

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: Section of Station Surface Car Park, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side

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

Summary of position regarding responses:

Total number of Consultees: 33

Total number of responses received: 18 (of which none objected)

Total number of deemed responses after extended consultation period: 15 (none of which are considered key consultees for this matter)

Number of Objections: None

Key Comments:

Cardiff City Council wished TfW to review for impact to a future Cardiff Metro Scheme. TfW were consulted and their response supplied back to Cardiff City Council. The response from TfW is recorded in the appendix and states that they have no objection.

TfW Rail (the SFO) do not object

GWR (the other main Train operator for the Station) supports subject to agreement of Station Change.

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	DfT		No			Response from Transport for Wales was received
2	Welsh Government		Yes	30/05/19	Support	
3	Transport for the North		No			Chased with extended response period 20/05/19
4	Transport for London		Yes	13/04/19	No Issues	
5	Cross Country Trains		No			Chased with extended response period 20/05/19
6	C2C		Yes	14/04/19	No Objection	
7	Chiltern Railways		No			Chased with

						extended response period 20/05/19
8	Euro Star		Yes	23/04/19	No Comments	
9	Great Western Railway		Yes	13/04/19	Support	
10	Grand Central Railway		No			Chased with extended response period 20/05/19
11	South Eastern Railway		Yes	15/04/19	No Comments	
12	Merseyrail		Yes	16/04/19	No Objection	
13	MTR/ CrossRail		No			Chased with extended response period 20/05/19 Note that response was given on sister consultation on Signal Box site which was circulated at the same time
14	Northern Railway		Yes	15/04/19	No Objections	
15	Virgin Trains		No			Chased with extended response period 20/05/19
16	Abellio		No			Chased with extended response period 20/05/19

17	Colas Rail		No			Chased with extended response period 20/05/19
18	DRSL		Yes	23/04/19	No Comments	
19	DB Cargo		No			Chased with extended response period 20/05/19
20	FTA		No			Chased with extended response period 20/05/19
21	Freightliner		Yes	20/05/19	No Comments or Objections	
22	GB Railfreight		Yes	13/04/19	No Issues	
23	RFG		Yes	13/04/19	Ok	
24	West Coast		No			Chased with extended response period 20/05/19
25	WH Malcolm		Yes	15/04/19	No Objection	
26	AB Ports		Yes	15/04/19	No Comments	
27	ACORP		Yes	31/05/19	No Comments	
28	British Transport Police		No			Chased with extended response period 20/05/19
29	Transport Focus		Yes	23/04/19	No Objection	

30	NR Media Relations		No			Chased with extended response period 20/05/19
31	Transport for Wales Rail		Yes	24/06/19	No Comments or Objections	
32	Transport for Wales		Yes	24/06/19	No Comments or Objections	
33	Cardiff City Council		No			Chased on two separate occasions 20 th May 2019 and 29 th May 2019 individually Response was received in respect of Signal Box site

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 [1].]

Annex 1**From:****Sent:** 12 April 2019 17:04**To:****Cc:****Subject:** RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Dear Rail Industry Colleagues,

Property: Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side

We seek to consult you as regards your views, please, on our proposed disposal by way of Freehold 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 17th May 2019 (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by 17th May 2019 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, telephone:, email: 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,

ANNEX 2

1. DfT

No response.

Cf Response from Transport for Wales

2. Welsh Government

From:

Sent: 30 May 2019 13:32

To:

Cc:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Thanks for giving us the opportunity to comment on these two disposals.
Taking each separately I would offer the following observations:

Car Park

Welsh Government are very supportive of this disposal as this is one of the key components needed to enable the proposed MSCP, the consequence of which will be to release the existing surface car park for station related development and to release value from commercial development that can be re-invested in the planned upgrade of Cardiff station. Welsh Government and Transport for Wales are working with Rightacres and the TOC to enable this release of value.

Old Signal Box and Embankment

Welsh Government has no objection to this proposed sale, though we do have a concern that the potential future link for a tram to connect to the heavy rail lines should be preserved as this is part of the long-term ambition. In this regard I note that it is intended that NR will retain the land coloured yellow on the plan for operational purposes is shown. The proposed track access route being shown red and bounded by a dotted red line on the plan. On this basis Welsh Government has no objection to the proposed disposal.

Thanks

3. Transport for the North

No Response

4. Transport for London

From:

Sent: 12 April 2019 17:34

To:

Subject: Re: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

- no issues from me on this one.

Sent from my iPhone

5. Cross Country

No Response

6. C2C

From:

Sent: 14 April 2019 20:22

To:

Subject: Re: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Good evening

No objection from c2c on this proposal.

Regards

Reactive Works Manager

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

7. Chiltern Railways

No Response

8. Euro Star

From:

Sent: 23 April 2019 14:45

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

9. Great Western Railway

From:

Sent: 15 April 2019 15:46

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Good afternoon

GWR supports this change, subject to associated Station Change being closed out.

Many thanks.

10. Grand Central

No Response

11. South Eastern Railway

From:

Sent: 15 April 2019 09:25

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

12. Mersey Rail

From:

Sent: 16 April 2019 09:08

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

We have no objections, thank you

Legal & Contract Assistant

Merseyrail

13. MRT/ Crossrail

No Response

14. Northern Rail

From:
Sent: 15 April 2019 09:03
To:
Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Northern have no objection to the below proposal.

Thanks,

15. Virgin Railways

No Response

16. Abellio

No Response

17. Colas Rail

No Response

18. DRSL

From:
Sent: 23 April 2019 08:56
To:
Cc:
Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Good morning

DRS have no comments.

Best Regards,

19. DB Cargo

No Response

20. Freight Transport Association

No Response

21. Freightliner

From:

Sent: 03 June 2019 12:02

To:

Subject: RE: LC7 CONSULTATION – Section of Station Surface Car Park, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side – ELR: BRY 0.0270 – RESPONSE NEEDED BY 17th May 2019

No comment

From:

Sent: 03 June 2019 12:02

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

No comment.

From:

Sent: 20 May 2019 15:25

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Hi

I have no comments or objections.

Regards

22. GB Railfreight

From:

Sent: 13 April 2019 15:43

To:

Subject: Re: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

No issues from GBRf.

Regards,

23. Rail Freight Group

From:

Sent: 13 April 2019 10:09

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Ok with RFG

Director General

24. West Coast Railway

No Response

25. WH Malcolm

From:

Sent: 15 April 2019 08:04

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

No objections.

Regards

26. AB Ports

From:
Sent: 15 April 2019 10:52
To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Thankyou

no comments.

Kind regards

27. ACORP

From:
Sent: 31 May 2019 12:14
To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

No comment

Senior Operations Manager

28. British Transport Police

No Response

29. Transport Focus

From:

Sent: 23 April 2019 12:38

To:

Subject: Re: LC7 CONSULTATION - Section of Station Surface Car Park, Immediately adjacent to the former Brains Brewery, Cardiff Central South Side RESPONSE
NEEDED BY 17th May 2019 1504a20

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

the land concerned is in the station lease area, part of the station car park on the south side of Cardiff Central station;

it is next to the site of former brewery, now part of a redevelopment area;

it is to be sold, freehold, to (currently leading with the redevelopment proposals), or another;

it will form part of the area on which a 695-space multi-storey car park will be built, replacing the existing car parks on the south side of the station;

a station change and minor modification will be required;

completion is expected in the Autumn of 2019.

Transport Focus also notes that:

the 50 parking spaces lost will be replaced in a temporary car park on land owned by & Company;

that car park will be leased to Network Rail, who, if the new MSCP is not built, will have an option to acquire the land to ensure car parking continues to be available.

Transport Focus has received various other consultations relating to the redevelopment around Cardiff Central station, including that for another area of land on the south side of the station, o/r 1104a20.

The redevelopment proposals appear to offer major improvements to the area around Cardiff Central; Transport Focus has no objection to the proposed disposal.

Regards,

30. NR Media Relations

No response

31. TFW Rail

See Response below from TFW which covers TFW Rail too.

32. Transport for Wales

From:

Sent: 24 June 2019 10:14

To:

Cc:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Good Morning

Just to confirm we have shared this information with our colleagues in Rail Services and their Property Department.

Neither TfW or TfW Rail Services have any concerns or further comments to make on the consultation.

Should you require anything further, please do not hesitate to contact me.

Kindest Regards

33. Cardiff City Council

From:

Sent: 29 May 2019 15:13

To:

Subject: RE: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Thankyou, I will pass them on to colleagues to help inform their feedback.

Regards

From:

Sent: 29 May 2019 15:12

To:

Subject: FW: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Here is a copy of the second consultation, together with all associated attachments.

Kind regards,

Non- Responders:

From:

Sent: 20 May 2019 15:08

To:

Subject: FW: LC7 CONSULTATION - Section of Station Surface Car Pak, Immediately adjacent to the former Brains Brewery, Cardiff Central Station South Side - ELR: BRY 0.0270 - RESPONSE NEEDED BY 17th May 2019

Dear Rail Industry Consultees,

The attached LC7 consultation had a response due by date of 17th May 2019. I note that I have not heard from you and would like to give you a further chance to respond.

Accordingly, we shall keep the consultation open for a further 14 days until Friday 31st May.

If we have not received a response from you by Friday 31st May, Network Rail will assume that you do not have any comments or objection to make and will proceed accordingly.

Yours sincerely,