – Promoting high quality places and conserving our heritage

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

DP17 – Walking, cycling and public transport

DP21 – Development connecting to the highway network

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP31 – Provision of, and improvements to, public open space and outdoor sport and recreation facilities

#### **Camden Planning Guidance**

CPG1 - Design

CPG7 - Transport

#### **London Plan**

### **Assessment**

The application relates to the partial discharge of condition 25 of outline planning permission dated 22 December 2006 (ref: 2004/2307/P). Condition 25 (Enabling Works) states:

*'Details of the Enabling Works, including layout, designs, and specifications shall be submitted to and approved in writing by the LPA before commencement of those works. All works shall be carried out in accordance with the details as approved.'*

*Reason: To ensure a comprehensive, sustainable and integrated development, facilitate regeneration*

*and ensure safe and efficient access and to ensure the development is carried out in accordance with the assessment and conclusions of the Environmental Impact Assessment, in accordance with policies B1, T1, T12, SKC2, SKC3, SKC4 and KC8 of the London Borough of Camden Replacement Unitary Development Plan 2006.'*

This application also relates to the partial discharge of conditions:

- condition 31 (Parameter Plans and Development Specification)
- condition 56 (Archaeological Investigation and Mitigation)
- conditions 64-65 (Spoil Removal)
- conditions 66-67 (Importing Infrastructure and Construction Materials)
- condition 68 (unexploded ordnance)

Also of relevance to this submission are the following conditions:

- condition 18 (earthworks and remediation)

### **Background**

The Archaeological works have been approved to this part of the Kings Cross site. Work has yet to start and pre application discussions have commenced on an amended scheme for the Coal Drops that would fall outside of the Outline Planning Permission. The enabling works are proposed to facilitate the later development of this part of the site as public realm.

### **Current proposal**

This application seeks approval for the enabling works for the coal drops yard. The enabling works include:

- Excavation of up to 2.5m from existing ground levels in the southern end of the yard to accommodate a new storm water drainage attenuation tank
- Excavation of up to 2.5m from existing ground level to accommodate new storm water drainage infrastructure.
- Installation of stormwater drainage attenuation tank and pipes
- The excavated areas will be backfilled to existing levels following the installation of the infrastructure. Existing setts will be removed and safeguarded for future re-use.

### **Earthworks and Remediation (condition18)**

Condition 18 of the outline permission requires that relevant reserved matters applications are accompanied by an earthworks and remediation plan. As this application is not a reserved matters application this is not strictly required for the current application, however the applicant has submitted an earthworks and remediation plan prepared by Arup. The contaminated land officer has assessed the information and advised that this condition still stands as a complete earthworks and remediation plan is to be prepared at reserved matters stage.

### **Enabling Works (condition 25)**

Condition 25 specifically requests details of the layout, design and specifications in relation to, amongst other things, site preparation works. It is proposed to excavate parts of the site to install stormwater drainage infrastructure, with the land being made good and reinstated to current levels afterwards. The submitted details and remedial works are considered acceptable.

### **Archaeology (condition 56)**

Condition 56 states that no development shall take place in each phase notified under condition 21 (construction time-table) until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been approved by the local planning authority. The applicant has submitted an Archaeological Written Scheme of Investigation for the site prepared by the Museum of London Archaeology Ltd.

The submitted documents have been considered by English Heritage's archaeological service who have advised that they have been prepared in accordance with their guidelines and they are satisfied that the submission requirement of condition 56 can now be discharged in relation to this proposal.

### **Spoil and lorry movements (conditions 64-67)**

Conditions 64-67 deal with spoil and lorry movements. Condition 64 restricts the volume of spoil which can be removed from the site to 270,000 cubic metres per calendar year whilst condition 65 restricts the number of lorry movements for removing the spoil to 31,500 within any calendar year. Conditions 66 and 67 restrict lorry movements bring material to the site. 8,300 lorry movements are permitted per calendar year for importing infrastructure materials and 73,000 for importing construction materials. The reason for these conditions is to ensure that the amenity of adjoining properties and the area generally are protected from the negative effects of development. The restrictions mean that work on the site has to be phased over a longer period rather than all commenced at the same time; this in turn reduces the amount of noise, dirt, dust, and traffic disruption that would occur at any one time.

The estimated volume of spoil removal for the coal drop yard enabling works would total a maximum of 625 cubic meters which converts to a total of 102 lorry movements that would take place in 2014. As set out in the Compliance report (tables 3 and 4) it is envisaged that a total of 44,620 cubic metres of spoil will be removed from the site in 2014 totalling 7,189 lorry movements which is sustainably below annual limit specified in conditions 64 and 65. The estimated number of vehicular movements delivering infrastructure materials and construction materials for the coal drop yard enabling works would total 102 lorry movements in 2014. The site wide number of lorry movements for 2014 would be 30,3730 which is significantly within the limits set out in Condition 66 and 67.

### **Unexploded Ordnance (condition 68)**

Condition 68 requires a survey to discover potential unexploded bombs to be undertaken prior to the commencement of each phase of development and the local planning authority shall be notified as soon as practicable of the action taken should bombs be discovered. A site-wide submission was made to the London Borough of Camden in June 2007 and confirmation received by letter dated 12 June 2007.

### **Conclusion**

The proposal fully complies within the requirements of the conditions 25, 31, 56, 64, 65, 66, 67 and 68 which can be partially discharged in as far they relate to site preparation associated with coal drops yard.

**Recommendation:** Approve details.