

**Les Waters**  
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Railway Markets and Economics  
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Telephone 020 7282 2106



15 June 2018

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

**Network licence condition 7 (land disposal): Gorton Street, Salford, Greater Manchester**

**Decision**

1. On 24 April 2018, Network Rail gave notice of its intention to dispose of land at Gorton Street, Salford, Greater Manchester (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land 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 its notice.

**Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders with current information.
4. In considering the proposed disposal we note that:
  - there is no evidence that railway operations would be affected adversely;
  - access rights to the railway will be retained; and
  - Network Rail has stated the proposal will not preclude the potential to extend platforms at Manchester Victoria.
5. Network Rail resolved the concerns and objections from Northern Rail and Transport for Greater Manchester (TfGM) regarding Network Rail's ability to address capacity growth in the area. Transport for North (TfN) also objected to the proposed disposal on the same grounds but did not respond further, neither to Network Rail, nor to our direct enquiries and the objection remains unwithdrawn. However, the final responses from Northern Rail and TfGM, show that TfN's concerns are likely to have been allayed.
6. Therefore, 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.



7. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>1</sup> 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”.

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

A handwritten signature in blue ink that reads 'Les Waters'.

**Les Waters**

**Duly authorised by the Office of Rail and Road**

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<sup>1</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://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  |  |
|--|--|
| Site location and description  | <p>Land and Arches at Gorton Street, Salford, M3 7NL shown coloured blue on plan No 5822184.</p> <p>The land comprises circa 0.17 ha (0.42 acres) and the arches 2,342 sq. m. The arches support the Manchester to Bolton railway line. The land is level with access off the public adopted highway of Gorton Street. There are 8 arches which are currently utilised for private city centre commuter car parking (not rail related) and a garage premises. The site is bounded to the west by a new residential apartment block development and Gorton Street, to the south and east by the Manchester to Bolton railway line viaduct structure and to the north by the River Irwell (running beneath New Bridge Street). The disposal will exclude the operational railway above the arches and rights will be retained for access for any inspections and works required in the future.</p> |
| Plans attached:<br>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway) | <p>The following documents are attached.</p> <ol style="list-style-type: none"><li>1. Disposal Plan (Plan Number 5822184)</li><li>2. Aerial View</li><li>3. Location Plan</li><li>4. CGI of potential scheme</li></ol>   |
| Clearance Ref:   | CR/31901 (24 <sup>th</sup> July 2017) Business and Technical   |
| Project No.  | 155140   |
| Ordnance survey coordinates  | Easting (X) – 383732 Northing (Y) – 398899   |
| Details of attached photographs (as required)  | Not Applicable   |
| 2. Proposal  |  |
| Type of disposal   | Long leasehold in excess of 125-years for land and arches shown coloured blue on Plan No. 5822184 with Network Rail's retained land shown coloured green.  |

|   |  |
|---|--|
| Proposed party taking disposal                  | To be confirmed following an open market competitive process.  |
| Proposed use / scheme                           | Scheme to develop a residential tower on the land element with ancillary uses within the arches. The development will include open space on the land at the junction of Dawson Street and Greengate, Salford. A CGI of a potential scheme is attached. The proposed residential tower will not over sail the operational railway nor will any adverse impact on the operation of the network be permitted. |
| Access arrangements to / from the disposal land | Access is obtained direct from the publically adopted Gorton Street, Salford.  |
| Replacement rail facilities (if appropriate)    | Not required as the site has not been used for railway use since December 1999.  |
| Anticipated rail benefits                       | Release of the site will contribute directly to investment in the rail network through the capital receipts received.  |
| Anticipated non-rail benefits                   | The proposed development could provide up to 180 residential units subject to planning approval. Residential units provided will contribute to Network Rail's, the Governments and Local Authorities strategic objectives and targets and encourage redevelopment of brownfield sites.   |
| <b>3. Timescales</b>                            |  |
| Comments on timescales                          | Proposed to market the development opportunity in Q1 2018, with selection of a preferred development partner in Q3. Thereafter Planning, all necessary Statutory consents and appropriate property legal documentation will be obtained and concluded prior to any construction commencing on site.  |
| <b>4. Railway Related Issues</b>                |  |
| History of railway related use                  | The site has been let for private car parking since 1999 and has not been used for operational use since then. Before 1999 it is not clear what the site may have been used for other than access to the arches with the overlying viaduct carrying the Manchester to Bolton railway services amongst others.  |

|   |   |
|---|---|
| When last used for railway related purposes   | The site (excluding the operational infrastructure above the railway arches) has not been used for operational use since before 1999.   |
| Any railway proposals affecting the site since that last relative use   | Not aware of any such proposals other than operational use upon the overlying railway structure.  |
| Impact on current railway related proposals   | None. The proposed disposal will not have an adverse impact on the operational railway as no current railway schemes have been identified and the scheme does not involve the operational railway above the arches.   |
| Potential for future railway related use  | Network Rail internal Business and Technical clearance has been concluded without any objection to the proposed disposal or any alternative rail use being identified. Investigations have revealed nothing in the relevant long-term planning process strategies including LNW Network Specification, LNW Route Specification, Freight Network Study, Freight Market study, Long Distance Market study, Long Term Planning Process and the Regional Urban Market study which would affect the proposed development scheme. |
| Any closure or station change or network change related issues  | There will be no requirement for any closures, Network Change related issues or Station Change.   |
| Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future | <p>No. There are no Station Change related issues and additionally there are no physical connections to the operational rail network requiring Network Change.</p> <p>Access to the arches will be maintained through appropriate legal documentation for inspections and any works required. Appropriate legal rights over a 3 m access strip in front of the arches will be retained by Network Rail to allow external inspections and maintenance works.</p>   |

|  |   |
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| <p>Position as regards safety / operational issues on severance of land from railway</p> | <p>The disposal does not include any requirement for new fencing of the boundary, because its location or the nature of the disposal is such that the boundary demarcation is not needed.</p> <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 Purchaser (and any successor in title) is not to construct any building within 3 metres of the railway boundary.</p> |
|--|---|

### 5. Planning History and Land Contamination

|   |  |
|---|--|
| <p>Planning permissions / Local Plan allocation (if applicable)</p> | <p>The land is allocated in the Salford City Council Local Plan as mixed use including residential. A pre-planning application meeting during May 2017 has been held with Salford City Council who support the principle of residential development on the site.</p> |
| <p>Contamination / Environmental Issues (if applicable)</p>         | <p>As far as Network Rail is aware there are no contamination issues specific to this application but surveys will be undertaken on the site before any development works commence.</p>  |

### 6. Local Authorities

|                                     |  |
|-------------------------------------|--|
| <p>Names &amp; Email Addresses:</p> | <p>@tfgm.com, Tel –<br/> @urbanvision.org.uk, Tel -<br/> @urbanvision.org.uk</p> |
|-------------------------------------|--|

|  |  |
|--|--|
| Local Transport Authorities:           | Transport for Greater Manchester   |
| Other Relevant Local Authorities:      | Salford City Council (c/o Urban Vision)  |
| <b>7. Internal approval to consult</b> |  |
| 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: Surveyor   |
| Signed.....                            | Date.....  |
| Authorised by (name):                  | Authoriser's job title: Principal Development Manager  |
| <b>8. Consultations</b>                |  |
| Internal consultation                  | <p>Network Rail internal clearance (Business and Technical) has been obtained (CR/31901) for the disposal of the land.</p> <p>Investigations have revealed nothing in the relevant long-term planning process strategies including LNW network Specification, LNW Route Specification, Freight Network Study, Freight Market study, Long Distance Market study, Long Term Planning Process and the Regional Urban Market study which would affect the proposed development scheme.</p> |

|  |  |
|--|--|
| <p>Summary of position as regards external consultations</p>   | <p>27 stakeholders were consulted and 26 responses were received. One TOC (Chiltern Railway Company Ltd) did not respond but the lack of response is not considered material as the TOC does not use this route.</p> <p>Three objections were received to the proposal but Northern Rail Limited and Transport for Greater Manchester removed their objections following further dialogue with Network Rail. However, Transport for North objected to the proposal and despite Network Rail responding to their objection clarifying the situation, no further communication was received - see comments below and within the Consultation Report.</p>   |
| <p>Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward</p> | <p>Three objections were received by Network Rail to the proposed disposal from Northern Rail Limited, Transport for Greater Manchester and Transport for North. All three objections had a similar theme which centred around the potential restrictions on future rail development if the arches were no longer available.</p> <p>Northern Rail Limited and Transport for Greater Manchester subsequently removed their objections following further dialogue with Network Rail (please see correspondence annex 1 in the Consultation Report).</p> <p>The remaining Transport for North objection is outlined below with Network Rail's response following below that.</p> <p><i>This is a sensitive area due to its close proximity to Manchester Victoria station. Station capacity in Manchester is already very intensively used, and with traffic growing and plans being developed for both HS2 and NPR, both of which will significantly increase usage of local rail lines, it is probable that there will be a need to expand the capacity of Manchester Victoria before too long.</i></p> <p><i>Whilst we have no objection to the disposal of the area next to the viaduct we are concerned that the loss of the area underneath the arches may affect any future development of railway infrastructure at Victoria, in particular if measures were taken to construct the two west facing bay platforms for which contingency was provided when Manchester Arena was constructed during the mid-1990's.</i></p> <p><i>We know that Network Rail is currently considering enhancement of the bay platforms at the other (eastern) end of Manchester Victoria. Whilst we note that 'The disposal above the arches will exclude the operational railways above the arches and rights will be retained for access for any inspection and works required in the future', that would not prevent all possible complications for future schemes. Railway land is at a premium in Manchester City Centre and many past land disposals in big city centres, including Manchester, have come to be regretted as they have constrained the ability to meet</i></p> |



*modern requirements.*

*Rail North would therefore like to notify our objection to this scheme as currently proposed.*

Following further internal discussions with Network Rail's Strategic Planning team Transport for North were provided with the following response by e-mail on the 16<sup>th</sup> February 2018.

*Following on from the consultation Network Rail can confirm that recent remodelling of the track has already taken place as part of the Northern Programme of works. This remodelling was taken as part of the longer term view of improving services across Manchester and the wider network.*

*Additionally the sale of the land should not make any more infrastructure challenges for increasing platform capacity given the location of the arches in relation to the station platforms at present.*

*As part of the long term planning process we are ensuring we allow for future growth and ensure we identify options to address capacity constraints. This lease should not impact on this process. The area within the arches is currently leased to a tenant and this has not prevented Network Rail accessing to undertake inspections and any required works. The proposed long leasehold interest would contain the same provisions as the current lease to the commercial tenant and no structural works would be allowed within the arches themselves, only cosmetic works approved by Network Rail Asset Protection team.*

Following the above response Network Rail was unable to obtain any further response from Transport for North despite e-mail reminders being sent on 22<sup>nd</sup> February 2018 and 5<sup>th</sup> March 2018.

After receiving no response to the e-mails Network Rail telephoned Transport for North on the 12<sup>th</sup> March 2018 and a voicemail message was left on the mobile number requesting a response to the e-mail of the 16<sup>th</sup> February 2018. Network Rail has still not received responses to either the voicemail message or e-mails sent.

In view of the lack of response from Transport for North and that both Northern Rail Limited and Transport for Greater Manchester agreed to remove their objections after further dialogue with Network Rail, Network Rail considers that as the Transport for North objection effectively mirrors those of both Northern Rail and Transport for Greater Manchester it is now reasonable to assume that Network Rail comments provided and accepted by both of these consultees are now equally appropriate to Transport for North.

In consequence of the above Network Rail believes that all reasonable endeavours have been undertaken to obtain a

|  |                                    |
|--|------------------------------------|
|  | response from Transport for North. |
|--|------------------------------------|

**9. Internal approval to dispose**

|                 |   |
|-----------------|---|
| Recommendation: | Based on the above, I recommend that Network Rail proceeds with the disposal. |
|-----------------|---|

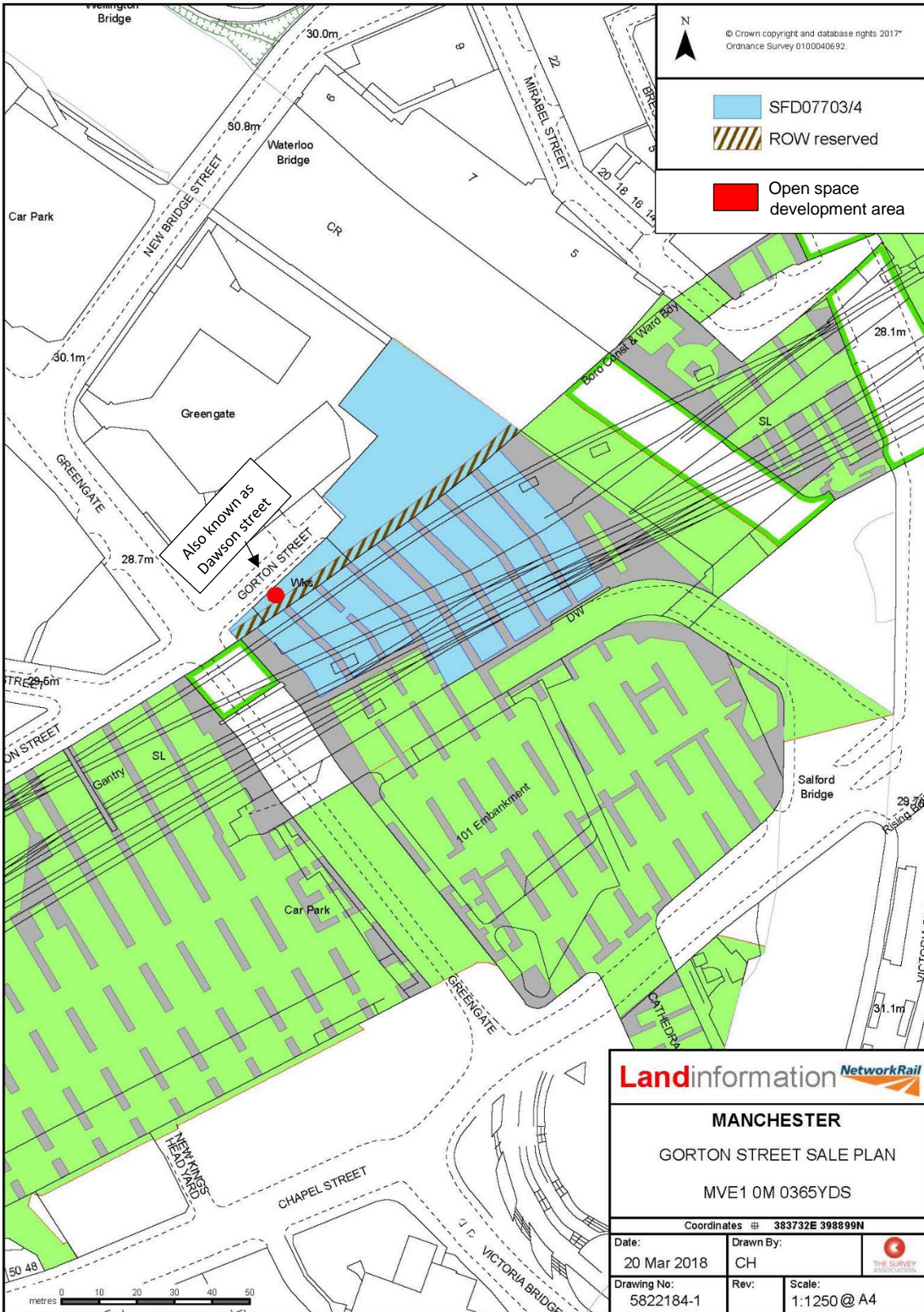
|              |  |
|--------------|--|
| Declaration: | I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions. |
|--------------|--|

|                  |                                |
|------------------|--------------------------------|
| Proposer's name: | Proposer's job title: Surveyor |
|------------------|--------------------------------|

|             |           |
|-------------|-----------|
| Signed..... | Date..... |
|-------------|-----------|

|                       |   |
|-----------------------|---|
| Authorised by (name): | Authoriser's job title: Principal Development Manager |
|-----------------------|---|

|             |           |
|-------------|-----------|
| Signed..... | Date..... |
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Ordnance Survey 0100040692.

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ROW reserved

Open space development area

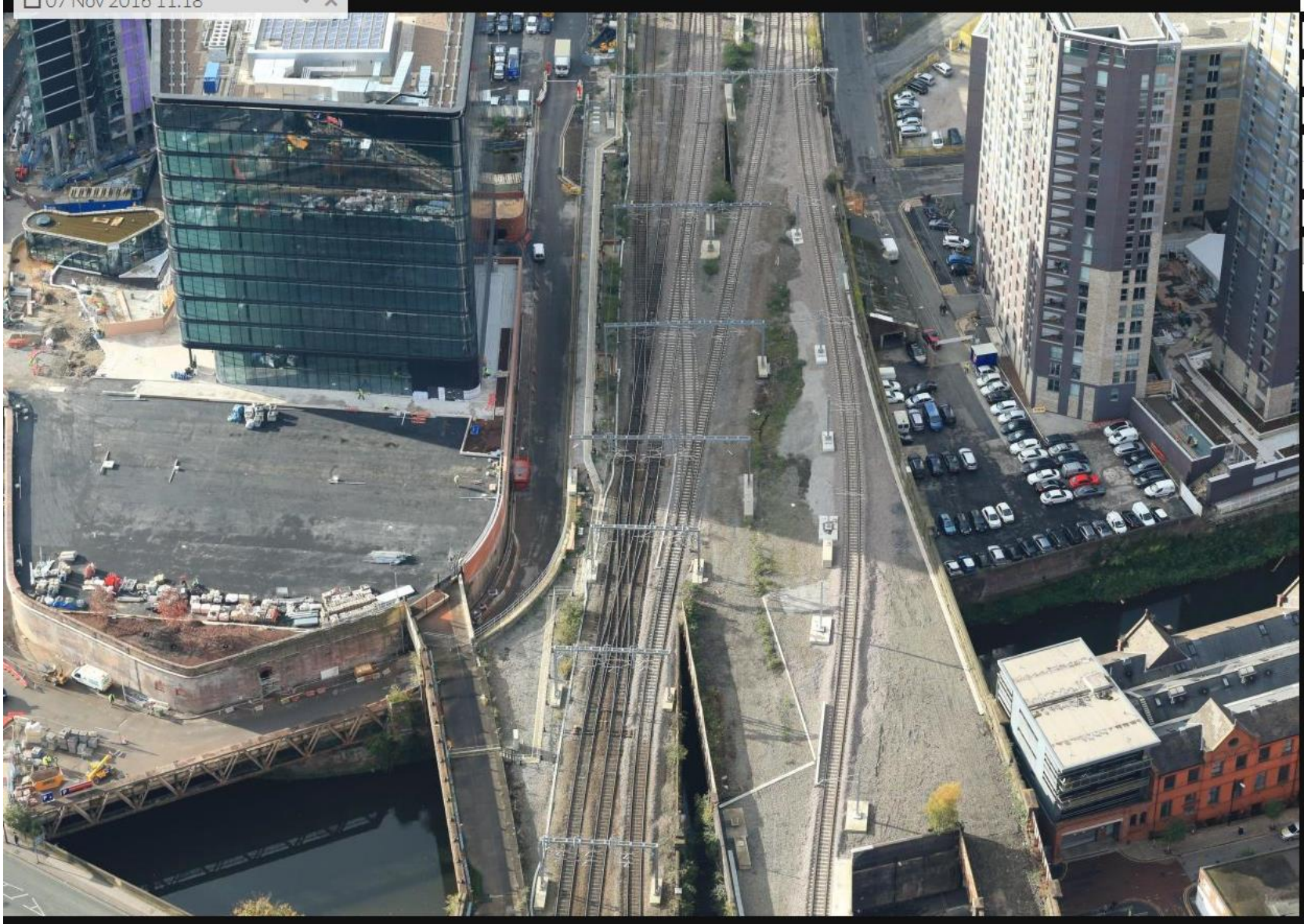
**Landinformation** NetworkRail

**MANCHESTER**  
GORTON STREET SALE PLAN  
MVE1 0M 0365YDS

|                               |                 |  |
|-------------------------------|-----------------|--|
| Coordinates # 383732E 398899N |                 |  |
| Date:<br>20 Mar 2018          | Drawn By:<br>CH |  |
| Drawing No:<br>5822184-1      | Rev:            |  |

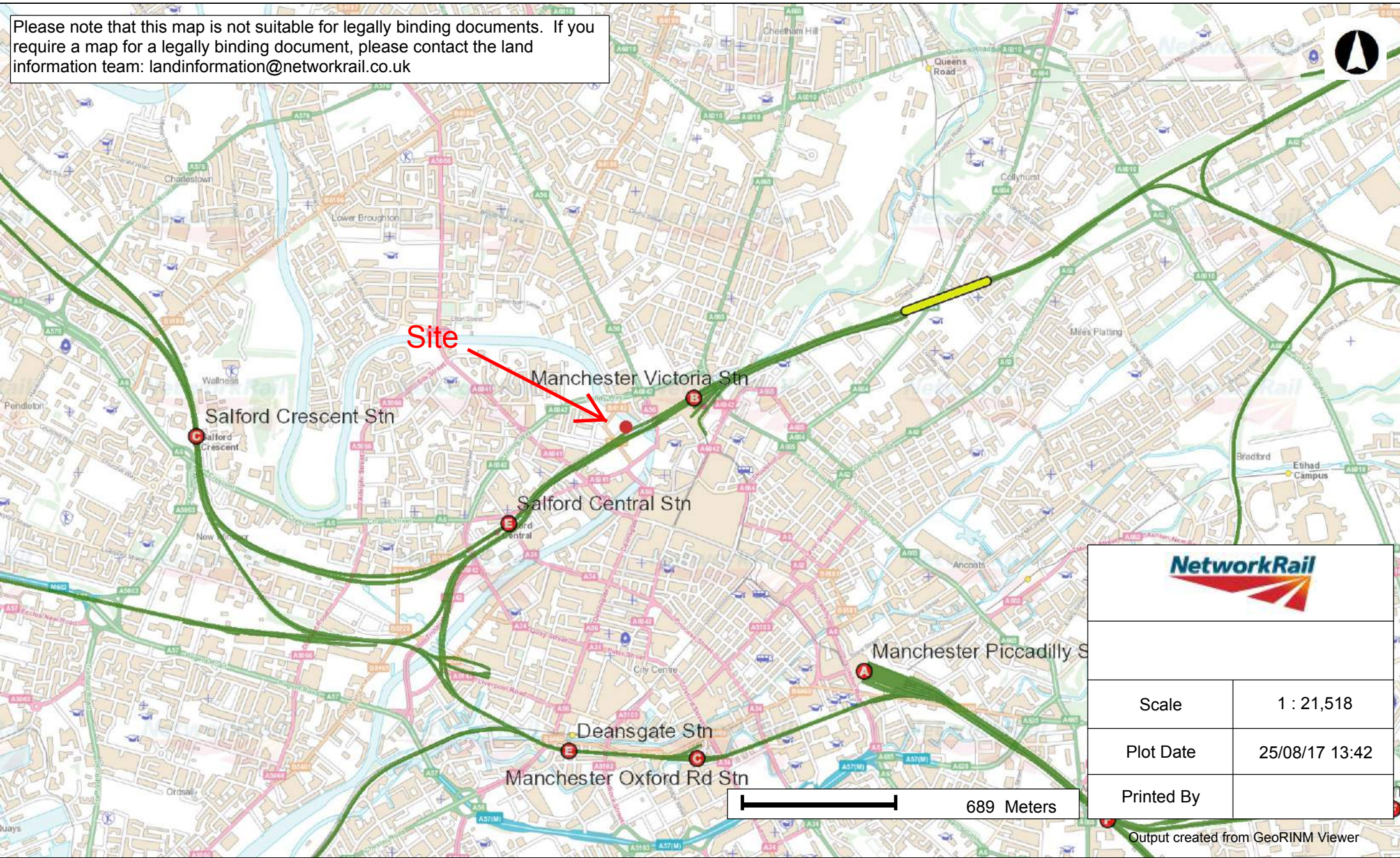


07 NOV 2016 11:16





Please note that this map is not suitable for legally binding documents. If you require a map for a legally binding document, please contact the land information team: [landinformation@networkrail.co.uk](mailto:landinformation@networkrail.co.uk)



|            |                |
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| Scale      | 1 : 21,518     |
| Plot Date  | 25/08/17 13:42 |
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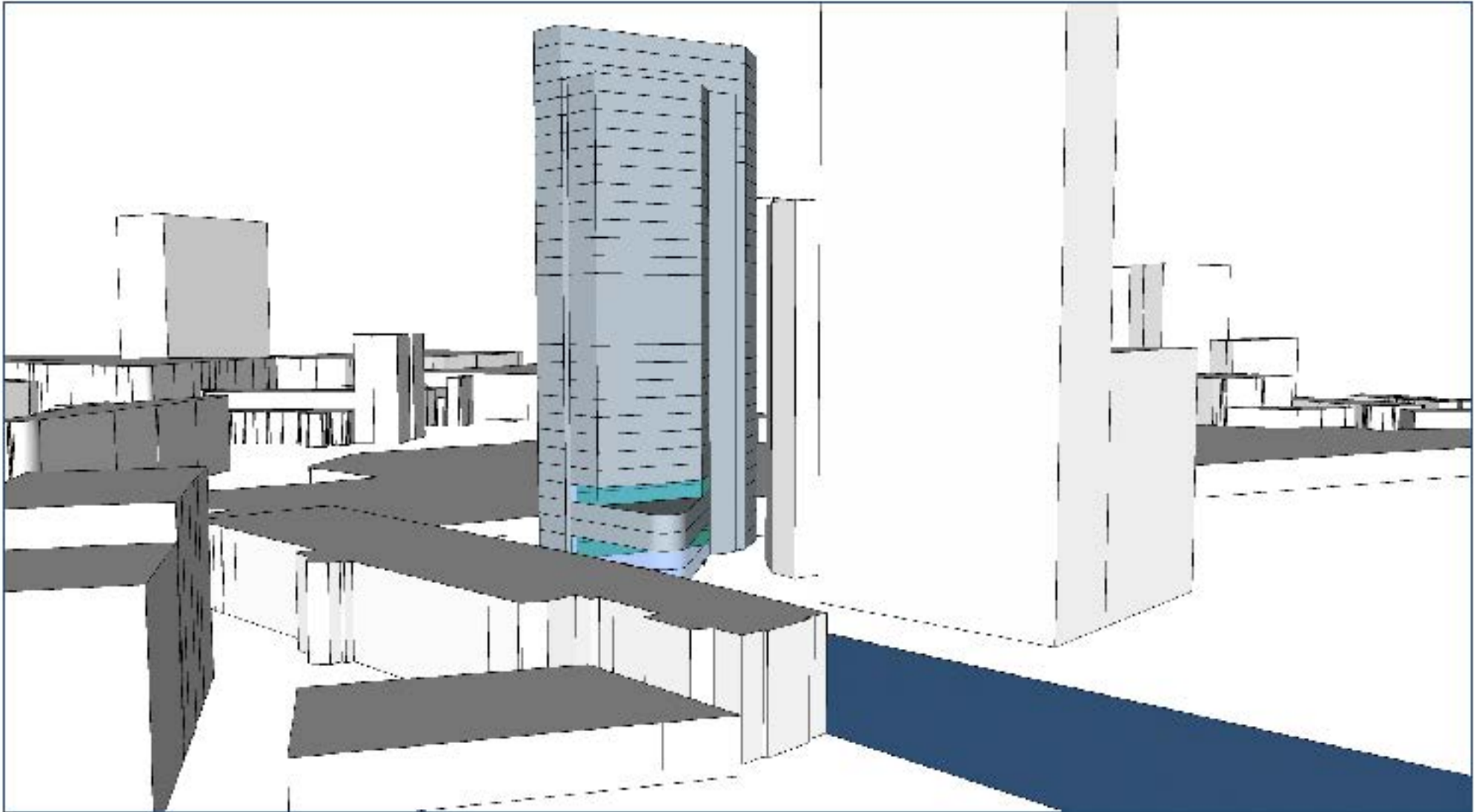
Output created from GeoRINM Viewer

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## CGI of Potential Scheme



# 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 off Gorton Street, Salford, M4 4DD

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

### Summary of position regarding responses:

27 stakeholders were consulted and 26 responses were received. One TOC (Chiltern Railway Company Ltd) did not respond but the lack of response is not considered material as the TOC does not use this route.

Three objections were received to the proposal but Northern Rail Limited and Transport for Greater Manchester removed their objections following further dialogue with Network Rail. However, Transport for North objected to the proposal and despite Network Rail responding to their objection clarifying the situation, no further communication was received - see comments below and within the Consultation Report.

Three objections were received by Network Rail to the proposed disposal from Northern Rail Limited, Transport for Greater Manchester and Transport for North. All three objections had a similar theme which centred around the potential restrictions on future rail development if the arches were no longer available.

Northern Rail Limited and Transport for Greater Manchester subsequently removed their objections following further dialogue with Network Rail (please see correspondence annex 1 in the Consultation Report).

The remaining Transport for North objection is outlined below with Network Rail's response following below that.

*This is a sensitive area due to its close proximity to Manchester Victoria station. Station capacity in Manchester is already very intensively used, and with traffic growing and plans being developed for both HS2 and NPR, both of which will significantly increase usage of local rail lines, it is probable that there will be a need to expand the capacity of Manchester Victoria before too long.*

*Whilst we have no objection to the disposal of the area next to the viaduct we are concerned that the loss of the area underneath the arches may affect any future development of railway infrastructure at Victoria, in particular if measures were taken to construct the two west facing bay platforms for which contingency was provided when Manchester Arena was constructed during the mid-1990's.*

*We know that Network Rail is currently considering enhancement of the bay platforms at the other (eastern) end of Manchester Victoria. Whilst we note that 'The disposal above the arches will exclude the operational railways above the arches and rights will be retained for access for any inspection and works required in the future', that would not prevent all possible complications for future schemes. Railway land is at a premium in Manchester City Centre and many past land disposals in big city centres, including Manchester, have come to be regretted as they have constrained the ability to meet modern requirements.*

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*Additionally the sale of the land should not make any more infrastructure challenges for increasing platform capacity given the location of the arches in relation to the station platforms at present.*

*As part of the long term planning process we are ensuring we allow for future growth and ensure we identify options to address capacity constraints. This lease should not impact on this process. The area within the arches is currently leased to a tenant and this has not prevented Network Rail accessing to undertake inspections and any required works. The proposed long leasehold interest would contain the same provisions as the current lease to the commercial tenant and no structural works would be allowed within the arches themselves, only cosmetic works approved by Network Rail Asset Protection team.*

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After receiving no response to the e-mails Network Rail telephoned Transport for North on the 12<sup>th</sup> March 2018 and a voicemail message was left on the mobile number requesting a response to the e-mail of the 16<sup>th</sup> February 2018. Network Rail has still not received responses to either the voicemail message or e-mails sent.



## CONSULTATION REPORT

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In view of the lack of response from Transport for North and that both Northern Rail Limited and Transport for Greater Manchester agreed to remove their objections after further dialogue with Network Rail, Network Rail considers that as the Transport for North objection effectively mirrors those of both Northern Rail and Transport for Greater Manchester it is now reasonable to assume that Network Rail comments provided and accepted by both of these consultees are now equally appropriate to Transport for North.

In consequence of the above Network Rail believes that all reasonable endeavours have been undertaken to obtain a response from Transport for North.

## CONSULTATION REPORT

V 1.1

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   | c2c Rail Ltd                 |   | Y                               | 16/01/2018       | No Objection<br>See Annex 1   | N/A   |
| 2   | Chiltern Railway Company Ltd |   | N                               | N/A              | N/A   | Emails sent on:-<br>16/01/2018,<br>30/01/2018,<br>06/02/2018 and<br>14/02/2018.<br><br>Telephoned on<br>19/02/2018 at 11:04<br>and left a voicemail<br>on the mobile<br>number. |
| 3   | Eurostar International Ltd   |   | Y                               | 16/01/2018       | No Comment<br>See Annex 1   | N/A   |
| 4   | Great Western Railway        |   | Y                               | 16/01/2018       | No Objection<br>See Annex 1   | N/A   |
| 5   | Grand Central                |   | Y                               | 16/02/2018       | No Comment  | N/A   |

## CONSULTATION REPORT

V 1.1

|    |                               |  |   |            |   |     |
|----|-------------------------------|--|---|------------|---|-----|
|    | Railway Company Ltd           |  |   |            | See Annex 1                             |     |
| 6  | Merseyrail Electrics 2002 Ltd |  | Y | 16/01/2018 | No Objection<br>See Annex 1             | N/A |
| 7  | Northern Rail Limited         |  | Y | 18/01/2018 | No Objection<br>See comments in Annex 1 | N/A |
| 8  | Arriva Trains Cross Country   |  | Y | 18/01/2018 | No Comment<br>See Annex 1               | N/A |
| 9  | Transpennine Express          |  | Y | 19/01/2018 | No Objection<br>See Annex 1             | N/A |
| 10 | West Coast Railway Company    |  | Y | 30/01/2018 | No Comment<br>See Annex 1               | N/A |
| 11 | COLAS Freight                 |  | Y | 18/01/2018 | No Comment<br>See Annex 1               | N/A |
| 12 | Direct Rail Services Limited  |  | Y | 26/01/2018 | No Comment<br>See Annex 1               | N/A |
| 13 | DB Cargo UK Ltd               |  | Y | 09/02/2018 | No Objection<br>See Annex 1             | N/A |
| 14 | Freight Transport Association |  | Y | 30/01/2018 | No Comment<br>See Annex 1               | N/A |
| 15 | Freightliner Limited          |  | Y | 17/01/2018 | No Comments<br>See Annex 1              | N/A |

## CONSULTATION REPORT

V 1.1

|    |   |  |   |            |                             |   |
|----|---|--|---|------------|-----------------------------|---|
| 16 | GB Railfreight Limited                                |  | Y | 08/02/2018 | No Issues<br>See Annex 1    | N/A   |
| 17 | Rail Freight Group                                    |  | Y | 16/01/2018 | Ok with RFG<br>See Annex 1  | N/A   |
| 18 | Association of Community Rail Partnerships            |  | Y | 23/01/2018 | No Comment<br>See Annex 1   | N/A   |
| 19 | British Transport Police                              |  | Y | 05/01/2018 | No Objection<br>See Annex 1 | N/A   |
| 20 | Transport Focus                                       |  | Y | 23/01/2018 | No Objection<br>See Annex 1 | N/A   |
| 21 | London & South Eastern Railway Limited (Southeastern) |  | Y | 18/01/2018 | No Comment<br>See Annex 1   | N/A   |
| 22 | Department for Transport                              |  | Y | 15/02/2018 | No Comment<br>See Annex 1   | N/A   |
| 23 | W.H. Malcolm  |  | Y | 16/01/2018 | No Objection<br>See Annex 1 | N/A   |
| 24 | Alliance Rail Holdings                                |  | Y | 16/01/2018 | No Comment<br>See Annex 1   | N/A   |
| 25 | Transport for North                                   |  | Y | 15/01/2018 | Objection and See           | Unable to obtain a response from Mr Bamford after |

## CONSULTATION REPORT

V 1.1

|    |                                  |  |   |            |   |   |
|----|----------------------------------|--|---|------------|---|---|
|    |                                  |  |   |            | comments in Annex 1                         | responding to his objection.<br>Response e-mail sent<br>16/02/2018 at 14.39<br>Chase e-mails sent<br>22/02/2018 at 9.45<br>05/03/2018 at 11.41<br><br>Telephoned on am of 12/03/2018 and left a voicemail on the mobile number. |
| 26 | Transport for Greater Manchester |  | Y | 07/02/2018 | No Objection<br><br>See comments in Annex 1 | N/A   |
| 27 | Salford City Council             |  | Y | 24/01/2018 | See Comments in Annex 1                     | N/A   |

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

Copies of the full consultee responses are given in Annex 1.

A copy of the consultation request is given in Annex 2.

## Annex 1

### 1. c2c Rail

**From:** @c2crail.net

**Sent:** 16 January 2018 16:56

**To:**

**Subject:** Re: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

No objection from c2c for this proposal.

**Regards**

**Property and Projects Manager**

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



W: [www.c2c-online.co.uk](http://www.c2c-online.co.uk)



**. Chiltern Railway Company**

**NO RESPONSE**

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**3. Eurostar International Ltd**

**From:** @eurostar.com

**Sent:** 16 January 2018 16:39

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 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**



#### 4. Great Western Railway

**From:** @gwr.com

**Sent:** 16 January 2018 15:58

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hello

We have no objection thank you.

**Network Access Manager | Great Western Railway**

1 Milford Street | Swindon | SN1 1HL

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

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

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#### 5. Grand Central Railway Company Ltd

**From:** @grandcentralrail.com

**Sent:** 16 February 2018 18:07

**To:**

**Subject:** Re: CLOSING TODAY - Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Apologies we seem to have been overloaded with proposals of late.

GC has no comment on this one.

Regards



---

## 6. Merseyrail Electrics 2002 Ltd

**From:** @merseyrail.org

**Sent:** 16 January 2018 15:50

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

We have no objections, thanks

**Legal & Contract Assistant**  
**Merseyrail**

Email

Web [www.merseyrail.org](http://www.merseyrail.org)

---

## 7. Northern

**From:** @northernrailway.co.uk

**Sent:** 15 February 2018 09:05

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Sorry for the delay in response. I can confirm Northern have no objections to the below proposal.

Thanks,

**From:**  
**Sent:** 08 February 2018 11:33  
**To:** @northernrailway.co.uk  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018  
**Importance:** High

Hi

Apologies for the delay in responding but I have been on leave then needed to consult with a colleague in Network Rail's Strategic Planning team.

Following on from the consultation Network Rail can confirm that recent remodelling of the track has already taken place as part of the Northern Programme of works. This remodelling was taken as part of the longer term view of improving services across Manchester and the wider network.

Additionally the sale of the land should not make any more infrastructure challenges for increasing platform capacity given the location of the arches in relation to the station platforms at present.

As part of the long term planning process we are ensuring we allow for future growth and ensure we identify options to address capacity constraints. This lease should not impact on this process.

I hope this addresses the points raised in your e-mail and if you have any questions please let me know, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** @northernrailway.co.uk

**Sent:** 18 January 2018 13:53

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

Hi

Northern have concerns with the Arches.

With the expansion of services at Victoria there is a risk that further infrastructure interventions could be required to support further growth in railway services. One option being considered by the North of England Programmes has been the provision of additional platforms to the west of Victoria station. This has not been developed to any extent yet but neither has it been discounted.

Before agreeing to the disposal, we would want confirmation from Network Rail that the sale of the Arches do not preclude, compromise or increase the costs of remodelling of track infrastructure or the provision of additional platform capacity to Victoria station.

We wouldn't want the transfer of ownership of the Arches to inhibit the growth of our railway.

Please let me know if you have any questions.

Thanks,

---

## 8. Arriva Trains Cross Country

**From:** @crosscountrytrains.co.uk

**Sent:** 18 January 2018 15:58

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Thanks

I can confirm XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Station Contracts Manager  
Cross Country

Phone: Mobile: Fax:

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

Buy train tickets online at [crosscountrytrains.co.uk](http://crosscountrytrains.co.uk) | Get our Train Tickets app for free from your app store or via our website



INVESTORS  
IN PEOPLE | Gold

## 9. Transpennine Express

**From:** @FirstGroup.com

**Sent:** 19 January 2018 09:39

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

No objection from TPE.

Thanks

Head of Commercial Contracts  
First TransPennine Express



[www.tpexpress.co.uk](http://www.tpexpress.co.uk)

Follow us on Twitter: [www.twitter.com/tpexpresstrains](https://www.twitter.com/tpexpresstrains)

Follow us on Facebook: [www.facebook.com/TPExpressTrains](https://www.facebook.com/TPExpressTrains)

First Transpennine Limited  
Registered in England & Wales number 09111801  
Registered office: 50 Eastbourne Terrace, Paddington, London W2 6LG

---

## 10. West Coast Railway Company

**From:** @aol.com

**Sent:** 30 January 2018 15:39

**To:**

**Subject:** Re: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

no comments

WCR

E [wotho@aol.com](mailto:wotho@aol.com)

---

## 11. Colas Freight

**From:** @colasrail.co.uk

**Sent:** 18 January 2018 09:44

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

No comment on proposed disposal



Property & Estate Manager

Tel. Mob.

[@colasrail.co.uk](mailto:@colasrail.co.uk)

---

**COLAS RAIL LTD**

West Goods Yard, Dundonald Road, Wimbledon, London, SW19 3QJ, United Kingdom

[www.colasrail.co.uk](http://www.colasrail.co.uk)



---

## 12. Direct Rail Services

**From:** @drsl.co.uk

**Sent:** 26 January 2018 10:48

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Good

DRS have no comments.

Best Regards,

### Procurement Apprentice

#### Direct Rail Services Ltd

Regents Court

Baron Way

Carlisle

CA6 4SJ

Tel:



safe secure reliable

Protect our environment - print only when you need to.

---

### 13. DB Cargo UK Ltd

**From:** @deutschebahn.com

**Sent:** 09 February 2018 10:44

**To:**

**Subject:** Re: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

Yours,

Rail Network Manager  
DB Cargo (UK) Limited  
310 Goswell Road  
London EC1V 7LW  
Tel

From December 2016 my e-mail address will be [@deutschebahn.com](mailto:@deutschebahn.com) and all previous addresses will cease to function.

---

### 14. Freight Transport Association

**From:** @fta.co.uk

**Sent:** 30 January 2018 16:16

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Apologies, FTA has no comment.

Regards,



---

**Head of Policy – Rail Freight and Scotland  
Freight Transport Association**

Mobile :

[www.fta.co.uk](http://www.fta.co.uk)

---

**15. Freightliner Limited**

**From:** @Freightliner.co.uk

**Sent:** 17 January 2018 09:25

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

Freightliner has no comments to make on this proposal

Regards

---

**16. GB Railfreight Limited**

**From:** @gbrailfreight.com

**Sent:** 08 February 2018 13:20

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

No issues from GB Railfreight.

Regards,

National Access Manager,  
GB Railfreight Ltd.,

3<sup>rd</sup> Floor,  
55 Old Broad Street,  
London, EC2M 1RX.  
Tel:  
Mobile:  
E-mail: [@gbrailfreight.com](mailto:@gbrailfreight.com).

GB Railfreight Ltd. Registered in England & Wales No. 03707899.  
Registered Office: 3<sup>rd</sup> Floor, 55 Old Broad Street, London, EC2M 1RX.

---

## 17. Rail Freight Group

**From:** @rfg.org.uk  
**Sent:** 16 January 2018 16:09  
**To:**  
**Subject:** RE: [SPAM]Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Ok with RFG

Executive Director

Rail Freight Group  
7 Bury Place  
London  
WC1A 2LA  
Mobile  
[@rfg.org.uk](mailto:@rfg.org.uk)

Rail Freight (Users and Suppliers) Group  
Registered No. 332 4439  
[www.rfg.org.uk](http://www.rfg.org.uk)  
Twitter @railfreightUK

---

## 18. Association of Community Rail Partnerships

**From:** @acorp.uk.com

**Sent:** 23 January 2018 11:39

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

No comment

Senior Operations Manager



**Mobile**

**Web:** [acorp.uk.com](http://acorp.uk.com)

The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1JF



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---

## 19. British Transport Police

**From:** @btp.pnn.police.uk

**Sent:** 05 February 2018 14:12

**To:**

**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

**Importance:** High

Hi

No objections to this land disposal.

Thanks

Designing Out Crime Officer  
Crime Reduction Unit

British Transport Police, Rail House, Lord Nelson Street, Liverpool L1 1JF  
office  
internal  
email [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk)  
[www.btp.police.uk](http://www.btp.police.uk)

---

## 20. Transport Focus

**From:** @transportfocus.org.uk

**Sent:** 23 January 2018 10:32

**To:**

**Subject:** Re: Land Disposal Consultation - Land and Arches at Gorton Street, Salford 1501i18

Thank you for sending Transport Focus details of the proposed disposal of land in Salford.  
They note that:

The land is 0.42 of an acre, and the area under eight arches carrying the Victoria to Salford railway immediately west of the River Irwell;  
it is accessed from Gorton Street, and is currently used for car parking and a garage business;  
access to the operational railway will be maintained for maintenance and works;  
the land is to be disposed of by means of a long leasehold of over 125 years;  
its likely future use will be for a residential tower block;  
there will be no impact on the operational railway;  
disposal is planned for 2018, with construction works later.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>

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## 21. London & South Eastern Railway Limited (Southeastern)

**From:** @southeasternrailway.co.uk

**Sent:** 18 January 2018 12:16

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Good Afternoon

Thank you for the opportunity to review the below.

Southeastern have 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



---

## 22. Department for Transport

**From:** @dft.gsi.gov.uk]

**Sent:** 15 February 2018 13:59

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

Thank you for your email.

With reference to the Land Disposal Consultation issued by Network Rail on 16 January in relation to the proposed long leasehold sale of Land and Arches at Gorton Street, Salford, M3 7NL, the Department for Transport (Network Services) wishes to make no comments.

Kind regards,

**Planning and Investment Manager, Network Services North - Rail Group, Department for Transport**

3/23

---

### 23. W.H. Malcolm

**From:** @whm.co.uk]

**Sent:** 16 January 2018 16:01

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

No objections.

Regards

**Contracts, Rail & Estate Management | W H Malcolm Ltd**

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

**DD: | Mobile:**

**Email:** [@whm.co.uk](mailto:@whm.co.uk) | **Web:** [www.malcolmgroup.co.uk](http://www.malcolmgroup.co.uk) | [Malcolm Group on LinkedIn](#)

 **SAVE PAPER - Please do not print this e-mail unless absolutely necessary**

---

### 24. Alliance Rail Holdings

**From:** @Alliancerail.co.uk

**Sent:** 16 January 2018 15:31

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Alliance has no comments

Regards

---

### 25. Transport for North

**From:**  
**Sent:** 12 March 2018 13:00  
**To:** @railnorth.org  
**Cc:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018 - URGENT  
**Importance:** High

Dear

Further to the e-mails sent to you on the 16<sup>th</sup> February 2018, 22<sup>nd</sup> February 2018, 5<sup>th</sup> March 2018 and my telephone message left today regarding the above consultation and the objection you submitted I should be grateful if you could provide me with a response to my e-mail of the 16<sup>th</sup> February 2018.

Network Rail believes that the email of 16<sup>th</sup> February 2018 should provide you with sufficient information and assurance such that you can withdraw your objection and would like to resolve this matter as quickly as possible. 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, we intend to submit our application to ORR for its determination.

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

Regards





Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 05 March 2018 11:41  
**To:** @railnorth.org  
**Cc:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018 - URGENT  
**Importance:** High

Dear Jim

Further to my e-mail below I should be grateful if you could get back to me as soon as possible and any questions please let me know, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 22 February 2018 09:45  
**To:** @railnorth.org  
**Cc:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018  
**Importance:** High

Dear Jim

I should be grateful if you could provide me with a response to my e-mail below as soon as possible, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 16 February 2018 14:39  
**To:** @railnorth.org  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

Dear

Thank you for your response to the above consultation and I note your objection to the proposal. I have consulted with a colleague in Network Rail's Strategic Planning team and Network Rail would make the following comments.

Following on from the consultation Network Rail can confirm that recent remodelling of the track has already taken place as part of the Northern Programme of works. This remodelling was taken as part of the longer term view of improving services across Manchester and the wider network.

Additionally the sale of the land should not make any more infrastructure challenges for increasing platform capacity given the location of the arches in relation to the station platforms at present.

As part of the long term planning process we are ensuring we allow for future growth and ensure we identify options to address capacity constraints. This lease should not impact on this process. The area within the arches is currently leased to a tenant and this has not prevented Network Rail accessing to undertake inspections and any required works. The proposed long leasehold interest would contain the same provisions as the current lease to the commercial tenant and no structural works would be allowed within the arches themselves, only cosmetic works approved by Network Rail Asset Protection team.

I hope this addresses the points raised in your e-mail and that you can remove your objection to the proposal. If you have any questions please let me know, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY  
E [@networkrail.co.uk](mailto:networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 15 February 2018 16:19  
**To:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

Hi

See below from

Regards

**From:** [@railnorth.org](mailto:@railnorth.org)

**Sent:** 15 February 2018 15:22

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

### **Proposed Disposal of Land and Arches at Gorton Street, Salford, M3 7NL**

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

This is a sensitive area due to its close proximity to Manchester Victoria station. Station capacity in Manchester is already very intensively used, and with traffic growing and plans being developed for both HS2 and NPR, both of which will significantly increase usage of local rail lines, it is probable that there will be a need to expand the capacity of Manchester Victoria before too long.

Whilst we have no objection to the disposal of the area next to the viaduct we are concerned that the loss of the area underneath the arches may affect any future development of railway infrastructure at Victoria, in particular if measures were taken to construct the two west facing bay platforms for which contingency was provided when Manchester Arena was constructed during the mid-1990's. We know that Network Rail is currently considering enhancement of the bay platforms at the other (eastern) end of Manchester Victoria.

Whilst we note that *'The disposal above the arches will exclude the operational railways above the arches and rights will be retained for access for any inspection and works required in the future'*, that would not prevent all possible complications for future schemes. Railway land is at a premium in Manchester City Centre and many past land disposals in big city centres, including Manchester, have come to be regretted as they have constrained the ability to meet modern requirements.

Rail North would therefore like to notify our objection to this scheme as currently proposed.

Head of Investment Planning,  
Rail North

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)]

**Sent:** 14 February 2018 16:19

**To:** [chilternrailways.co.uk](mailto:chilternrailways.co.uk); [@grandcentralrail.com](mailto:@grandcentralrail.com); [@dft.gsi.gov.uk](mailto:@dft.gsi.gov.uk);  
[Jim.Bamford@railnorth.org](mailto:Jim.Bamford@railnorth.org)

**Subject:** Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear Consultee,

Further to my previous emails dated 16<sup>th</sup> January 2018, 30<sup>th</sup> January 2018 and 6<sup>th</sup> February 2018 and I do not appear yet to have received your formal response to our consultation exercise. The closing date for response is **16<sup>th</sup> February 2018**, and NR is extremely keen to receive your comments to ensure that the proposal is compliant with our obligations to ORR and the rail industry as a whole.

I would therefore be really grateful if you could take the time to respond to me by close of Business on **16<sup>th</sup> February 2018** (including any “no comment” response). It would be helpful if your response is provided by email. Should no response be received by **16<sup>th</sup> February 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.

If there is anything that is not clear or which you wish to discuss then please do not hesitate to contact me either by email or the telephone number below.

Kind regards

Property



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

---

## 26. Transport for Greater Manchester

**From:** [@tfgm.com](mailto:@tfgm.com)

**Sent:** 22 February 2018 11:20

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear Simon,

Thanks for your email and subsequent explanations. On the basis that access, inspections and works to the arch structures highlighted on the plan will still be permitted I am prepared to withdraw our objection.

Kind Regards,

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 22 February 2018 09:43

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

**Importance:** High

Dear

The grant of long lease is a disposal but Network Rail will not be disposing of the freehold of the land. There will be no clause inserted into the agreement for requisition of the land in the future only the rights which are contained in a standard Network Rail commercial leases which will allow access, inspections and works to the arch structures, plus rights over a 3 m strip in front of the arches for access, any inspections or works required.

Please feel free to give me a call if you wish to discuss or if you have any further questions, thanks.

Regards



Property



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [@tfgm.com](mailto:@tfgm.com)]

**Sent:** 22 February 2018 09:32

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thanks for your reply.

I am confused about why this is described as Disposal when it has subsequently been advised to be a leasehold?

Can you advise whether a clause will be inserted in the contract for requisition should the land ever be required for railway purposes?

Kind Regards,

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 21 February 2018 12:52

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thanks for your response and this was highlighted in the LC7 consultation in section 2 Type of Disposal – long leasehold in excess of 125-years for land and arches, however, the exact term has not yet been decided but will be a minimum of 125-years and no more than 250-years. I hope this helps.

Regards



*Property*

Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [@tfgm.com](mailto:@tfgm.com)

**Sent:** 21 February 2018 12:46

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thanks for your reply. Could you please let me know how long the forthcoming leasehold will be for?

Kind Regards,

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 21 February 2018 08:55

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thank you for your e-mail and it is proposed to dispose of the land and the floor of the arches on a long leasehold basis with rights retained to inspect and undertake any works required on the arch structures. Access to the arches will be maintained through appropriate legal documentation for inspections and any works required. Appropriate legal rights over a 3 m access strip in front of the arches will be retained by Network Rail to allow external inspections and maintenance works. The Purchaser (and any successor in title) is not to construct any building within 3 metres of the railway arches.

I hope this clarifies the situation and you can lift your objection now but if you have any questions please let me know, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:** [@tfgm.com](mailto:@tfgm.com)

**Sent:** 20 February 2018 16:45

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thanks for your email.

I am slightly confused because you mention below about the sale of the land and then the lease not impacting this process. Please could you confirm whether the land is being disposed of directly or being leased out for an indefinite period?

Kind Regards,

**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 16 February 2018 14:40

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thank you for your response to the above consultation and I note your objection to the proposal. I have consulted with a colleague in Network Rail's Strategic Planning team and Network Rail would make the following comments.

Following on from the consultation Network Rail can confirm that recent remodelling of the track has already taken place as part of the Northern Programme of works. This remodelling was taken as part of the longer term view of improving services across Manchester and the wider network.

Additionally the sale of the land should not make any more infrastructure challenges for increasing platform capacity given the location of the arches in relation to the station platforms at present.

As part of the long term planning process we are ensuring we allow for future growth and ensure we identify options to address capacity constraints. This lease should not impact on this process. The area within the arches is currently leased to a tenant and this has not prevented Network Rail accessing to undertake inspections and any required works. The proposed long leasehold interest would contain the same provisions as the current lease to the commercial tenant and no structural works would be allowed within the arches themselves, only cosmetic works approved by Network Rail Asset Protection team.

I hope this addresses the points raised in your letter and that you can remove your objection to the proposal. If you have any questions please let me know, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 15 February 2018 16:16  
**To:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

See comments in attachment.

Regards

**From:** @tfgm.com

**Sent:** 15 February 2018 15:58

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date  
16th February 2018

Dear

Please find attached TfGM's response to this consultation.

Kind Regards,

Jane Dyson  
Network Rail - London North Western  
1st Floor  
Square One  
4 Travis Street  
Manchester  
M14NY

15th February 2017

Dear Jane,

**Proposed Disposal of Land and Arches at Gorton Street, Salford, M3 7NL**

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

TfGM consider the site to be a sensitive area due to its close proximity to Manchester Victoria station. Whilst we have no objection to the disposal of the area next to the viaduct we are concerned at how the loss of the area underneath the arches may affect any future development of railway infrastructure at Victoria, in particular if measures were taken to construct the two west facing bay platforms for which contingency was provided when Manchester Arena was constructed during the mid-1990's.

*Whilst we are encouraged to see that 'The disposal above the arches will exclude the operational railways above the arches and rights will be retained for access for any inspection and works required in the future' we are concerned at how this may provide implications for future schemes. Railway land is at a premium in Manchester City Centre and many poor decisions have been taken the past, including some in relatively recent years. With this in mind we would like to notify our objection to this scheme as currently proposed.*

Yours sincerely,

Rail Services Development Officer  
@tfgm.com

**From:** @tfgm.com

**Sent:** 07 February 2018 13:55

**To:**

**Cc:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018 - Urgent

Dear

Thanks for this information. We will certainly keep your advice in mind and not disclose any information about the consultation regarding this site.

Kind Regards,



**From:** [@networkrail.co.uk](mailto:@networkrail.co.uk)

**Sent:** 07 February 2018 13:19

**To:**

**Cc:**

**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018 - Urgent

**Importance:** High

Dear

Further to your e-mail below to Jayne the above site is subject to a tenancy and the Lessee is not aware of the scheme. Can I please ask you not to visit the site unless it is absolutely necessary and if you do need to go on to the site can you please treat the consultation in the strictest confidence. I would not want to upset the tenant unnecessarily.

If you have any questions please let me know, and thanks for your assistance with this matter.

Regards



*Property*

Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 07 February 2018 11:34  
**To:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

See below for information.

**From:** [@tfgm.com](#)  
**Sent:** 07 February 2018 10:02  
**To:**  
**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear

Thanks for your email and reminder.

We are conducting a site visit next week so I will be able to send you a response very shortly afterwards.

Kind Regards,

---

## 27. Salford City Council

**From:**  
**Sent:** 01 February 2018 10:42  
**To:** @urbanvision.org.uk  
**Cc:**  
**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

Thank you for your response on the consultation and the update on . However, this is not intended to be a planning consultation but a consultation on land disposal which Network Rail has to undertake as part of its licence from the Office of Road and Rail (ORR) to operate the railway. It was originally sent through to and we received an out of office from and forwarded the original e-mail to for his comments. The purpose of the consultation is to establish if any stakeholders including Local Authorities have any comments or objections to the proposal. These consultations are generally dealt with by the Transport Planning/Policy team within a Local Authority but this does vary depending on the Local authority concerned.

If you have any questions please feel free to contact me, thanks.

Regards



Surveyor  
1<sup>st</sup> Floor, Square One  
4 Travis Street  
Manchester M1 2NY

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

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)

**From:**  
**Sent:** 24 January 2018 12:10  
**To:**  
**Subject:** FW: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

See below comments and change of contact details.

Regards

**From:** @urbanvision.org.uk

**Sent:** 24 January 2018 11:44

**To:**

**Subject:** RE: Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Hi

I have been passed the consultation below for my views with respect to environmental matters. You may wish to update your contact details as is now in a different role within the organisation.

I would offer the following comments;

### **Noise**

Any future planning application will require an assessment of noise likely to affect the application site, both from the construction phase and from the operational phase of the development. The assessment methodology to be used, including measurement positions, should be agreed with the Local Planning Authority prior to the commencement of noise measurements.

The assessment should provide details of noise attenuation measures required during the operational phase of the development to ensure that the following standards are attained with respect to residential accommodation on the site as stipulated in BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings:

- (i) internal noise levels of less than 30 (or 35) dB LAeq,8 hour within bedrooms between 23.00 hours and 07.00 hours
  - (ii) internal noise levels of less than 35 (or 40) dB LAeq,16hour within living rooms between 07.00 and 23.00 hours
  - (iii) internal noise levels of less than 40 (or 45) dB LAeq,16hour within dining rooms between 07.00 and 23.00 hours
  - (iv) external noise levels of less than 50 (or 55) dB LAeq,16hour in gardens, patios and private communal gardens between 07.00 and 23.00 hours
- If applicable

(iv) typical individual noise events (name the event) shall not be in excess of 45 (or 50) dB LAmax in bedrooms between 23.00 and 07.00 hours

(v) external noise levels of less than 50 (or 55) dB LAeq, 16 hour on balconies and roof gardens between 07:00 and 23:00 hours

The use of ventilation measures which removes the need for future residents to open windows for summer cooling and rapid ventilation should be identified and incorporated into the noise assessment report. The ventilation measures identified should ensure the above standards are not compromised.

Commercial noise should be assessed in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

### **Air Quality**

The development lies within the Greater Manchester Air Quality Management Area (AQMA), and as such introduces new sensitive receptors into an area where air pollution (nitrogen dioxide – NO<sub>2</sub>) is known to be above EU and UK health based limit values. It is further acknowledged that for particulate pollution (PM<sub>10</sub> and PM<sub>2.5</sub>) there is no safe threshold with respect to the impact on human health. As such there is a potential for future occupants to be exposed to levels of air pollution (Nitrogen dioxide and particulate matter) which will give rise to a negative impact on health and quality of life.

Any application should therefore be accompanied by a suitably robust air quality impact assessment. The assessment should compare the baseline (do nothing scenario) against the future (do something scenario), including accounting for the impact of cumulative development in the area. The assessment will also need to ensure that future occupants of the development are not exposed to levels of air pollution which would be likely to impact human health, and outline appropriate mitigation in each case where appropriate.

The assessment should be scoped with urban vision prior to completion and be undertaken in accordance with UK Technical Guidance TG(16), and EPUK/IAQM Guidance “Land-Use Planning and Development Control: Planning for Air Quality”, 2017.

### **Land Contamination**

The site has a history of industrial use (engineering works and cotton mill), and the present car park use could give rise to potential land contamination which could affect future occupants or watercourses.

As such a preliminary risk assessment will be required with any planning application.

**Network Rail, as the landowner, may wish to undertake this work in advance of the transfer of the lease to inform any potential future liability.**

The risk assessment should investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment should be undertaken by competent persons and identify the risk to;

1. human health,
2. property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
3. adjoining land,
4. groundwater and surface water,
5. ecological systems,
6. archaeological sites and ancient monuments;

If you wish to discuss the above please do not hesitate to get in touch.

Kind Regards

MSc, AMIOA, GCIEH

**Environmental Consultant (Air Quality, Noise, Contaminated Land) – Infrastructure  
Urban Vision Partnership Ltd**

Tel:

Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5AS

E-mail: [@urbanvision.org.uk](mailto:@urbanvision.org.uk)

Web: [www.urbanvision.org.uk](http://www.urbanvision.org.uk)

Registration Number: 5292634. Registered in England

Commercial in Confidence

## Annex 2

**From:**

**Sent:** 16 January 2018 15:23

**To:** [@crossscountrytrains.co.uk](mailto:@crossscountrytrains.co.uk); [@c2crail.net](mailto:@c2crail.net); [@chilternrailways.co.uk](mailto:@chilternrailways.co.uk); [@eurostar.com](mailto:@eurostar.com); [@gwr.com](mailto:@gwr.com); EXTL [@grandcentralrail.com](mailto:@grandcentralrail.com); [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk); [@merseyrail.org](mailto:@merseyrail.org); [@northernrailway.co.uk](mailto:@northernrailway.co.uk); [@firstgroup.com](mailto:@firstgroup.com); [@alliancerail.co.uk](mailto:@alliancerail.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@drsl.co.uk](mailto:@drsl.co.uk); [i@drsl.co.uk](mailto:i@drsl.co.uk); [@deutschebahn.com](mailto:@deutschebahn.com); [@fta.co.uk](mailto:@fta.co.uk); [@Freightliner.co.uk](mailto:@Freightliner.co.uk); EXTL: [@rfg.org.uk](mailto:@rfg.org.uk); [@aol.com](mailto:@aol.com); [@whm.co.uk](mailto:@whm.co.uk); [@acorp.uk.com](mailto:@acorp.uk.com); [@btp.pnnpolice.uk](mailto:@btp.pnnpolice.uk); [@Transportfocus.org.uk](mailto:@Transportfocus.org.uk); [@dft.gsi.gov.uk](mailto:@dft.gsi.gov.uk); [@tfgm.com](mailto:@tfgm.com); [@railnorth.org](mailto:@railnorth.org); [@urbanvision.org.uk](mailto:@urbanvision.org.uk); [@urbanvision.org.uk](mailto:@urbanvision.org.uk)

**Subject:** Land Disposal Consultation - Land and Arches at Gorton Street, Salford, M3 7NL - Closing Date 16th February 2018

Dear Consultee,

Property: Land and Arches at Gorton Street, Salford, M3 7NL

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

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 **16<sup>th</sup> February 2018, 28 days from issue of email**] (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **16<sup>th</sup> February 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 email: [@networkrail.co.uk](mailto:@networkrail.co.uk). 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.

Regards



Technical Support Assistant, Property  
Square One, 1<sup>st</sup> Floor  
4 Travis Street, Manchester M1 2NY  
T  
E [@networkrail.co.uk](mailto:@networkrail.co.uk)

[www.networkrail.co.uk/property](http://www.networkrail.co.uk/property)