

Draft HS2 Statutory Guidance: Crossrail Examples

4.0 Scope of the Planning Conditions Schedule

- A temporary sub station – subject to construction arrangements approval rather than plans and specifications.
- A station – subject to plans and specifications approval which does not involve the control of environmental effects to be revisited.
- Plant and machinery – fixed plant noise is outside the scope of the Planning Conditions Schedule, and is controlled under the EMRs.

[Information papers]

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5.0 Grounds for Determination

Examples where the grounds were used by local authorities to achieve positive outcomes. In practice this occurred through discussion with NU prior to submission, but in principle are relevant to the request for approval process.

- Listed building – change of roof material from ETFE to glass to respect a Grade 1 listed building.
- Conservation areas – change of material from cast stone to Portland stone and terracotta.
- Local amenity – Cladding adding to ventilation structures.
- Traffic safety – relocation of stations entrances to create better pedestrian environments.

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6.0 Requests for Additional Information

- A CGI of a proposed small pumping head house was requested by the local authority when submitting a Plans and Specification request for approval. This was not a reasonable request, as the facility was so small, and the detailed drawings provided showed the new building, and its relationship and context to the surrounding area.
- Feature lighting details were requested by the local authority for a “contemporary” ventilation shaft, on a prominent site in a town centre location, which was a reasonable request that Crossrail provided.
- Request for further information agreed relating to details of an external art scheme in a station design.

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7.0 Modification to the Requests for Approval

- At the request of the local authority Crossrail revised designs to incorporate changes such as a design frieze to a station lift shaft, and
- At the request of the local authority Crossrail revised designs to incorporate changes to a large expanse of a station retaining wall.



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8.0 Imposition of Conditions

- Conditions relating to incorporation of a possible retail kiosk into void space at a ventilation shaft were not agreed, as such conditions were not part of the grounds for approval in the Crossrail Act.
- At a ventilation shaft conditions were agreed to ensure that the railway works tied in to a local regeneration scheme to provide a new pedestrian bridge link across a river, linking future development sites.
- A condition was agreed which resulted in revised design for site works surrounding the proposed shaft were submitted to ensure the above scheme linked into a new pedestrian footpath to the bridge, and design was undertaken for extensive revisions to site levels to accommodate revised designs, which in turn impacted upon flood risk issues.
- Condition agreed to be applied to the approval of a vent shaft requiring the submission of an alternative, less prominent, safety system on the roof prior to installation.

Pre-application discussions

- Local authority were concerned about the utilitarian design of a ventilation shaft located in an urban parkland setting. A revised, significantly improved design was agreed and approved, which was seen as much more sympathetic to it's location.
- Extensive working with local authority on noise mitigation (acoustic screens around plant and machinery), parking provision, lorry movements, heritage associated with a worksite at a small open space surrounded by listed buildings. Revised site access was provided from that proposed in the ES as requested by the local authority to provide protection to particular trees, and listed features removed from park for safekeeping and eventual reinstatement.



Pre-application discussions

- Listed buildings located next to ventilation shaft could be retained. Given the condition of the buildings, the agreed mitigation had to be revised in-situ on numerous occasions, often at very short notice. Good, trusting relationship was established between NU and LPA, enabling such changes to be processed seamlessly.
- Crossrail donated a Victorian pedestrian bridge to a railway heritage group.
- Agreed to donate a locally listed brick built Victorian pumping station building to the local authority for future use elsewhere.
- Crossrail provided an opportunity for local stakeholders to gain access to a major construction site for a specific time period to undertake their own regeneration preparation works, prior to construction of the railway.

