
From: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>
Sent: 12 August 2021 09:26
To: Theresa Parker
Subject: RE: Consultee letter for PlanningApplication Application: EPF/2868/20

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FAO Marie-Claire Tovey

Address: 177 High Road, Chigwell, IG7 6NX
Proposal: Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure. ** New information added to website **

Thank you for your consultation.

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 railway infrastructure. Part of the works are proposed on top of London Underground cutting and operational railway.

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 London Underground) for works on top of the cutting for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide foundation and groundwork details for all structures close to the top of London Underground cutting
- provide details on the use of tall plant/scaffolding
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our railway, property or structures
- accommodate ground movement arising from the construction thereof

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 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

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

Shahina Inayathusein MAPM MIAM

Safeguarding Engineer (LU+DLR)

Infrastructure Protection - TfL Engineering

Email: locationenquiries@tfl.gov.uk

Find out more about Infrastructure Protection - <https://youtu.be/0hGoJMTBOEg>

From: Theresa Parker <TParker@eppingforestdc.gov.uk>

Sent: 04 August 2021 14:30

To: Location Enquiries <SMBLocationEnquiries@tfl.gov.uk>

Subject: Consultee letter for PlanningApplication Application: EPF/2868/20

Please find attached Consultee letter for PlanningApplication application EPF/2868/20

N645633

No Description Given

Epping Forest District Council
www.eppingforestdc.gov.uk



Safer spaces is a council-led programme to help kickstart the local economy and reopen high streets in the Epping Forest district [Click Here to have your say on social distancing and safer spaces](#)



Our employees are working from home and have access to emails and telephones. We are doing everything we can to support our residents and local businesses. To avoid risk of cross-contamination please don't send items and correspondence through the post unless absolutely necessary. For up to date information and service updates go to our website at www.eppingforestdc.gov.uk. **Stay alert. Control the virus. Save lives.**

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