

Les Waters
Manager, Licensing
Railway Markets and Economics
E-mail les.waters@orr.gsi.gov.uk
Telephone 020 7282 2106



26 November 2018

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence condition 7 (land disposal): New Allen Street, Miles Platting, Manchester.

Decision

1. On 24 October 2018, Network Rail gave notice of its intention to dispose of land at New Allen Street, Miles Platting, Manchester (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land and disposal is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in the notice.

Reasons for decision

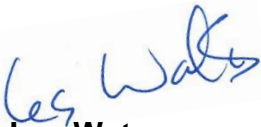
3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and that no objections were received.
4. In considering the proposed disposal, we note that:
 - there is no evidence that current or future railway operations would be affected adversely; and
 - Network Rail confirmed subsequently that the part of the land included on the supplementary strategic freight site list has been de-listed, having gained industry agreement to do so¹.
5. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no issues for us to address.

¹ The removal of designated strategic freight sites must be in accordance with Schedule 7 to the Supplemental Agreement for leases, site demarcations, connection agreements and BRT easements between British Railways Board and Railtrack PLC made 1 April 1994 pursuant to the Railtrack Transfer Scheme.



6. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,² and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to “protect the interests of users of railway services”.

7. We have concluded that the proposed disposal is not against the interests of users of railway services and that our consent to the proposed disposal of the land should be granted.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned above the printed name.

Les Waters

Duly authorised by the Office of Rail and Road

² Available from www.rail-reg.gov.uk/server/show/nav.150

Proposed Property Disposal

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Site	
<p>Site location and description</p>	<p>Land and arches known as the former Oldham Goods Branch Line, New Allen Street, Miles Platting, Manchester. M40 7UR. Site area is approximately 0.28 ha / 0.69 acres.</p> <p>The site is currently non-operational with land currently unused and arches in a dilapidated condition.</p> <p>It is acknowledged that the land disposal area comprises part of the wider Manchester Collyhurst Strategic Freight Site (see plan provided). Any successful land disposal is strictly subject to formal de-listing of area proposed for disposal.</p>
<p>Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<ol style="list-style-type: none"> 1) Location Plans – ref “Location Plans – New Allen Street, Miles Platting, Manchester”. 2) Site disposal / long lease plan – ref – “6135408-3 B Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester“. Sale/lease area is coloured blue with retained NR owned land in green. 3) OS Satellite image of the disposal land – ref “OS Satellite image of disposal area” - due to the topographical differences, this shows the disposal land and adjacent operational land to the East. 4) Plan – ref – “6135408-1 Collyhurst SFS annotated” which shows the adjacent Strategic Freight Site footprint edged blue along the area that is to be disposed of in red hatching. 5) Photographs of the land and arches as it stands today. Two photographs named as “New Allen St Manchester Photo 1 – Arches Looking North East” and “New Allen St Manchester Photo 2 –Arches Looking South West”. Both taken on 25 January 2018. 6) Architectural CAD drawing to give an impression of what the finished scheme would look like. Provided by Watson Homes. Ref – “greys_mustard_arches_v1_fn01_preview”.

Clearance Ref:	<p>Business – CR/34969 (Certificate Number 43472) for the arches – issued on 14 / 02 / 2018.</p> <p>Business – CR/35725 (Certificate Number 44085) for the additional land – issued on 04 / 04 / 2018.</p> <p>Technical – CR/34969 (Certificate Number 44159) for the arches – issued on 10 / 04 / 2018.</p> <p>Technical – CR/35725 (Certificate Number 44392) for the additional land – issued on 30 / 04 / 2018.</p>
Project No.	158731
Ordnance survey coordinates	<p>Easting (x) – 385413</p> <p>Northing (y) - 399520</p>
Details of attached photographs (as required)	Photos are attached on the email (same as described above) – taken 25 January 2018.
2. Proposal	
Type of disposal	Freehold or long leasehold – disposal for residential development to accommodate a homeless shelter. This could contribute towards the Department for Transport's target to release surplus land for residential.
Proposed party taking disposal	Watson Homes to enter into a conditional contract to obtain planning certainty, undertake any required due diligence and then complete construction. Upon practical completion, it is intended that St Vincent's Housing Association along with the Mustard Group Charity will then operate the site as a homeless shelter.
Proposed use / scheme	Network Rail proposes to dispose of the site for residential type use. It is intended to be used as a shelter for the homeless. The site could also be used in the future for temporary accommodation and/or social housing.
Access arrangements to / from the disposal land	Access will be taken from the existing public road (New Allen Street) which fronts the disposal land.
Replacement rail facilities (if appropriate)	No replacement rail facilities.

Anticipated rail benefits	<p>The land and arches are currently in a dilapidated condition which is a Network Rail asset under the structures team responsibility. This proposal removes a liability to the business and brings a structure under poor condition back into economic use at no cost to Network Rail. The structures have attracted fly tipping and anti-social behaviour in recent years.</p> <p>As the site comprises part of the 'Strategic Freight Site', this proposal also removes a liability to the freight operating companies who have confirmed the disposal area is not part of their requirements and would prefer to operate on the site without that area included.</p>
Anticipated non-rail benefits	<p>The proposal will bring benefits to the ongoing homeless problem as well as providing much needed social/temporary accommodation. It will provide benefits to the local economy, environment (i.e. brownfield land development) and community. There will be an element of site clean up and structural works to enhance the land and arches.</p> <p>It will create temporary and permanent investment and jobs for the construction period and offer permanent employment positions.</p>
3. Timescales	
Comments on timescales	Assuming LC7 consent is provided, it is anticipated that Network Rail will enter into a conditional contract with Watson Homes at the end of 2018. It is expected the scheme will complete in 2020/2021.
4. Railway Related Issues	
History of railway related use	<p>Having researched historic maps, this shows that the disposal land previously provided a viaduct type rail link to the Oldham Goods Branch depot and sidings. The depot itself was demolished in the 1970's and land subsequently sold off for social housing. The link has been left in-situ vacant and deteriorated since then.</p> <p>At privatisation, the site was then designated as a 'Strategic Freight Site'.</p>
When last used for railway related purposes	It is understood from historic maps that it was last used as a viaduct type rail link to the old Oldham Branch Goods Depot which was demolished in the 1970's.
Any railway proposals affecting the site since that last relative use	Yes, in 2017 GB Railfreight has 'called in' the Strategic Freight Site for a lease to undertake freight type operations. GB Railfreight confirmed that the disposal land is not suitable for their requirements. There are no tracks on the viaduct itself.

Impact on current railway related proposals	As above.
Potential for future railway related use	The LNW System Operators have confirmed that there are no potential future railway schemes that affect the disposal land. There were no other proposals raised by Network Rail during the clearance process.
Any closure or station change or network change related issues	Station change/closure not applicable. It has been confirmed by the System Operators that Network Change is not required for this disposal land and arches. Plus, there are no tracks on the viaduct.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	There is no impact on railway related access as there are level differences between operational land (higher up) and the disposal land (lower down). The Maintenance Protection Coordinator has requested rights of access to maintain a structural wall that separates the two and if necessary, any emergency access onto operational land. Watson Homes have agreed to accommodate this to ensure the retained structure/land is required as and when necessary.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p> <p>The scheme will require completion of any railway safety works under the guidance of the local ASPRO team and MPC. A Basic Asset Protection Agreement will be agreed with the developer to ensure retained structures are adequately protected.</p>

5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	Manchester City Council's Local Plan has allocated the site as a "Housing Improvement Area" under policy HC8. The site is also part of Manchester City Council's "Northern Gateway" Development Framework where they have partnered with the Far East Consortium to bring forward approximately 10,000 homes.
Contamination / Environmental Issues (if applicable)	There is likely to be some contamination issues due to its previous use so a site investigation will be undertaken by Watson Homes to ensure any necessary remediation is undertaken to make appropriate for residential use.

6. Local Authorities

Names & Email Addresses:	Policy and Strategy Manager Manchester City Council <u>@manchester.gov.uk</u> Tel:
Local Transport Authorities:	Transport for Greater Manchester. @tfgm.com
Other Relevant Local Authorities:	N/A

7. Internal approval to consult

Recommendation:	Based on the above, I recommend that Network Rail consults on the terms of disposal.	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions.	
Proposer's name:	Proposer's job title: Senior Surveyor	
Signed:	Date: 04 / 07 / 2018	

Authorised by (name):	Authoriser's job title: Head of Residential
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8. Consultations

Internal consultation	Network Rail internal land clearances (business and technical) have been secured. Generic conditions apply to ensure the future protection of the operational railway so liaison with Asset Protection will take place prior to construction.
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<p>Summary of position as regards external consultations</p>	<p>Consultation went out to 33 stakeholders to whom 28 had no objection and/or had no comments, 4 had provided no response and 1 had provided some initial queries to which has been answered but they then provided no further response. No objections were received.</p> <p>In response to the LC7 consultation, Manchester City Council (“MCC”) raised queries expressing concerns about a) the structural integrity of the disused viaduct and b) they wanted to know if Network Rail had adequately addressed any potential risk of trains running off the viaduct (higher level) onto street level below. Network Rail then responded confirming that the first point will be safeguarded by way of an agreed Asset Protection Agreement (“APA”) with the developer where the APA’s primary function is to safeguard retaining Network Rail land and operations. The developer also confirms that the viaduct will not be demolished but instead improve its integrity via engineering solutions in the APA. This was confirmed back to MCC</p> <p>The second point was addressed by confirming back to MCC that this point will be addressed and agreed with the developer via the APA. Plus, GB Railfreight who is currently occupying the adjacent land confirmed that measures are already in place to safeguard against potential risk of train run off by having (see consultation report for list of measures in place).</p> <p>Despite multiple chasers and a “final notice” email (see consultation report), MCC did not provide any further comment to confirm they were satisfied with our response. Network Rail believes that the queries have been answered fully to proceed as MCC did not object and have not objected or made any further comment since. Network Rail believes that if Manchester City Council still had concerns, they would have raised it again.</p> <p>Freight Transport Association have not responded but all of the Freight Operating Companies as well as Rail Freight Group have responded with no objections so it is Network Rail’s views that the Railfreight industry has been adequately consulted on this proposal. Maritime Transport has not responded but the proposal is not near a port/coast line so they are not considered a key stakeholder.</p> <p>However, both Transport for North and Alliance Rail Holdings have not responded despite efforts to contact them. Multiple email chasers and phone messages have been left with them (see consultation report) and it is Network Rail’s view that reasonable efforts have been demonstrated to contact them for their view on this proposal. In line with ORR policy, Network Rail believe we are able to proceed with our application.</p>
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<p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p>	<p>No objections were raised.</p> <p>Due to the site's current designation as part of a wider Strategic Freight Site (see plan provided for illustration), which has been agreed to part de-list in advance of this application, Network Rail believes it is sensible to submit a specific consent request to the ORR to dispose of this site.</p>
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9. Internal approval to dispose

<p>Recommendation:</p>	<p>Based on the above, I recommend that Network Rail proceeds with the disposal.</p>
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<p>Declaration:</p>	<p>I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions.</p>
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<p>Proposer's name:</p>	<p>Proposer's job title: Senior Surveyor</p>
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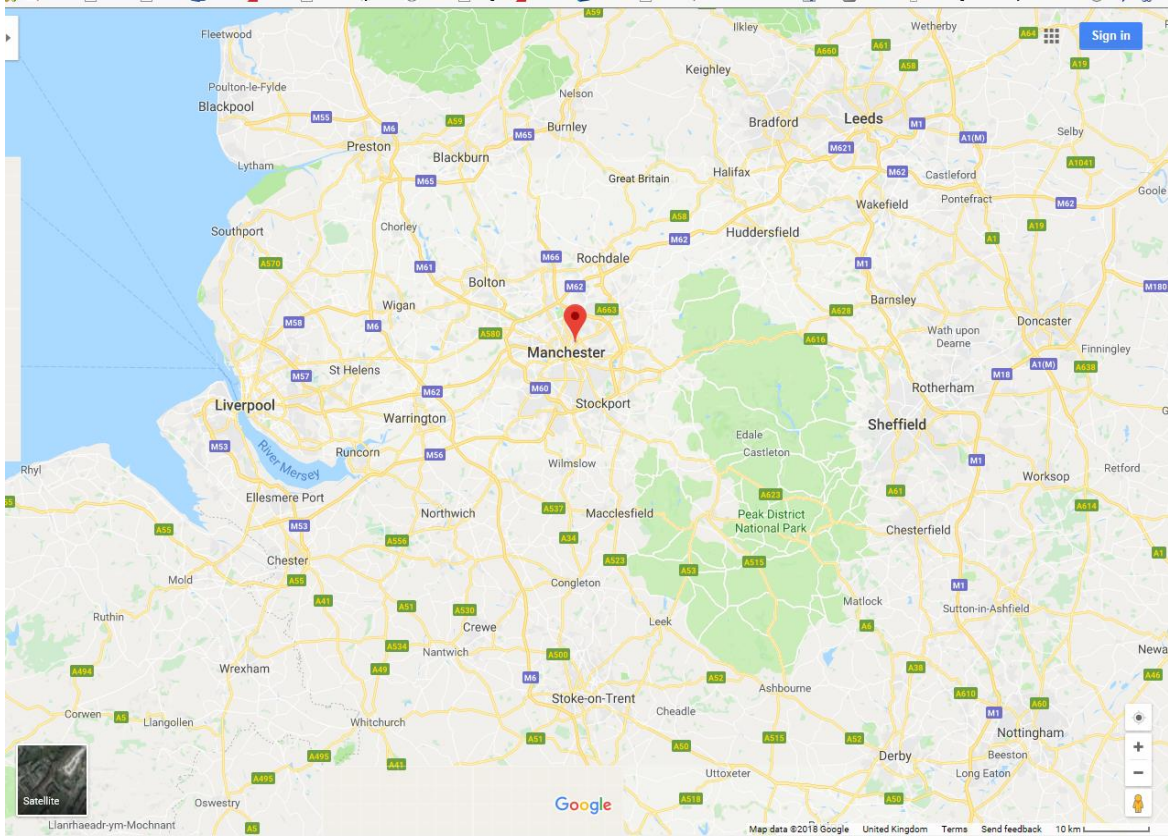
<p>Signed</p>	<p>Date.....19/09/2018.....</p>
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<p>Authorised by (name):</p>	<p>Authoriser's job title: DIRECTOR, DEVELOPMENT</p>
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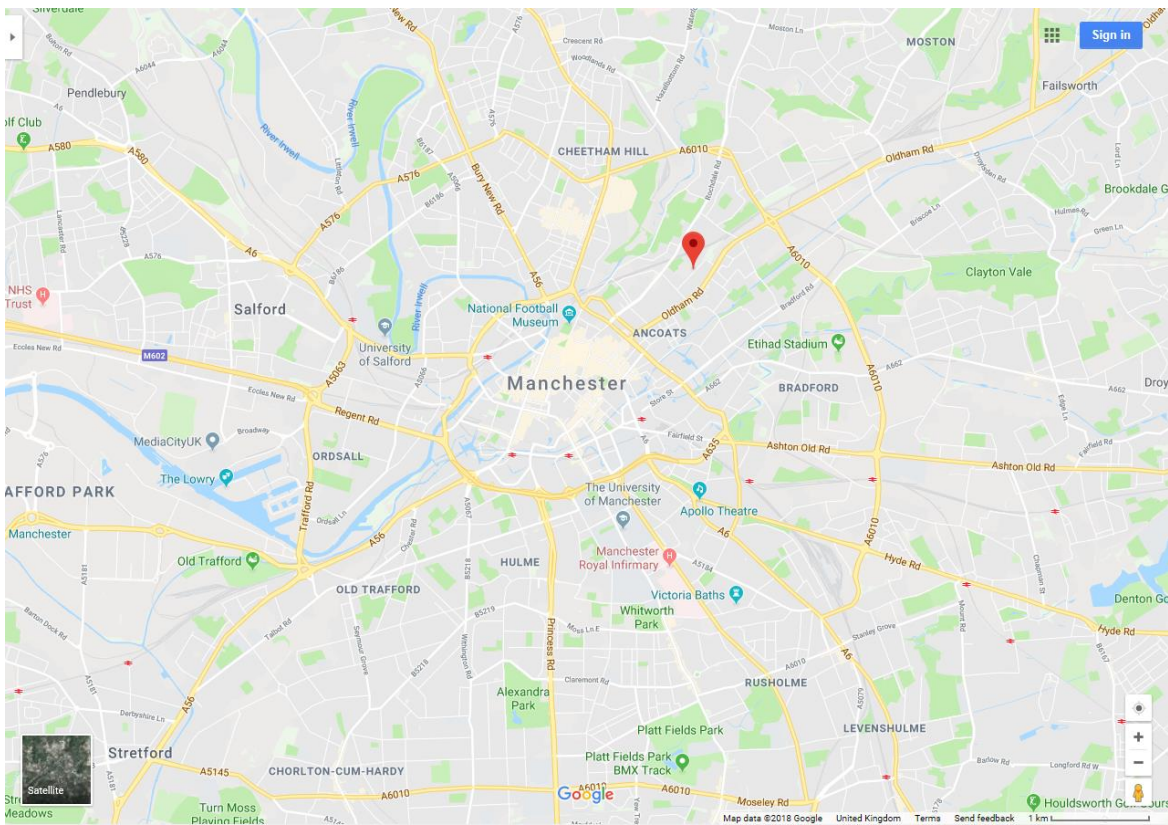
<p>Signed</p>	<p>01/10/2018 Date</p>
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Location Plans – New Allen Street, Miles Platting, Manchester.

Regional – North West of England



Local – Greater Manchester



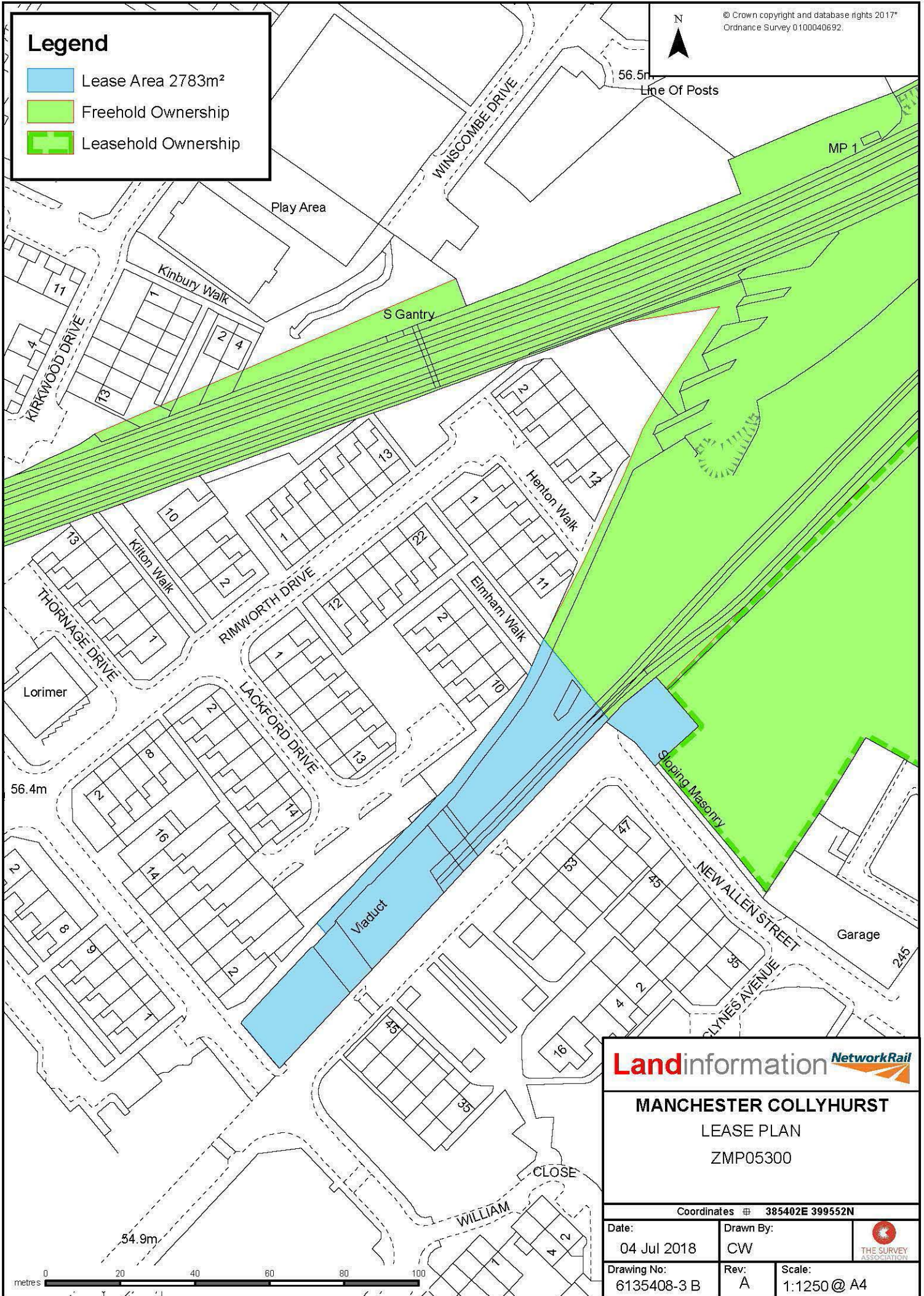
Local – Site Identified as a red dot below – New Allen Street, Miles Platting. North East of Manchester City Centre





Legend

- Lease Area 2783m²
- Freehold Ownership
- Leasehold Ownership

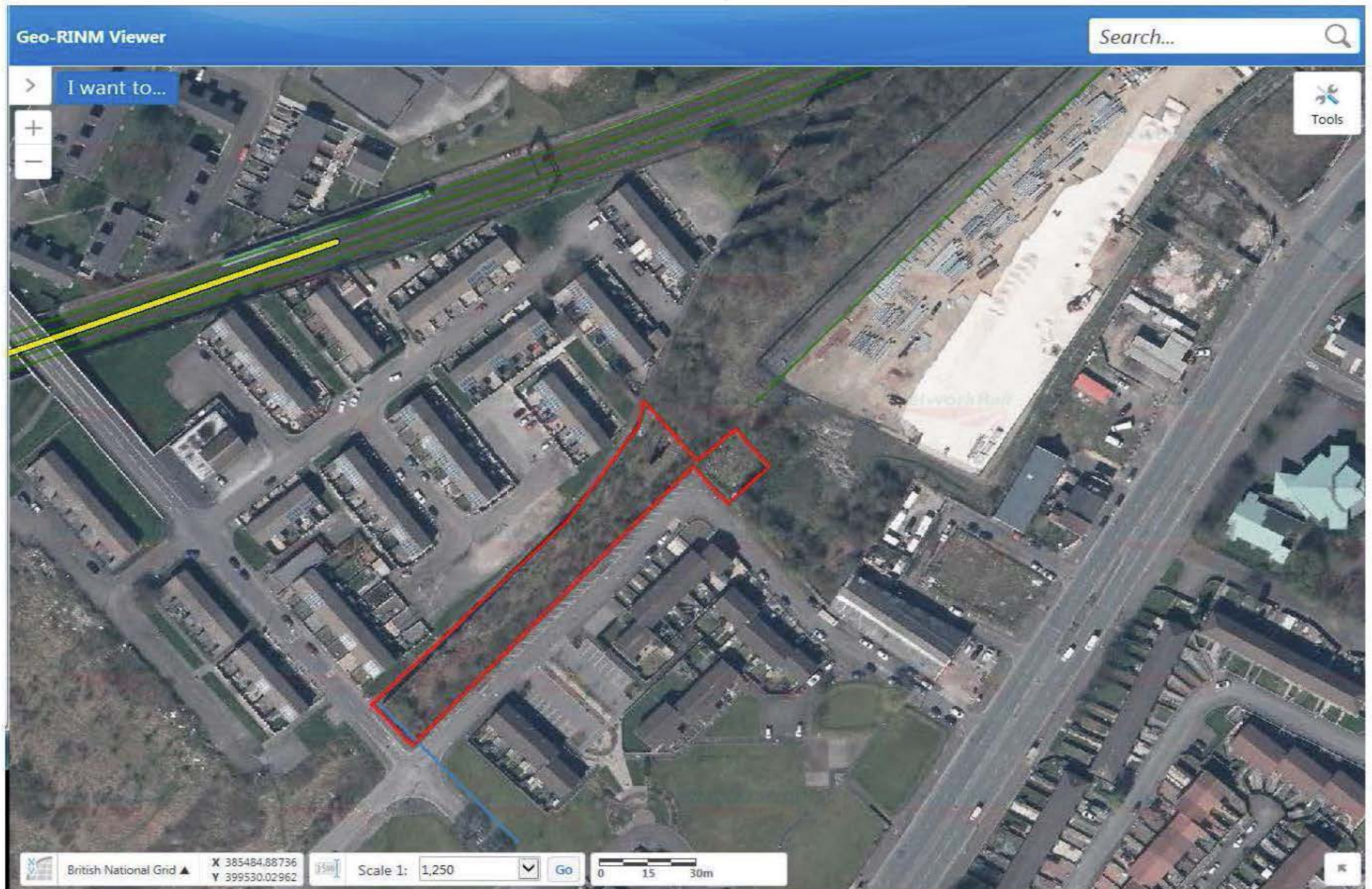


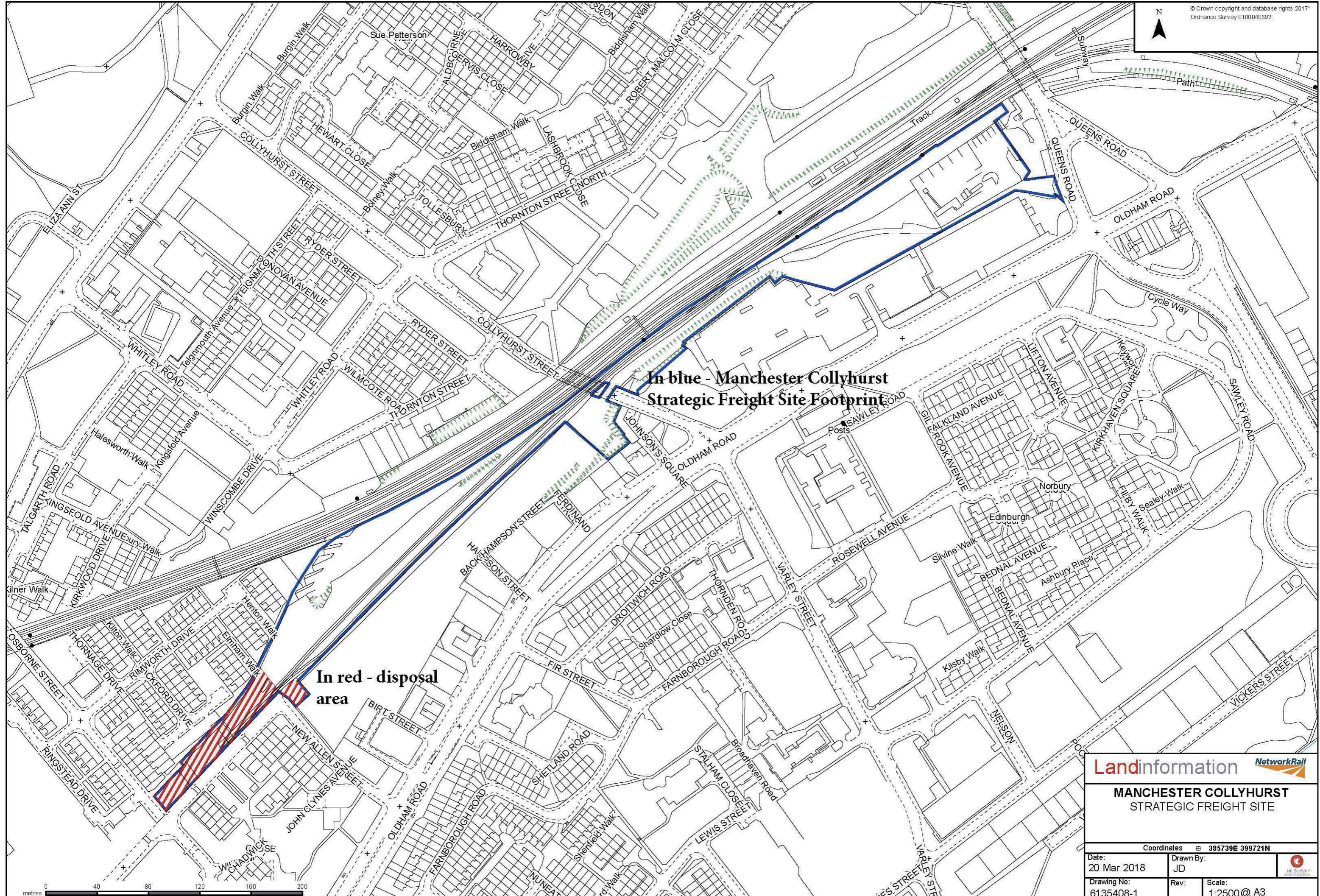
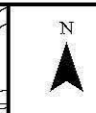
Landinformation

MANCHESTER COLLYHURST
LEASE PLAN
ZMP05300

Coordinates # 385402E 399552N		
Date: 04 Jul 2018	Drawn By: CW	 <small>THE SURVEY ASSOCIATION</small>
Drawing No: 6135408-3 B	Rev: A	Scale: 1:1250 @ A4


OS satellite image of disposal area - showing adjacent operational land.






**In blue - Manchester Collyhurst
Strategic Freight Site Footprint**

**In red - disposal
area**

Landinformation 

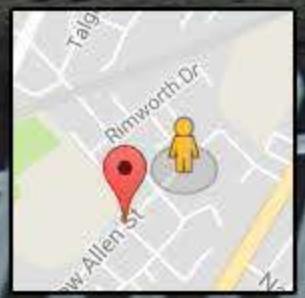
**MANCHESTER COLLYHURST
STRATEGIC FREIGHT SITE**

Coordinates # 385739E 399721N		
Date: 20 Mar 2018	Drawn By: JD	
Drawing No: 6135408-1	Rev:	Scale: 1:2500 @ A3

59 New Allen St
Manchester, England

Google, Inc.

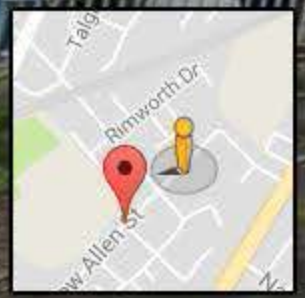
Street View - Jul 2017



59 New Allen St
Manchester, England

Google, Inc.

Street View - Jul 2017





CONSULTATION REPORT

Relating to

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: Land and arches known as the former Oldham Goods Branch Line, New Allen Street, Miles Platting, Manchester. M40 7UR.

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Summary of position regarding responses:

Consultation went out to 33 stakeholders to whom 28 had no objection and/or had no comments, 4 had provided no response and 1 had provided some initial queries to which has been answered but they then provided no further response.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. "no comment"), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Arriva Trains Cross Country		Y	19/07/2018	No Comment See Annex 1	
2	c2c Rail		Y	05/07/2018	No Objection See Annex 1	
3	Chiltern Railway Company		Y	09/07/2018	No Comment See Annex 1	
4	Eurostar International Limited		Y	23/07/2018	No Comment See Annex 1	
5	Department for Transport		Y	01/08/2018	No Comment See Annex 1	
6	Great Western Limited		Y	05/07/2018	No Objection	

					See Annex 1	
7	Grand Central Railway Company Limited		Y	26/07/2018	No Comment See Annex 1	
8	London & South Eastern Railway Limited (Southeastern)		Y	10/07/2018	No Comment See Annex 1	
9	Merseyrail Electrics 2002 Limited		Y	05/07/2018	No Objections See Annex 1	
10	Northern Rail Limited		Y	26/07/2018	No Objection but see Comments in Annex 1	
11	Direct Rail Services Limited		Y	13/07/2018	No Comments See Annex 1	
12	DB Cargo (Formerly DB Schenker)		Y	10/08/2018	No Objection but see comments in Annex 1	
13	Freight Transport Association					Emails sent on:- 05/07/2018 19/07/2018 26/07/2018 31/07/2018 and 03/08/2018. Telephoned on 03/08/2018 at 09:50am and left a voicemail.

						Final call on 04/09/2018 16.38 and left voicemail. No response.
14	GB Railfreight Limited		Y	23/07/2018	No Issues See Annex 1	
15	Rail Freight Group		Y	06/07/2018	No objection but see Comments in Annex 1	
16	West Coast Railway Company		Y	27/07/2018	No Comments See Annex 1	
17	W.H. Malcolm		Y	06/07/2018	No Objection See Annex 1	
18	Association of Community Rail Partnerships		Y	05/07/2018	No Comment See Annex 1	
19	British Transport Police		Y	17/07/2018	See Comments in Annex 1. No objection.	
20	East West Railway Company		Y	05/07/2018	No Objection See Annex 1	
21	COLAS Rail Limited		Y	08/08/2018	No Comment See Annex 1	

22	Transport for Greater Manchester		Y	26/07/2018	See comment in Annex 1. No objection.	
23	Transport for North					<p>Emails sent on:- 05/07/2018 19/07/2018 26/07/2018 31/07/2018 and 03/08/2018. Emails have had a bounce back. Left a voicemail on the land line but not returned call. Called landline again on 07/09/2018 and was re-directed to another landline to which it rang out. Called mobile again on 07/09/2018 timed 11.58 and left a "final call" voice message giving 7 days to respond. Followed up with email dated 10/09/2018 informing of 7 day deadline. No response.</p>
24	Transpennine Express				No comment.	

					See Annex 1	
25	Transport Focus (Rail Passenger Council)		Y	10/07/2018	No Objection See Annex 1	
26	NetworkRail Media Relations			06/09/2018	No comment See Annex 1	
27	Alliance Rail Holdings					Emails sent on:- 05/07/2018 19/07/2018 26/07/2018 31/07/2018 and 03/08/2018. Telephoned on 08/08/2018 at 11:06 and left a voicemail.
28	Freightliner Limited		Y	01/08/2018	No Comment See Annex 1	
29	Roadways Container Logistics					Emails sent on:- 05/07/2018 19/07/2018 26/07/2018 31/07/2018 and 03/08/2018.
30	East Midlands Trains Limited		Y	19/07/2018	No Comment See Annex 1	

31	Virgin West Coast Trains Limited		Y	11/07/2018	No Comments See Annex 1	
32	High Speed Two (HS2) Limited		Y	11/07/2018	No Comments See Annex 1	
33	Manchester City Council		Y	02/08/2018	See comments in Annex 1	Comments clarified following investigation on 13/08/2018 to which no response was received. Sent email chaser on 04/09/2018. Called landline on 07/09/2018 leaving a message. No call back so sent final notice type email giving 7 day deadline on 10/09/2018 to confirm they had no further comments. No response.

Copies of responses are given in the annexes to this report, as indicated above.

[A copy of the consultation request (before customisation for any individuals) is given in Annex [2].

Annex 1

1 Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 19 July 2018 16:08

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager CrossCountry

Phone: Mobile: Fax:

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

Buy train tickets online at crosscountrytrains.co.uk | Get our Train Tickets app for free from your app store or via our website



2 c2c Rail

From: @c2craile.net

Sent: 05 July 2018 15:04

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

No objection from c2c on the below proposal.

Regards

Property and Projects Manager

2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR



W: www.c2c-online.co.uk



3 Chiltern Railway Company

From: @chilternrailways.co.uk

Sent: 09 July 2018 16:23

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

Chiltern have no comments.

Regulatory Contracts Manager
Chiltern Railways

Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ
@chilternrailways.co.uk

www.chilternrailways.co.uk



Please consider the environment before printing this email

4 Eurostar International Limited

From: @eurostar.com

Sent: 23 July 2018 10:24

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

No comment from EIL,

Thanks!

PA to Chairman and to Company Secretary

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW

eurostar.com



5 Department for Transport

From: @dft.gov.uk

Sent: 01 August 2018 13:06

To:

Cc: Network Services Briefing

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Dear

Thank you for your email.

With reference to the Land Disposal Consultation issued by Network Rail on 5th July in relation to the proposed sale of Land and Arches known as Fmr Oldham Goods Branch Line, New Allen St, Miles Platting, Manchester, M40 7UR the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

**Marcelo Teran | Planning and Investment Manager, Network Services North - Rail Group, Department for Transport
3/23 |**

6 Great Western Limited

From: @gwr.com

Sent: 05 July 2018 15:12

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hello

We have no objection thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

@GWR.com

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

7 Grand Central Railway Company Limited

From: @grandcentralrail.com

Sent: 26 July 2018 16:28

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

Grand Central has no comment to make on this proposal.

Regards

Chief Operating Officer | **Grand Central Rail**

M: | **E:** @grandcentralrail.com

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

W: grandcentralrail.com | Twitter: [@gc_rail](https://twitter.com/@gc_rail) | Facebook: facebook.com/grandcentralrail



8 London & South Eastern Railway Limited (Southeastern)

From: @southeasternrailway.co.uk

Sent: 10 July 2018 10:40

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Good Morning

Thank you for the opportunity to review the below.

Southeastern has no comment on this proposal.

Kind Regards

[Access Contracts Business Partner](#)

southeasternrailway.co.uk

southeastern

[Friars Bridge Court](#)

[41-45 Blackfriars Road](#)

London, SE1 8NZ



9 Merseyrail Electrics 2002 Limited

From: @merseyrail.org

Sent: 05 July 2018 15:05

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

We have no objections

Thanks a lot



10 Northern Rail Limited

From: @northernrailway.co.uk

Sent: 26 July 2018 14:45

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Please see the below response from Northern –

Northern have no objection to the proposal for that land. The remainder of SFS site still has a bit of promise if they were ever to move out as you could get a few roads down there to help support Newton Heath from an overspill point.

Thanks,

11 Direct Rail Services Limited

From: @drsl.co.uk

Sent: 13 July 2018 14:01

To:

Cc: XXXX

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way
Carlisle
CA6 4SJ

E: @drsl.co.uk



12 DB Cargo (Formerly DB Schenker)

Wed 26/09/2018 14:48

Good afternoon

Hope you are well. Just confirming that no other objections were raised in this consultation and that it will now be sent to the ORR for final determination. It is acknowledged from your email below that formal agreement from all FOC's on the part de-listing of the site's wider SFS status is required as a condition.

If you have any queries please let me know as soon as you can.

Thanks.

Senior Surveyor

Residential Development

Network Rail Property

From: @deutschebahn.com

Sent: 10 August 2018 15:48

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described, provided all the formalities relating to the re-configuration of the Strategic Freight Site have been concluded.

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

From December 2016 my e-mail address will be @deutschebahn.com and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to: @deutschebahn.com

From:

Sent: 01 August 2018 16:06

To: @deutschebahn.com

Cc:

Subject: LC7 - New Allen Street, Miles Platting, Manchester

Hi

Thanks for your time before, with regards to the above consultation I have attached an OS imagery plan showing the disposal area in conjunction with the adjoining Manchester Collyhurst SFS area.

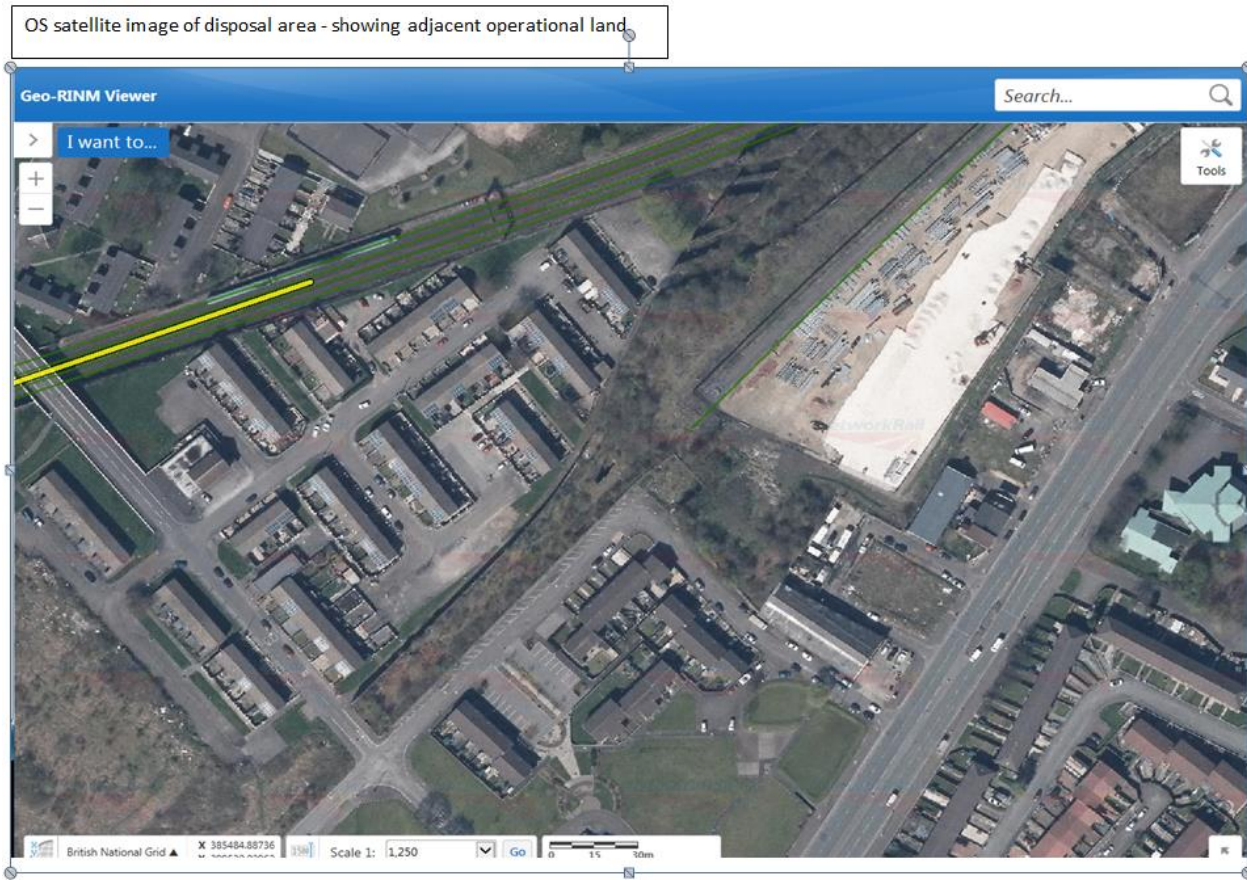
Any other queries, do not hesitate to let me know.

All the best.

Senior Surveyor
Residential Development
Network Rail Property

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27
Mobile -
E-mail @networkrail.co.uk
www.networkrail.co.uk/property

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13 Freight Transport Association

NO RESPONSE

14 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 23 July 2018 14:46

To:

Cc:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,

GB Railfreight Ltd.,

3rd Floor,

55 Old Broad Street,

London, EC2M 1RX.

Tel:

Mobile:

E-mail: @gbrailfreight.com.

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

15 Rail Freight Group

Wed 26/09/2018 17:11

Thanks, noted,

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile

@rfg.org.uk

Wed 26/09/2018 14:51

Good afternoon

Hope you are well. Just confirming that no other objections were raised in this consultation and that it will now be sent to the ORR for final determination. It is acknowledged from your email below that formal agreement from all FOC's on the part de-listing of the site's wider SFS status is required as a condition.

If you have any queries please let me know as soon as you can.

Thanks.

Senior Surveyor

Residential Development

Network Rail Property

From: @rfg.org.uk

Sent: 06 July 2018 14:43

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Once formal consent for disposal of the SFS has been secured then we are content.

Executive Director

Rail Freight Group

7 Bury Place

London

WC1A 2LA

Mobile

@rfg.org.uk



Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

www.rfg.org.uk

Twitter [@railfreightUK](https://twitter.com/railfreightUK)

16 West Coast Railway Company

From: @aol.com

Sent: 27 July 2018 12:39

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018
no comments

WCR

E@aol.com

17 W.H. Malcolm

From: @whm.co.uk

Sent: 06 July 2018 08:47

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018
No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

DD: Mobile:

Email: _ | **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

18 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 05 July 2018 16:26

To: @manchester.gov.uk; @tfgm.com; @dft.gsi.gov.uk; @railnorth.org; @crosscountrytrains.co.uk; @c2crail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @grandcentralrail.com; @southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @firstgroup.com; @colasrail.co.uk; @drsl.co.uk; dbcargoconsultations@deutschebahn.com; @fta.co.uk; @freightliner.co.uk; @rfg.org.uk; @aol.com; @whm.co.uk; @btp.pnn.police.uk; @eastwestrailwaycompany.co.uk; @transportfocus.org.uk; @maritimetransport.com; @eastmidlandstrains.co.uk; @virgintrains.co.uk; @hs2.org.uk; EXTL:

Cc:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018
No comment from Acorp

ACORP

19 British Transport Police

From:

Sent: 24 July 2018 08:10

To:

Subject: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018
(1 of 2)

Hi

FYI – can you ensure this is on the consultation report please? Query from BTP now closed out.

Ta.

Senior Surveyor

Residential Development

Network Rail Property

Square One, 4 Travis Street,

Manchester, M1 2NY.

DX 716950 Manchester 27
Mobile
E-mail @networkrail.co.uk
www.networkrail.co.uk/property

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From: @btp.pnn.police.uk

Sent: 24 July 2018 06:33

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018 (1 of 2)

Thank you for your reply. Yes that is fine by me.

Cheers

Designing Out Crime Officer

Designing Out Crime Unit

British Transport Police,

Midlands Division,

Axis,

10 Holliday Street,

Birmingham

B1 1UP

office

internal

mobile

email @btp.pnn.police.uk

www.btp.police.uk

Unless otherwise stated above this e mail is considered OFFICIAL

From:

Sent: 20 July 2018 13:04

To: @btp.pnn.police.uk

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018 (1 of 2)

Hello

Thank you for your comment below – the matter of separating operational and non-operational land in terms of safety and any potential for trespassing will be covered by a Basic Asset Protection Agreement. This is an agreement between Network Rail's Asset Protection Team and the developer/contractor to address and agree works to address the same points as you have raised below. All parties are aware of this.

Are you happy to proceed on this basis?

Thanks.

Senior Surveyor

Residential Development

Network Rail Property

Square One, 4 Travis Street,

Manchester, M1 2NY.

DX 716950 Manchester 27

Mobile

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From:

Sent: 19 July 2018 14:13

To:

Subject: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018 (1 of 2)

Hi

See below comments from BTP.

Regards

From: @btp.pnn.police.uk

Sent: 17 July 2018 10:06

To:

Cc: Design-OutCrime

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018 (1 of 2)

Hi

I have looked at the attachments of both emails which cover the location, proposed development and the proposed land disposal form.

I note that this is non-operational land and the section of the arches in question does not abut operational land.

With this information and looking at Street View for the surrounding area my only comment is **to ensure that any operational land and/or equipment to protected to prevent trespass and damage (believed covered in land disposal form)**. This relates to possible access from the development above the arches, onto the old track bed and proposed freight site footprint.

Kind Regards

Designing Out Crime Officer

Designing Out Crime Unit

British Transport Police,

Midlands Division,

Axis,

10 Holliday Street,

Birmingham

B1 1UP

office

internal

mobile

email @btp.pnn.police.uk

www.btp.police.uk

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20 East West Railway Company

From: @eastwestrailwaycompany.co.uk

Sent: 05 July 2018 15:09

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Dear

East West Railway Company has no objection to the disposal as the site is outside of our geographic area of interest.

Regards,

Engineering Director
East West Railway Company

21 COLAS Rail Limited

From: @colasrail.com

Sent: 08 August 2018 11:42

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

No comment.



Property Manager

Tel. Mob.
@colastrail.com

COLAS RAIL LTD
Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom
www.colastrail.co.uk



22 Transport for Greater Manchester

From: @tfgm.com
Sent: 03 August 2018 15:48
To:
Cc:
Subject: RE: LC7 - New Allen Street, Miles Platting, Manchester

Hi

Letter amended, as requested.

Kind Regards,

From:

Sent: 30 July 2018 09:18

To:

Cc:

Subject: LC7 - New Allen Street, Miles Platting, Manchester

Hi

Thank you for responding to the above consultation and I acknowledge receipt of TfGM's response via the attached letter.

I am not sure the letter makes it crystal clear that TfGM have no objection to disposing of the land at New Allen Street in Miles Platting. The last paragraph makes reference to depot and stabling facilities at Ardwick and then goes on in the same paragraph to confirm that TfGM are satisfied to give support and endorsement with these "proposals" – that is a bit ambiguous, are you referring to Ardwick to New Allen Street? A confirmation of "no objection to New Allen Street" would be much clearer.

Thanks.

Senior Surveyor

Residential Development

Network Rail Property

Square One, 4 Travis Street,
Manchester, M1 2NY.

DX 716950 Manchester 27

Mobile

E-mail [@networkrail.co.uk](mailto:networkrail@networkrail.co.uk)

www.networkrail.co.uk/property

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**Transport for Greater
Manchester**

2 Piccadilly Place Manchester M1 3BG

www.tfgm.com

Network Rail - London North Western

1st Floor Square One

4 Travis Street

Manchester M12NY

1st August 2018

Dear

Land Disposal Consultation - Former Oldham Goods Branch, New Allen Street, Miles Platting, Manchester, M40 7UR

Thank you for offering the opportunity to comment on these land disposal proposals.

In these cases TfGM generally acknowledges the importance of protecting former railway land close to Manchester City Centre in the case that it should be required sometime in the future for railway purposes.

It is noted in the case of this particular site that whilst the majority of areas which used to be accessed from the viaduct have now been redeveloped for social housing it could be considered possible that the portion of land to the south west of the viaduct (adjoining New Allen Street) could be used a small site for depot/stabling facilities albeit not on the scale which is needed for future growth.

Acknowledging the confined nature of the site and Network Rail's current efforts to secure alternative depot and stabling facilities in the Ardwick area in order to meet long term growth targets we are satisfied to give our support and endorsement to these proposals.

Yours sincerely,

Rail Services Development Officer

@tfgm.com

Transport for Greater Manchester is an executive body of the Greater Manchester Combined Authority

From: @tfgm.com

Sent: 26 July 2018 17:25

To:

Cc:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Dear

Please find attached TfGM's response to this consultation.

Kind Regards,

23 Transport for North

From:

Sent: 10 September 2018 14:29

To: @railnorth.org

Subject: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Importance: High

Dear

Further to the e-mails sent to you on the 5th July 2018, 19th July 2018, 26th July 2018, 31st July 2018 and 03rd August 2018 as well as my voice messages via your land line and mobile telephone on 03rd August 2018 and on 7th September 2018 regarding the above consultation to which you haven't responded to. As a "final notice" email, I should be grateful if you could provide me with a response to my e-mail by COB 17th September 2018.

Network Rail believes that the efforts to contact you as above and given the passage of time, should we not hear from you by COB 17th September 2018, we intend to submit our application to ORR for its determination.

I look forward to hearing from you at your earliest convenience. I have re-attached the consultation documents for ease of reference.

Senior Surveyor

Residential Development

Network Rail Property

Square One, 4 Travis Street,

Manchester, M1 2NY.

24 Transpennine Express

Dear

No comment from TPE.

For future ref, all future disposals need to now go via our Head of Property (as below). This was advised to Jayne Dyson in August.

Head Of Property, TransPennine Express

Office:

7th Floor, Bridgewater House, 60 Whitworth Street, Manchester, M1 6LT

Mobile:

[@firstgroup.com](https://www.firstgroup.com)

www.tpexpress.co.uk

Thanks

Head of Commercial Contracts

First TransPennine Express



TransPennine Express | 7th Floor Bridgewater House | 60 Whitworth Street | Manchester | M1 6LT



From:

Sent: 10 September 2018 14:22

To: '@firstgroup.com'

Subject: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Importance: High

Dear

Further to the e-mails sent to you on the 5th July 2018, 19th July 2018, 26th July 2018, 31st July 2018 and 03rd August 2018 plus my telephone message left today timed 14.12 regarding the above consultation to which you haven't responded to. As a "final notice" email, I should be grateful if you could provide me with a response to my e-mail by COB 17th September 2018.

Network Rail believes that the efforts to contact you as above and given the passage of time, should we not hear from you by COB 17th September 2018, we intend to submit our application to ORR for its determination.

I look forward to hearing from you at your earliest convenience. I have re-attached the consultation documents for ease of reference.

Senior Surveyor

Residential Development

Network Rail Property

Square One, 4 Travis Street,

Manchester, M1 2NY.

25 Transport Focus (Rail Passenger Council)

From: @transportfocus.org.uk

Sent: 10 July 2018 17:38

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018 0407h19

Thank you for sending Transport Focus details of the proposed land disposal in Manchester. They note that:
it is a small area of land and arches, covering 0.69 acres, at the extreme south west end of the Collyhurst Strategic Freight Site;

it was formerly part of the goods line to Oldham Road goods depot;
Freight Operating Companies have no use for the area;
it is designated a “Housing Improvement Area” in Manchester City’s Local Plan;
it is to be disposed of freehold or long leasehold to Watson Homes for use as housing;
Network Rail will retain access over it to the railway if required, and also to maintain a wall;
a conditional contract is likely to be entered into at the end of 2018.
Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

26 NetworkRail Media Relations

Ah sorry

No comment from us.

Hope you are well!!



Senior Media Relations Manager

1 Eversholt Street, London, NW1 2DN

Mobile: Press office:

www.networkrail.co.uk

Follow us on Twitter: @NetworkRail



Hi

See attached land disposal consultation pack on a site I am trying to promote as a homeless shelter. I have had no response from NR Media team, please can you take a look and confirm if you have no comment/objection to these proposals?

Thank you. Let me know if you have any queries.

Senior Surveyor

Residential Development

Network Rail Property

27 Alliance Rail Holdings

NO RESPONSE

28 Freightliner Limited

From: @freightliner.co.uk

Sent: 01 August 2018 09:33

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

No comment from Freightliner.

In future please can you send these to @freightliner.co.uk

Thank you

29 Roadways Container Logistics

NO RESPONSE

30 East Midlands Trains Limited

From: @eastmidlandstrains.co.uk

Sent: 19 July 2018 14:45

To:

Subject: Re: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hello

No comment required from EMT.

Kind Regards

Head of Procurement

East Midlands Trains

T: | **M:** | **W:** eastmidlandstrains.co.uk

A:1 Prospect Place, Millennium Way, Pride Park, Derby, DE24 8HG

31 Virgin West Coast Trains Limited

From: @virgintrains.co.uk

Sent: 11 July 2018 17:17

To:

Cc:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

WCTs have no comments to make on this proposal.

Kind regards

Station Access and Contracts Manager

 : @virgintrains.co.uk

32 High Speed Two (HS2) Limited

From: @hs2.org.uk

Sent: 11 July 2018 09:57

To:

Subject: RE: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

OUR REF: HS2-MCC-PE-010

Dear

Thank you for this consultation HS2 Ltd have no comments to make on the proposal.

Kind regards,

Safeguarding Planning Manager | HS2 Ltd

Tel: Mob: | @hs2.org.uk | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

High Speed Two (HS2) Limited, One Canada Square, Canary Wharf, London, E14 5AB | www.gov.uk/hs2

33 Manchester City Council

From:

Sent: 10 September 2018 14:41

To:

Cc:

Subject: RE: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Importance: High

Dear

Further to our exchange of e-mails below, I still haven't had a response from you. I telephoned your landline last week and left a message with your colleague to ring me back regarding the above consultation. I should be grateful if you could provide me with a response to my e-mail of the 13th August 2018 (copy below).

Network Rail believes that the email of 13th August 2018 should provide you with sufficient information and assurances such that you can confirm that your queries/comments have been addressed adequately. However, given the passage of time and unsuccessful attempts to contact you, then should we not hear from you within 7 days of this email (COB Monday 17th September), we intend to submit our application to ORR for its determination.

I look forward to hearing from you at your earliest convenience.

Senior Surveyor

Residential Development

Network Rail Property

Land disposal consultation report

V 1.1

From:

Sent: 04 September 2018 14:56

To:

Cc:

Subject: RE: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Importance: High

Hello

I do not believe I have had a response from you on this, please can you confirm that my email below satisfies your queries and that MCC have no objection to this scheme? Supporting documents have been re-attached for ease of reference.

Thanks.

Senior Surveyor
Residential Development
Network Rail Property

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27
Mobile -
E-mail @networkrail.co.uk
www.networkrail.co.uk/property

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From:

Sent: 13 August 2018 10:52

To:

Cc:

Subject: RE: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Good morning

Apologies for the slight delay, I have been gathering answers to your query below with regards to the above consultation.

See email attached, GB Railfreight who hold a lease to the adjacent Collyhurst sidings have confirmed what mitigation measure they have undertaken against runaway trains. Plus, I would remind you that our Asset Protection team are required to agree a APA (Asset Protection Agreement) with the developer down the line to address any safety and engineering issues/works which will address necessary mitigation measures against runaway trains.

I hope this clarifies your point. If so, can you confirm that MCC have no objection to this proposed scheme? Thanks.

Senior Surveyor
Residential Development
Network Rail Property

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27
Mobile
E-mail @networkrail.co.uk
www.networkrail.co.uk/property

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From: @gbrailfreight.com

Sent: 13 August 2018 10:38

To:

Subject: Re: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

You're welcome, good to speak with you. Keep me updated on the Tuebrook situation.

Comments below to how we mitigate against a runaway site:

1. Speed limit in entry to site
2. Stop board 220 metres away from the buffer stop
3. Robust buffer stop at end of rail
4. Method/System of work that ensures stabled trains require at least three handbrakes applied
5. Wagons as part of a shunt that do not have handbrakes applied rely upon air in the brake distribution system. Wagons have been tested to Engineering standards/ risk assessed to ensure that they can more than cope with the normal time window to complete the planned moves
6. In the event of failure, all staff are briefed to secure the train on the locomotive brake or a minimum of three handbrakes on the wagons.

We are an operating licence holder on the national railway, and as such have to adhere to Railway Operating Group Standards (ROGS), as do NR. To hold such a licence we have to have a validated Safety Management System (SMS) which we are audited and tested against for verification of SSoW.

Hope this is suffice.

Kind regards,

Land & Property Manager

M. |

E. | @gbrailfreight.com



From: @networkrail.co.uk
Sent: 09 August 2018 16:26
To:

Subject: FW: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

Thanks for your time before on the phone.

As discussed, please see below email from Manchester City Council where they have raised a query as part of the LC7 process to dispose part of the Collyhurst site to convert a disused viaduct for social housing (Ian Kapur already confirmed no objection). Can you help with one particular query they have raised as GBRf have taken occupation at Collyhurst? The bullet point they refer to below (part of a very large email I won't bore you with) is pasted for your information.

Are you able to confirm Manchester City Council's query? I am no expert myself on this but I understand there should be (at the very least) a robust buffer stop within your lease at Collyhurst that gives full mitigation against the possibility of a runaway train. Can you let me have information what GBRf have done (and plan to do if necessary) to mitigate this potential outcome?

Thanks.

Senior Surveyor
Residential Development
Network Rail Property

Square One, 4 Travis Street,

Manchester, M1 2NY.
DX 716950 Manchester 27
Mobile -
E-mail @networkrail.co.uk
www.networkrail.co.uk/property

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From: @manchester.gov.uk

Sent: 06 August 2018 09:59

To:

Cc:

Subject: Re: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

It would be useful if you could confirm what the position is as far as the viaduct forming part of the run-off mitigation measures as referenced in the first bullet point of my email. If the viaduct is no longer seen as performing this function it would be useful to know.

Regards,

Head of Residential Growth
Strategic Development Directorate
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

email: @manchester.gov.uk

tel:

internal:

fax:

website: <http://www.manchester.gov.uk>

From:

Sent: 03 August 2018 15:49

To: @manchester.gov.uk

Cc: @manchester.gov.uk

Subject: FW: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Hi

Thank you for responding below to the above land disposal consultation to which the contents are noted. The aim of this consultation is to inform and collate any comments from stakeholders from a railway/transport point of view rather than a planning point of view to which that will be done as a separate application in the usual way.

I do acknowledge your comments with regards to engineering and safety and I can respond to that by confirming that this will be addressed by way of an Asset Protection Agreement which will need to be agreed between the developer and Network Rail and address these concerns. I assume MCC building control team will also have a chance to assess that point once a planning application comes in?

Acknowledging that you have kindly confirmed below MCC welcome the proposal but for clarity, can you confirm that MCC have no objection to this from a transport/railway point of view and address the planning as a separate matter?

Thanks.

Senior Surveyor
Residential Development
Network Rail Property

Square One, 4 Travis Street,
Manchester, M1 2NY.
DX 716950 Manchester 27

Mobile

E-mail @networkrail.co.uk

www.networkrail.co.uk/property

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From: @manchester.gov.uk

Sent: 02 August 2018 17:11

To:

Cc:

Subject: Fwd: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Apologies for the delay in replying to you on this matter.

The City Council has been working on a new Strategic Regeneration Framework (SRF) for the Northern Gateway area, which comprises the adjoining neighbourhoods of Lower Irk Valley and Collyhurst.

A draft version of this SRF was endorsed to act as the basis of a public consultation exercise at the Council's Executive meeting on 25th July and here is a link to the report and Executive Summary for your information.

<https://secure.manchester.gov.uk/meetings/meeting/3294/executive>

The proposal seeks to utilise and extend the vacant railway arches by creating 40 'pods' for the homeless. Proposals which seek to address a particular housing need such as this are welcomed. Notwithstanding this, there are challenges with regards to this particular site which include the appropriateness of the structure and how planned linkages between the Miles Platting and Collyhurst areas will be secured. These matters are

considered within the draft SRF and the Council would not want to formally comment upon the proposal until the consultation exercise has concluded and the SRF is approved in final form.

- With regards to the structure, it is my understanding that colleagues in Building Control expressed concerns a number of years ago about

I hope that this information is of use.

Regards,

Head of Residential Growth
Strategic Development Directorate
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

email: @manchester.gov.uk
tel:
internal:
fax:
website: <http://www.manchester.gov.uk>

----- Forwarded message -----

From: @manchester.gov.uk

Date: Thu, 5 Jul 2018 at 16:53

Subject: Fwd: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

To: @manchester.gov.uk

I am obviously on Network Rail's list of consultees.

You will see they are consulting us on another proposed land disposal in Miles Platting/Collyhurst.

Please let me know if there is anything more you would like me to do on this or whether you or your team are able to respond on behalf of the city?

Thanks

ANNEX 2

From:

Sent: 05 July 2018 15:00

To: @manchester.gov.uk; @tfgm.com; @dft.gsi.gov.uk; @railnorth.org; @crosscountrytrains.co.uk; @c2crail.net; @chilternrailways.co.uk; @eurostar.com; @gwr.com; @grandcentralrail.com @grandcentralrail.com; @southeasternrailway.co.uk; @merseyrail.org; @northernrailway.co.uk; @firstgroup.com; @colasrail.co.uk; @drsl.co.uk; @deutschebahn.com; @fta.co.uk; @freightliner.co.uk; @rfg.org.uk; @aol.com; @whm.co.uk; @acorp.uk.com; @btp.pnn.police.uk; @eastwestrailwaycompany.co.uk; @Transportfocus.org.uk; @networkrail.co.uk; @maritimetransport.com; @eastmidlandstrains.co.uk; @virgintrains.co.uk; @hs2.org.uk; @gbrailfreight.com; @grandcentralrail.com

Cc: @networkrail.co.uk

Subject: Land Disposal Consultation - Fmr Oldham Goods Branch, New Allen St, Miles Platting, Manchester. M40 7U - Closing Date - 2nd August 2018

Dear

Property: Land and Arches known as Fmr Oldham Goods Branch Line, New Allen St, Miles Platting, Manchester. M40 7UR.

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold or long leasehold sale.

We attach a draft application form to the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments please, by close of business on **Thursday 2nd August 2018** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **Thursday 2nd August 2018** and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to XXXX (details set out below). If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,



Technical Support Assistant, Property
Square One, 1st Floor
4 Travis Street, Manchester M1 2NY
T
E @networkrail.co.uk

www.networkrail.co.uk/property