

Les Waters
Head of Licensing
Email:



Company Secretary
Network Rail Infrastructure Limited
Waterloo General Office
London
SE1 8SW

24 January 2025

Network licence Condition 17 (land disposal): Deansgate station, Manchester

Decision

1. On 11 December 2024, Network Rail gave notice of its intention to dispose of land at Deansgate station, Manchester (“the land”), in accordance with Condition 17 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 consulted. For the purposes of Condition 17 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 relevant stakeholders with current information and no objections were left unresolved.
4. In considering the proposed disposal, we note that:
 - there is no evidence that railway operations would be affected adversely; and
 - no other reasonably foreseeable railway use for the land was identified.
5. We note Network Rail’s statement that it would need a “station change application as part of this project”. The station change procedure will deal with matters related to the station lease area and the layout of station facilities. It requires the operator of the station and any train operator using the station to be consulted on any proposed changes. Network Rail must complete the station change procedure prior to disposing of the land.
6. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, 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, October 2019*,¹ 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 concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

24/01/2025

X

Les Waters

Head of Licensing

Signed by: S-1-12-1-966673442-1316586399-15867803-3367161311/6cf3732f-04be-44fd-8530-4edcf25f862

Duly authorised by the Office of Rail and Road

¹ Available from https://orr.gov.uk/data/assets/pdf_file/0007/1996/land-disposal-regulatory-arrangements.pdf.

Property Disposal – Specific Consent

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

1. Disposal			
Type of disposal	Long leasehold disposal.		
Rationale for disposal	<p>Redevelop the front of Manchester Deansgate station, aiming to create a better environment for passengers and general public.</p> <p>Disposal also includes an arch structure accessed from the rear of Deansgate station to accommodate ancillary uses and storage in connection with the proposed development.</p> <p>The area in front of the station has been formally documented by way of a development agreement with the purchaser. The arch structure will be documented via a separate commercial lease (yet to be agreed) with the usual railway safety and termination provisions therein.</p>		
2. Clearance	Type	Reference	Date
Clearance Details	Business	CR/50870	31/01/2024 (includes 3 month extension)
		CR/51959	10/02/2024
	Technical	CR/50870	20/01/2024
		CR/51959	01/04/2024
<p><i>[N.B. Contracts were exchanged on 23 December 2023. LC17 consent is a contractual condition]</i></p>			

3. Site	
<p>Description of property for disposal</p>	<p>The disposal area is located directly in front of Manchester Deansgate station alongside the northern boundary facing Whitworth Street West. It extends to around 0.2 acres. The station is located within Manchester City Centre inside the Knott Mill and Deansgate area.</p> <p>The railway line and station platforms run along the southern boundary, the western boundary forms part of the station's secondary entrance point which is accessed via a ramp from Whitworth Street West, the northern boundary faces Whitworth Street West public road and the eastern boundary is a private road (Bugle Street) which is owned by Network Rail.</p> <p>The disposal area also includes the arch structure that is accessed from the rear of the station at 90 Hewitt Street. Intention is to use the space for ancillary uses and storage in connection with the development itself. As the arch runs underneath operational railway, there will be standard railway provisions and safety requirements to safeguard the railway should the rail industry ever require the space.</p> <p>Please refer to the plans provided within the Appendices section below. Appendix A shows the disposal areas at ground floor level in front of the station (immediately north of the tracks) being the main development area alongside an arch off 90 Hewitt Street travelling under the viaduct and immediately to the south of the tracks. It should be noted that the footprint includes the existing ramp (part of station lease) and stairs (TfGM right of way) is included in the disposal to allow the developer to undertake optioneering and agreement with parties to provide a compliant new or alternative means of access as part of the scheme. Appendix D shows the main development footprint at ground, mezzanine and upper floors</p>
<p>Attached plans and photographs: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p><u>Appendices list provided below:</u></p> <p>Appendix A – Disposal areas showing main development and arch at 90 Hewitt Street (<i>plan titled 0394918-1 RevB</i>).</p> <p>Appendix B - Location plans (<i>untitled – GEO-RINM screenshots</i>).</p> <p>Appendix C – Aerial photographs (<i>untitled – GEO-RINM and Route View screenshots, latter looking east</i>).</p> <p>Appendix D – showing disposal areas for main development at ground, mezzanine and upper floor levels (<i>plan titled 0394918-1</i>).</p> <p>Appendix E – showing no build zone imposed on development (<i>plan titled 0394918-6</i>).</p> <p>Appendix F – showing station lease at ground, mezzanine and platform levels as railway is on a viaduct (<i>plan titled 0394918-2</i>).</p>

	<p>Appendix G - location of station ramp area (<i>plan titled 0394918-9</i>) alongside a screenshot from Google Maps showing the same.</p> <p>Appendix H – location of Transport for Greater Manchester’s right to use steps up to footbridge linking station to metrolink tram stop (<i>plan titled 0394918-3</i>) alongside a screenshot from Google Maps showing the same.</p> <p>Appendix I – showing right of way granted over Bugle Street (<i>plan titled 0394918-8</i>) alongside a screenshot off Google Maps showing the same.</p>
Ordnance survey coordinates	<p>Easting (X) – 383465 Northing (Y) – 397530 Postcode – M1 5WZ</p>
4. Proposal	
Proposed party taking disposal	<p>Henry Boot Developments Limited (as Henry Boot Deansgate Limited) including any special purpose vehicles and any connected/affiliated companies. They are the selected developer following an open marketing process.</p> <p>Company number – 01390361.</p>
Proposed use / scheme	<p>It is intended to develop out the disposal area for commercial, residential or a mixed use type development.</p>
Access arrangements to / from the disposal land	<p>Existing public access via an existing ramp from Whitworth Street West to station entrance will either be retained, regraded or replaced by a new means of access to and from the station that is compliant with legislation.</p> <p>There is also public access from Whitworth Street West, across the ramp and then up a set of stairs to the footbridge that travels over Whitworth Street West. Stairs and a footbridge link the station to the metrolink tram stop on the opposite side of the road. The footbridge will remain as it is, however it is intended to either re-configure the stairs or replace the stairs fully with a new means of access that is compliant with legislation.</p> <p>Details of any new means of access is TBC and stakeholders will be fully consulted on this in due course.</p> <p>The ramp to and from the station is shown on Appendix G and TfGM’s right to use the stairs to access the footbridge over Whitworth Street West is shown on Appendix H.</p> <p>The purchaser/developer will also take a right of way over Bugle Street which is a private road owned by Network Rail. Intention is to use that for servicing and deliveries in connection with the use. Please refer to plan provided (Appendix I). Purchaser/developer is</p>

	only permitted to use the northern end of Bugle Street to avoid additional vehicles travelling under the viaduct which might otherwise increase the risk of vehicle strikes.
Replacement rail facilities (if appropriate)	There will be no replacement of rail facilities as part of this disposal aside from potential new means of access as described above which will be funded/delivered by the purchaser/developer as a development enabling cost.
Anticipated rail benefits	<p>The development will create a new 3m clearance area from the viaduct as a new “no build zone” (as shown on Appendix E) for any required railway access from street level up to viaduct level. Currently, the structure is physically attached to the viaduct.</p> <p>Network Rail reserve the right to access over the no build zone and to undertake any necessary works to the railway and viaduct.</p>
Anticipated non-rail benefits	<p>The redevelopment will bring about benefits to the local environment, community, and economy, for passengers and the general public.</p> <p>Temporary construction jobs will be created during the construction works. These will be followed by permanent jobs in connection with management of the development itself.</p> <p>If a residential scheme is delivered, this will provide new housing stock and if a commercial scheme is delivered this will create jobs, inward investment and contribute to the local economy.</p> <p>Environmental improvements will also result from the scheme. The current building and structures will be replaced by a new building that is required to be environmentally efficient, alongside hard and soft landscaping. Such improvements will benefit local neighbourhoods and also the City Centre.</p>
5. Timescales	
Comments on timescales	<p>A Development Agreement was exchanged with the purchaser/developer in December 2023. The Development Agreement will run for a period of 5 years from date of specific consent approval from Office of Rail and Road. If no approval is granted, the contract automatically falls away and the scheme will not proceed.</p> <p>During the same 5 year period, NR and the purchaser will work together to agree engineering methods and solutions to ensure the safety and smooth operation of the railway and station during the construction phase and post-completion. Contractual obligations oblige the purchaser/developer to agree a detailed methodology in advance of works commencing and enter into an Asset Protection Agreement. Network Rail retain a further layer of control via a right to approve the purchaser/developer’s planning application.</p>

6. Railway Related Issues	
History of railway related use	Originally, it is understood that the disposal area was used as an open goods yard until around the 1960's. Then the additional structures/buildings were built to house a railway social club which was in use until the late 1980's to early 1990's. Since the railways were privatised, the social club closed down and it has been commercially let to tenants since then.
When last used for railway related purposes	It was originally used as a railway good yard until around the 1960's. Then it was used to house a railway social club until the late 1980's to early 1990's. Since privatisation, it was not used for railway related purposes as the land and building has been commercially let out to tenants.
Any railway proposals affecting the site since that last relative use	Since privatisation, the disposal area accommodated a new stairway for passengers and members of the public to access to and from the walkway over Whitworth Street West which was constructed around 2005.
Impact on current railway related proposals	There are no known other railway related proposals aside from means of access as described elsewhere in the document. It is also known that there are proposed works at nearby Oxford Road station (located just to the east of Deansgate station) due around late 2020's to early 2030's. Therefore, the Sponsorship team have been appointed to manage any required interfaces between this disposal and the planned works at Oxford Road station.
Potential for future railway related use	It is confirmed that there are no foreseeable railway plans for the disposal areas itself. xxxxx xxxx, Lead Strategic Planner in the System operator function, confirmed on 18 th September 2024 there are no issues with the proposed disposal. Sponsorship team for the wider Manchester North West Transformation Programme ("MNTP") which includes a programme of works across Manchester City Centre station have also been informed and are acting as Sponsors for this scheme.
Any closure or station change or network change related issues	There will be a station change application as part of this project to vary the station lease area and rights to which Northern Rail is the current SFO. Appendix F shows the current station lease boundary. Current proposals intend to take air space over part of the station lease area but not to include any land or air space classed as operational railway. There are no network change implications.

<p>Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future</p>	<p>Access to and from the station will either be retained or replaced with a new and compliant access solution.</p> <p>Scheme will provide a new means of access for the railway via a new 'no build zone' as described above. This is to allow access and permit any necessary works for the benefit of the railway.</p>
<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 nor there is any new fencing required and any boundary demarcation as operational railway is located on a viaduct.</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>Purchaser/developer has submitted an initial methodology form which has been approved by NR engineers. Purchaser/developer has entered into a BAPA and will be required to enter into an APA in due course to ensure safety and smooth operation of the railway.</p>
<p>Safety issues identified</p>	<p>The disposal documentation shall include Network Rail's usual safety provisions appropriate to this disposal site and type of disposal.</p> <p>The disposal includes a requirement to enter into a Basic Asset Protection Agreement and Asset Protection Agreement in the Network Rail templated form as applicable at the time of the disposal and subject to such reasonable modification as appropriate to the disposal site and its intended use.</p> <p>Additional disposal site specific safety conditions identified in the Clearance Certificate in addition to those usually referenced for any disposal:</p> <ul style="list-style-type: none"> • Maintain a standard minimum of 3m clearance (imposed via an agreed no build zone) • To work with ASPRO, Sponsors and RAM's to address any implications around services/utilities, structures/foundations, scaffold design, working close to existing OLE wires and stanchions.

	<ul style="list-style-type: none"> There are standard restrictions in lease not to interfere with existing railway in terms of safety and smooth operation, including no interference with electricity capacity and telecoms. <p>(N.B. The safety conditions described above are a requirement of the Technical Clearance Certificate and are relevant at the disposal stage of the transaction. These requirements are subject to change e.g. by development of subsequent detailed designs that may necessitate amended safety requirements subject to consultation and agreement by the railway engineer)</p>
7. Planning History and Land Contamination	
<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>It is understood that there is no specific allocation for the disposal area although it is currently classed for “Sui Generis” type use. However, the immediate area has seen comparable high rise and high-density developments being approved by Manchester City Council. Informal discussions with Manchester City Council planners were positive and indicated they would welcome an application based on the current proposals, as this would be in line with the immediate area and would see an improvement in the area around the station.</p> <p>There are heritage implications with the station building itself being a Grade II listed building so the scheme is likely to require Listed Building Consent. The disposal area is not located within a conservation area.</p> <p>Network Rail has the right to veto any planning application on grounds of safety and smooth operation of the railway.</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>Given the past railway use for over 100 years, it is likely that there will be some levels of contamination in-situ.</p> <p>Current legislation and policies will encourage the development to ‘perform’ strongly in terms of environmental and sustainability implications such as energy efficiency, biodiversity net gain and similar.</p>
8. Internal Consultation	
<p>Internal consultation</p>	<p>Internal consultation has been completed with full clearance certificates, including confirmation from system operator function and sponsors managing the wider MNTTP programme.</p>

9. Local Authorities	
Names & Email Addresses:	Manchester City Council.
Local Transport Authorities:	Transport for Greater Manchester.
10. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> recommending that Network Rail consults on the terms of disposal confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
11. External Consultation	
Summary of position as regards external consultations	<p>32 consultees were consulted on this proposal disposal to which 26 consultees confirmed no comments or no objection, five consultees provided initial comments which were addressed and one did not respond at all. There were no objections lodged.</p> <p>The five consultees who provided comments were Transport for Greater Manchester, Transport for North, Northern Rail, Manchester City Council and TransPennine Express. The promoter responded to comments from both Transport for Greater Manchester and Northern Rail to which they subsequently confirmed they were supportive of the disposal and provided no further comments. Promoter responded to comments to Transport for North and TransPennine Express who then did not provide any further comments or confirmed any objection. Comments from Manchester City Council were all accepted by the promoter and did not deviate from any of detail set out in the disposal consultation form. The same consultees (save as for Manchester City Council) have all been notified of Network Rail's intention to submit this to the ORR for determination who then did not provide any further comments.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	There were no unresolved objections.

12. 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: Principal Development Manager, NW&C and Scotland
Signed.....	Date...25/11/2024.....
Authorised by:	Authoriser's job title: Development Director
Signed.....	Date.....25/11/2024.....

Legend

- Developer Demise
- Freehold Ownership
- Bridge (Rail over Road)



NetworkRail

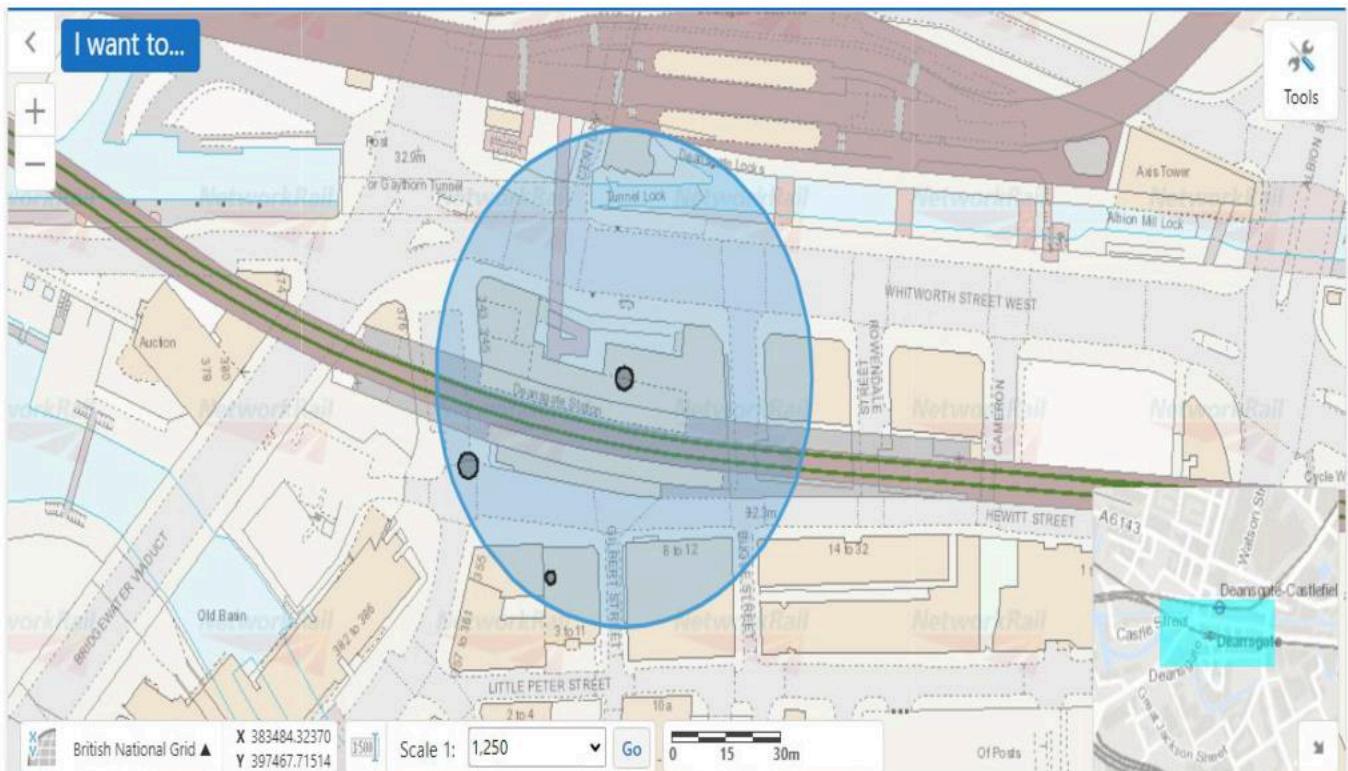
Asset Information Services

Landinformation

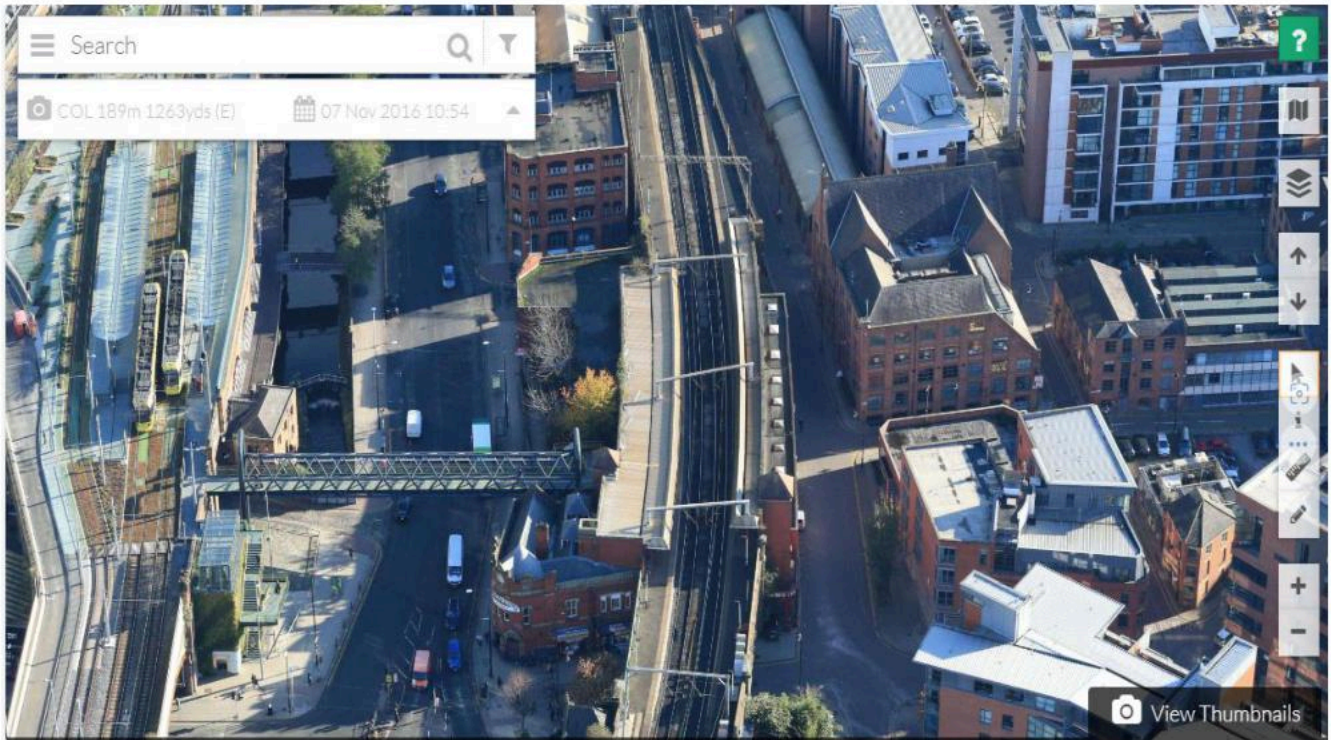
DEANSGATE APPENDIX A NRIL LAND PLAN GROUND FLOOR

Drawing No: 0394918-1	Rev: D	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates # 383,455 397,522			
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Appendix B – Location Plans



Appendix C – Aerial Photographs (second one looking east)



Legend

- Developer Demise
- Freehold Ownership
- Bridge (Rail over Road)



Landinformation

DEANSGATE APPENDIX D NRIL LAND PLAN GROUND FLOOR

Drawing No: 0394918-1	Rev:	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates # 383,455 397,522			
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Legend

- Developer Demise
- Freehold Ownership
- Bridge (Rail over Road)



NetworkRail

Asset Information Services

Landinformation

DEANSGATE APPENDIX D NRIL LAND PLAN MEZZANINE LEVEL

Drawing No: 0394918-1	Rev:	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	

Coordinates # **383,455 397,522**

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Legend

- Developer Demise
- Freehold Ownership
- Bridge (Rail over Road)







Landinformation

DEANSGATE APPENDIX D NRIL LAND PLAN UPPER FLOORS

Drawing No: 0394918-1	Rev:	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates # 383,455 397,522			
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Legend

-  No Build Zone
-  Developer Demise
-  Freehold Ownership
-  Bridge (Rail over Road)









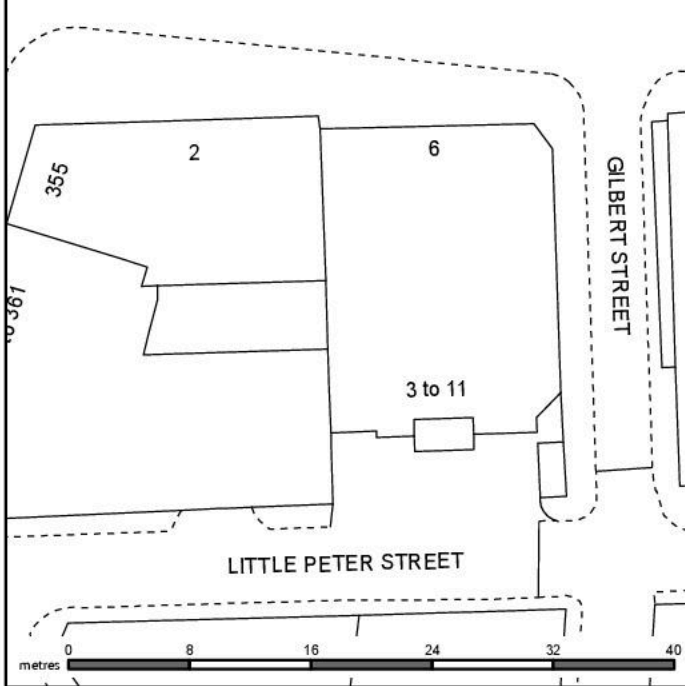
Landinformation

DEANSGATE APPENDIX E PREMISES PLAN NO BUILD ZONE - GROUND FLOOR

Drawing No: 0394918-6	Rev:	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates #		383,455 397,522	
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Legend

- Station Lease
- Freehold Ownership
- Bridge (Rail over Road)



Asset Information Services

LandInformation

Appendix F DEANSGATE STATION LEASE GROUND FLOOR

Drawing No: 0394918-2	Rev.	N 	
Date: 15 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates $\#$ 383,454 397,521			
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Legend

- Station Lease
- Underlying Structure Excluded
- Subway Included
- Freehold Ownership
- Bridge (Rail over Road)



Asset Information Services		Network Rail	
Landinformation		Route Services	
Appendix F DEANSGATE STATION LEASE MEZZANINE LEVEL			
Drawing No:	Rev.	N	
0394918-2			
Date:	Drawn By:	Scale:	
15 Jan 2025	AO	1:500 @ A4	
Coordinates \pm 383,454 397,521			
© Crown copyright and database rights 2025. Ordnance Survey AC000 08 4966 2			

Legend




- Ramp
- Freehold Ownership
- Bridge (Rail over Road)



32.3m

Asset Information Services	
<h2>Landinformation</h2>	
<h3>Appendix G DEANSGATE RAMP PLAN</h3>	
Drawing No: 0394918-9	Rev. N
Date: 07 Dec 2023	Drawn By: AO
Scale: 1:500 @ A4	
Coordinates \oplus 383,455 397,522	
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Legend

-  Steps
-  Freehold Ownership
-  Bridge (Rail over Road)





32.3m



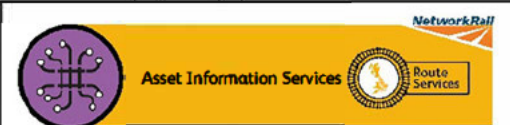
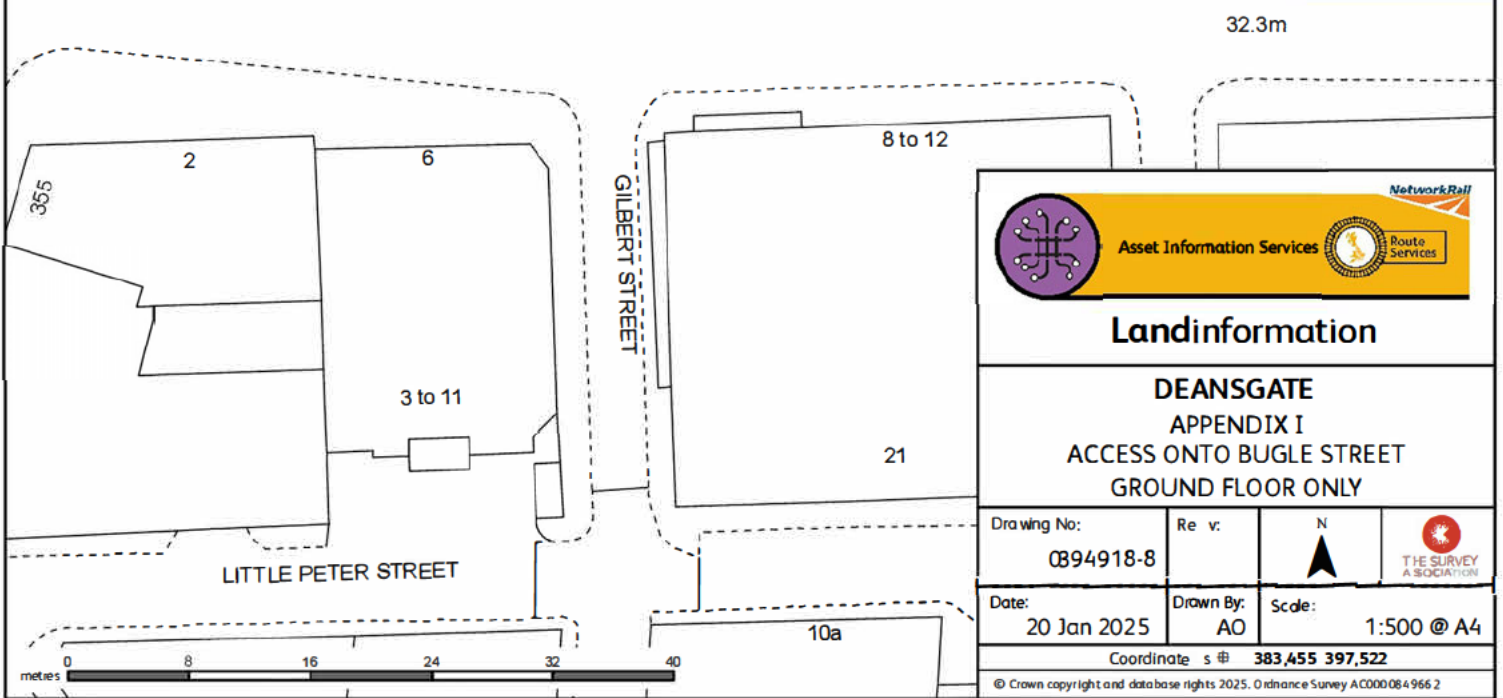
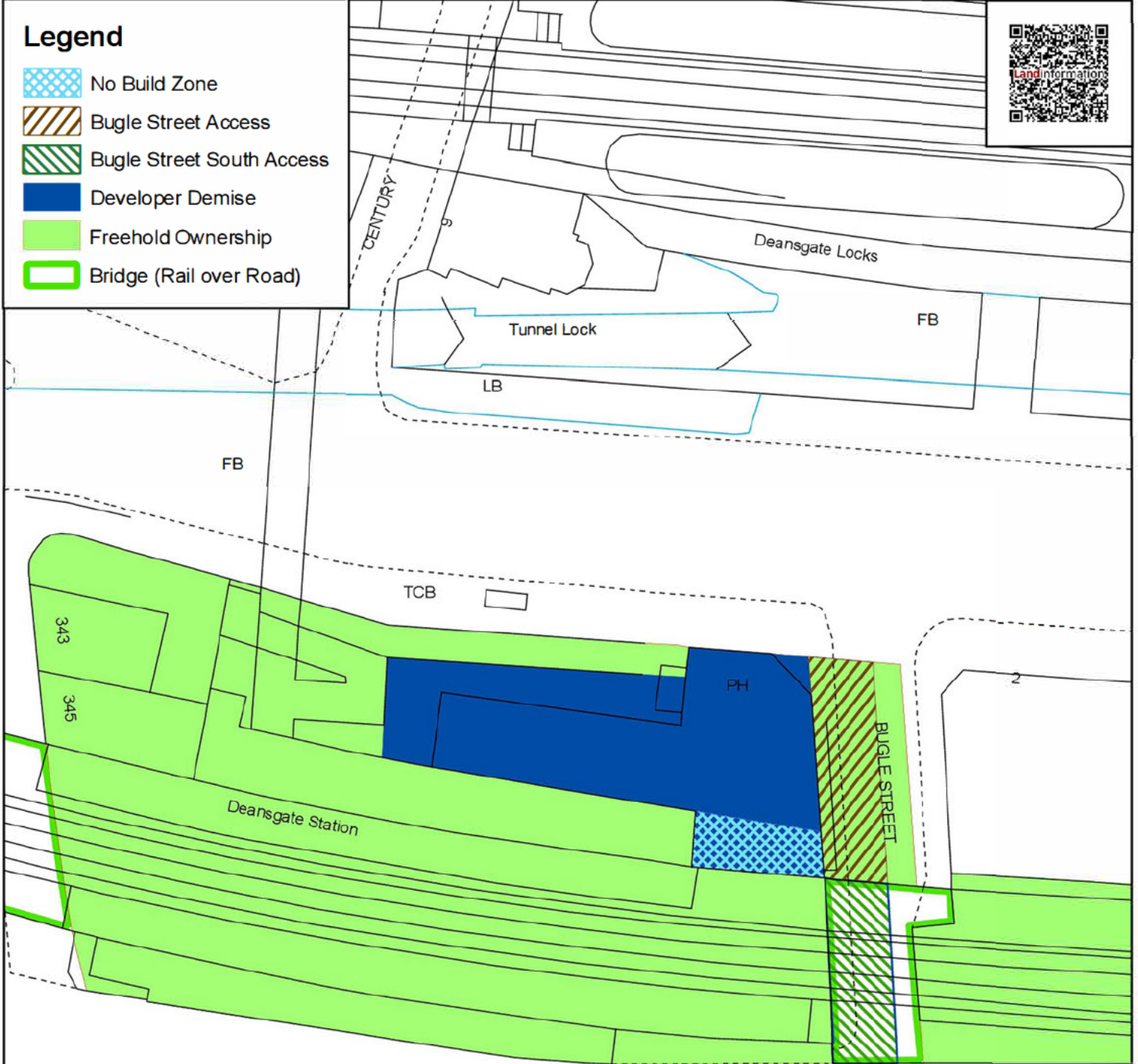
Landinformation

Appendix H DEANSGATE TFGM PLAN RECONFIGURATION

Drawing No: 0394918-3	Rev:	N 	
Date: 23 Nov 2023	Drawn By: AO	Scale: 1:500 @ A4	
Coordinates # 383,455 397,522			
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Legend

-  No Build Zone
-  Bugle Street Access
-  Bugle Street South Access
-  Developer Demise
-  Freehold Ownership
-  Bridge (Rail over Road)



Landinformation

DEANSGATE APPENDIX I ACCESS ONTO BUGLE STREET GROUND FLOOR ONLY

Drawing No: 0894918-8	Re v.:	N 	
Date: 20 Jan 2025	Drawn By: AO	Scale: 1:500 @ A4	
Coordinate s # 383,455 397,522			
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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: Consultation on proposed land disposal: **Manchester Deansgate Station**

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

Summary of position regarding responses:

32 consultees were consulted on this proposal disposal to which 26 consultees confirmed no comments or no objection, five consultees provided initial comments which were addressed and one did not respond at all. There were no objections lodged.

The five consultees who provided comments were Transport for Greater Manchester, Transport for North, Northern Rail, Manchester City Council and Transpennine Express. The promoter responded to comments from both Transport for Greater Manchester and Northern Rail to which they subsequently confirmed they were supportive of the disposal. Promoter responded to comments to Transport for North and Transpennine Express who then did not provide any further comments or confirmed any objection. Comments from Manchester City Council were all accepted by the promoter and did not deviate from any of detail set out in the disposal consultation form. The same consultees (save as for Manchester City Council) have all been notified of Network Rail's intention to submit this to the ORR for determination.

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	Department for Transport		Y	28/10/2024	No Comments See Annex 1	
2	Transport for Greater Manchester		Y	24/10/2024	Do Not Have Any Opposition See Comments in Annex 1	
3	Transport for North		Y	08/11/2024	See Comments in Annex 1	
4	Arriva Trains Cross Country		Y	26/09/2024	No Comment See Annex 1	
5	Transport for Wales formally Arriva Trains Wales		Y	30/09/2024	No Objection See Annex 1	
6	c2c Rail Ltd		Y	29/10/2024	No Comment See Annex 1	
7	Chiltern Railway Company Ltd		Y	26/09/2024	No Comments See Annex 1	

8	East Midlands Trains Limited		Y	23/10/2024	No Objection See Annex 1	
9	Eurostar International Ltd		Y	26/09/2024	No Comment See Annex 1	
10	Great Western Railway		Y	27/09/2024	No Objection See Annex 1	
11	Grand Central Railway Company Ltd		Y	30/09/2024	No Comment See Annex 1	
12	London & South Eastern Railway Limited (Southeastern)		Y	27/09/2024	No Comments See Annex 1	
13	Merseyrail Electrics 2002 Ltd		Y	09/10/2024	No Objections See Annex 1	
14	Northern Rail Limited		Y	11/10/2024	See Comments in Annex 1	
15	Transpennine Express		Y	30/09/2024 and 24/10/2024	See Comments in Annex 1 Confirmed No Objections See Annex 1	
16	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development		Y	31/10/2024	No Objections See Annex 1	

17	Transport UK		Y	09/10/2024	No Issues or Comments See Annex 1	
18	COLAS Rail		Y	27/09/2024	No Comments See Annex 1	
19	Nuclear Transport Solutions (formally Direct Rail Services Limited)		Y	27/09/2024	No Comments See Annex 1	
20	DB Cargo UK Ltd		Y	30/09/2024	No Objection See Annex 1	
21	Logistics UK (formerly Freight Transport Association)		Y	17/10/2024	No Comment See Annex 1	
22	Freightliner Limited		Y	27/09/2024	No Comment See Annex 1	
23	GB Railfreight Limited		Y	27/09/2024	No Issues See Annex 1	
24	Rail Freight Group		Y	27/09/2024	Ok with RFG See Annex 1	
25	West Coast Railway Company		Y	09/10/2024	No Comments See Annex 1	
26	W.H. Malcolm		Y	27/09/2024	No Comments See Annex 1	
27	Association of Community Rail Partnerships		Y	29/09/2024	No Objections See Annex 1	
28	British Transport Police		Y	14/10/2024	No Objections See Annex 1	

29	Transport Focus (formerly Passenger Focus)		Y	27/09/2024	Accept the Proposal See Annex 1	
30	Network Rail Media Relations					Email sent 26/09/24 with chaser emails sent on 09/10/24, 17/10/24, 24/10/24, 31/10/24, 05/11/24 & 07/11/24
31	Roadways Container Logistics		Y	05/11/2024	No Comment See Annex 1	
32	Manchester City Council		Y	24/10/2024	See Comments in Annex 1	

Copies of responses are listed below.

A copy of the consultation request (before customisation for any individuals) is given below Annex 2

1 Department for Transport

From:

Sent: Monday, October 28, 2024 10:34 AM

To:

Cc:

Subject: FYI: Land Disposal Consultation - Manchester Deansgate Station - Closing Date Thursday, 24th October 2024

Morning

Please note the relevant DFT team have no comments about this land disposal case. Please proceed.

Apologies for missing your deadline.

Many thanks.

Cheers

Briefing and Correspondence Manager, Communications and Briefing Team, Operations, Rail Services Group, Department for Transport, Department for Transport
Second Floor
Post to: Great Minster Hse, 33 Horseferry Rd, London, SW1P 4DR

2 Transport for Greater Manchester

From:

Sent: Monday, November 25, 2024 9:56 AM

To:

Cc:

Subject: Re: TfGM Response to Manchester Deansgate Station Land Disposal Consultation

Hi

Apologies for not picking this up sooner. I have sent an email to TfGM Metrolink & Estates colleagues to make them aware of Network Rail's response to our comments. I've asked that if they have any further concerns that they contact you directly prior to the disposal application being submitted tomorrow afternoon.

I can confirm that TfGM's Rail Strategy Team have no further comments on this proposal. From an operational perspective, we do not envisage any issues with this proposal.

Kind regards,

Strategic Rail Officer

Transport for Greater Manchester

www.beenetwork.com

TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

From:

Sent: Tuesday, November 19, 2024 3:33 PM

To:

Subject: FW: TfGM Response to Manchester Deansgate Station Land Disposal Consultation

Hi

I have sent on the below to XXX and have received his out of office advising that you are his point of contact until he returns on Monday, 25th November.

Would you be able to respond to the below in XXX absence please?

Kind regards

 Technical Support Assistant



Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W: www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Monday, November 18, 2024 4:14 PM

To:

Subject: Automatic reply: TfGM Response to Manchester Deansgate Station Land Disposal Consultation

Thank you for your email. I am out of the office until 25/11/2024. If you require a response before this point, please contact

Best regards,

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From:

Sent: Monday, November 18, 2024 4:13 PM

To:

Cc: EXTL:

Subject: RE: TfGM Response to Manchester Deansgate Station Land Disposal Consultation

Hi

Further to XXXXX email to you below, I wanted to check in and make sure whether TfGM had any further comments to add? Either way, I would be grateful if you can let me know as soon as possible.

We also wanted to let you know that we intend to submit this LC17 Land Disposal application to the ORR during the afternoon of **Tuesday 26th November 2024**. Please let us know if there are any further comments before then.

Kind regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Wednesday, November 13, 2024 3:23 PM

To:

Cc:

Subject: FW: TfGM Response to Manchester Deansgate Station Land Disposal Consultation

Importance: High

Hello

Hope this finds you well. Firstly, thank you for providing your response to the above consultation. I note that TfGM have no objection but I thought it would be helpful to address a few points you have kindly raised which I hope clarifies. I will use the title of each sub-section in same order for ease of reference:

1. **“Nature of the development”** – Network Rail are also under a similar objective to release surplus land for housing where possible. However, I cannot provide any firm commitment to residential at this early stage as that matter will need to be discussed with Manchester City Council (“MCC”) planners as to what type of use is appropriate in accordance with planning policy. There is also an element of market forces at play here to ensure scheme remains viable and provides best value for the taxpayer. Affordability and any s106 contributions etc. are subject to existing planning policy and is agreed between the developer and MCC planners.
2. **“Access Arrangements”** – In order to protect the link to the metrolink stop including the walkway over Whitworth Street West and steps to and from station entrance up to walkway, I can provide comfort that TfGM have a contractual right to access to and from the station by way of a lease between NR and TfGM. If NR and developer proposes to change access arrangements between station and tram stop then NR are obliged to, contractually, approach and agree with TfGM new or alternative access arrangements. Furthermore, the developer have already set up stakeholder workshops to run through options on the same matter and I am pleased to confirm that TfGM are already a key part of that workshop. Your colleagues (Approvals and Contracts Manager), (Asset Manager) and (Senior Engineer) were all attendees and fed into it. There are more planned workshops to take place once options are finalised to communicate that to TfGM and other partners.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:
Sent: Thursday, October 24, 2024 4:52 PM
To:
Subject: FW: TfGM Response to Manchester Deansgate Station Land Disposal Consultation
Importance: High

Hi

Please see response from tfgm.

Regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 1st November 2024

From:
Sent: Thursday, October 24, 2024 1:23 PM
To:
Subject: TfGM Response to Manchester Deansgate Station Land Disposal Consultation
Importance: High

Good afternoon,

Please find attached TfGM's response to the Manchester Deansgate Station land disposal consultation.

Should you have any further queries, please do not hesitate to contact me.

Kind regards,

Strategic Rail Officer

Transport for Greater Manchester

www.beenetwork.com

TfGM supports working flexibly. If I contact you outside your usual working hours then please reply when it's convenient for you.

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TfGM Response to Deansgate Land Disposal Consultation

Version	Author / Changes made by	Date	Amendment / Change
Final	Rail Officer)	24/10/2024	Final version for sharing

Introduction

TfGM have been invited to respond to Network Rail's proposed land disposal at Manchester Deansgate station by way of a long leasehold disposal. This response takes account of views from several working areas across our organisation, including the Rail Strategy Team, Metrolink, and Estates.

Our overall views on the proposal

TfGM understands the benefits of delivering high-density developments within close proximity to our railway stations, particularly those in the city centre. However, there are some concerns that we wish to raise with you, particularly around the type of development that is proposed, and maintaining or enhancing access to the Metrolink network via the footbridge

Nature of the development

The development is described as "...Commercial, residential or a mixed use type", with the exact details of the proposal being unclear at this time. We would like to see a commitment for any residential development to be in-line with the GMCA's housing targets; with support for developments that are both affordable and able to contribute towards our city-region's Net Zero vision. These commitments do not appear to be stated within any part of the land disposal. Further, we would encourage any plans for local contributions from the

developer, such as Section #\$: or similar.

Access arrangements

It is noted that “Existing public access via an existing ramp from Whitworth Street West to station entrance will either be retained, regraded or replaced by a new means of access to and from the station that is compliant with legislation”. We acknowledge that this asset provides pedestrian access to the Deansgate-Castlefield Metrolink Stop on the opposite side of Whitworth Street West. Deansgate-Castlefield remains one of the busiest stops on our network, with direct services available to all << Metrolink stops at present. We anticipate that any proposed developments on the land will benefit from convenient access to the Metrolink network, and as such, we are hopeful that there will be positive engagement from potential developers to agree the interface between Metrolink and their development(s).

This is, however, based on an assumption that the developer will be positively engaged with TfGM and understand the mutual benefits of retaining/promoting access to our Metrolink network. Therefore, our ask of Network Rail is to include a requirement for developers to agree the Metrolink infrastructure interface as part of any development plans within this disposal. We are keen to work with Network Rail to scope-out how this can be agreed as part of this land disposal.

Additionally, we are also keen to engage with any proposals to upgrade the existing access, and we look forward to working with relevant stakeholders on this should any proposals be put forward.

Conclusion

With reference to the points above, TfGM does not have any opposition to this land disposal, and we have full confidence in Network Rail to oversee this disposal without having any adverse operational effects upon the railway. However, we would welcome any opportunities to discuss our concerns with you and ensure that any future developments realise the potential benefits from their close proximity to both the railway station and Metrolink stop.

3 Transport for North

From:

Sent: Monday, November 18, 2024 4:08 PM

To:

Subject: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

Hi

Further to email to you below, I wanted to check in and make sure whether TfN had any further comments to add? Either way, I would be grateful if you can let me know as soon as possible.

We also wanted to let you know that we intend to submit this LC17 Land Disposal application to the ORR during the afternoon of **Tuesday 26th November 2024**. Please let us know if there are any further comments before then.

Kind regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W: www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Wednesday, November 13, 2024 2:39 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

Thanks and hello, hope this finds you well.

Thank you for your comments on the above consultation, I have sought to address each of them separately below in **green** which hopefully closes this out.



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property

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

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Friday, November 8, 2024 4:43 PM

To:

Subject: FW: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

Hi

Please see below comments from

Regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Friday, November 8, 2024 4:34 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

I've had a look at the Deansgate land disposal consultation.

I just have a few comments:

- 1) Transport for the North's stations accessibility requirements would stipulate that space at the station should be made for off-platform baby changing facilities (if these don't already exist); **This feels like a matter for Northern rather than the disposal itself? Disposal looks to redevelop the front of the station itself as opposed to a full redevelopment of the station.**
- 2) Our records indicate that improved CCTV security on the station approaches would be helpful; **Ditto. This would also be addressed as part of a planning application amongst security and crime assessments.**
- 3) In the DfT's Accessibility Audit Programme of 2022, Deansgate was rated poor for the following attributes (so it could be helpful if this disposal would help rectify them in any way):
 - a. Suitability for wheelchair users;
 - b. Facilities for visually impaired;
 - c. Facilities for sensory sensitivities; and
 - d. Wayfinding.

Fully agree – I have set out access arrangements within the document itself which I hope is self-explanatory. It is expected that the developer will deliver access solutions compliant with rail/ORR standards/code agreed in advance with the TOC, Council and Transport for Greater Manchester. I would advise that the same matter will be assessed through the planning system too. I trust you find that acceptable.

Regards,

Rail Strategy Manager



I work flexibly, so whilst it suits me to e-mail outside normal working hours, I do not expect a response outside your own.

**From:****Sent:** Friday, November 8, 2024 4:34 PM**To:****Subject:** RE: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

I've had a look at the Deansgate land disposal consultation.

I just have a few comments:

- 4) Transport for the North's stations accessibility requirements would stipulate that space at the station should be made for off-platform baby changing facilities (if these don't already exist);
- 5) Our records indicate that improved CCTV security on the station approaches would be helpful;
- 6) In the DfT's Accessibility Audit Programme of 2022, Deansgate was rated poor for the following attributes (so it could be helpful if this disposal would help rectify them in any way):
 - a. Suitability for wheelchair users;
 - b. Facilities for visually impaired;
 - c. Facilities for sensory sensitivities; and
 - d. Wayfinding.

Regards,

Rail Strategy Manager



Level 6, Town Hall Extension, Lloyd Street, Manchester M2 5DB

www.transportfornorth.com



I work flexibly, so whilst it suits me to e-mail outside normal working hours, I do not expect a response outside your own.



4 Arriva Trains Cross Country

From:

Sent: Thursday, September 26, 2024 4:14 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

Stations Contract Manager, CrossCountry

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



5 Transport for Wales formally Arriva Trains Wales

From:

Sent: Monday, September 30, 2024 2:20 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No objection on the part of Transport for Wales Rail.

Rheolwr Portffolio | Portfolio Manager

Trafnidiaeth Cymru | Transport for Wales

3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH



Cwmni Cyfyngedig drwy Warrant. Cofrestrwyd yng Nghymru. Rhif Cwmni 09476013. Cyfeiriad Swyddfa Gofrestredig: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

A Company Limited by Guarantee. Registered in Wales. Company No. 09476013. Registered Office Address: 3 Llys Cadwyn, Pontypridd, Rhondda Cynon Taf, CF37 4TH

6 c2c Rail Ltd

From:

Sent: Tuesday, October 29, 2024 4:37 PM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date TODAY WAS: Thursday, 24th October 2024

Hi

No comment

Regards,

Works Delivery Coordinator

c2c

Part of  **TRENITALIA UK**
FERROVIE DELLO STATO ITALIANE GROUP

Trenitalia c2c Limited

7th Floor Centennium House,
100 Lower Thames Street,
London EC3R 6DL

W: www.c2c-online.co.uk

7 Chiltern Railway Company Ltd

From:

Sent: Thursday, September 26, 2024 4:14 PM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

There are no comments from Chiltern Railways.

Kind regards

Sent from

8 East Midlands Trains Limited

From:

Sent: Wednesday, October 23, 2024 1:37 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Good afternoon

I can confirm that Transport UK East Midlands Ltd (East Midlands Railway) has no objection to your proposal for Land Disposal Consultation at Manchester Deansgate Station.

Many thanks.

Kind regards

Regulatory Contracts and Access Manager

Locomotive House,
Locomotive Way,
Pride Park,
Derby,
DE24 8PU
www.eastmidlandsrailway.co.uk



9 Eurostar International Ltd

From:

Sent: Thursday, September 26, 2024 4:11 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No comment from Eurostar,
Thanks

PA to Chairman, Strategy Director & Director of People

Eurostar, Floor 6, Kings Place, 90 York Way, London N19AG, UK



proudly supporting



My workday (and hours) may differ from yours, so please do not feel obligated to reply to this email outside your regular working hours. / Ma journée de travail (et mes heures) peuvent différer des vôtres, alors ne vous sentez pas obligé de répondre à cet e-mail en dehors de vos heures de travail habituelles. / Mijn werkdag (en uren) kunnen afwijken van de jouwe, voel je dus niet verplicht om deze e-mail te beantwoorden buiten je normale werkuren.

10 Great Western Railway

From:

Sent: Friday, September 27, 2024 9:57 AM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

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.

11 Grand Central Railway Company Ltd

From:

Sent: Monday, September 30, 2024 1:28 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Thank you for your email.

GC has no comment to make on this proposal.

Regards,

Chief Operating Officer | **Grand Central Rail**

12 London & South Eastern Railway Limited (Southeastern)

From:

Sent: Friday, September 27, 2024 1:30 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

No comments on the proposed land disposal.

Thank you.

Major Contracts Commercial Manager

Southeastern

[Southeasternrailway.co.uk](https://southeasternrailway.co.uk)

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

13 Merseyrail Electrics 2002 Ltd

From:

Sent: Wednesday, October 9, 2024 11:30 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

We have no objections

Thanks

Legal & Compliance Manager / Data Protection Manager



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14 Northern Rail Limited

From:

Sent: Wednesday, November 20, 2024 12:07 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Many thanks for the update and I look forward to receiving your email before Tuesday, 26th November.

Kind regards



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W: www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Wednesday, November 20, 2024 12:02 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Hope you're well!

I've shared comments with the team and have asked that any additional comments are provided before Tuesday 26th

Many thanks,

From:

Sent: Monday, November 18, 2024 3:55 PM

To:

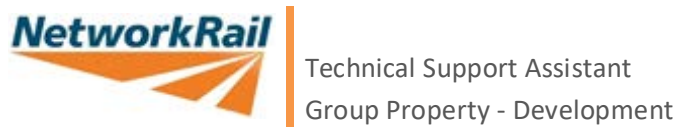
Subject: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Further to email to you below, I wanted to check in and make sure whether Northern had any further comments to add? Either way, I would be grateful if you can let me know as soon as possible.

We also wanted to let you know that we intend to submit this LC17 Land Disposal application to the ORR during the afternoon of **Tuesday 26th November 2024**. Please let us know if there are any further comments before then.

Kind regards



Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – Friday, 29th November 2024

From:

Sent: Wednesday, November 13, 2024 1:52 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Thank you. Please see my comments below in **green** to confirm points and close this out for the benefit/completeness of the LC17 consultation.

please update the consultation report to include my comments and for auditing purposes.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W:www.networkrail.co.uk/property

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Diversity and Inclusion Champion**From:****Sent:** Friday, November 8, 2024 4:42 PM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

I hope you are both well.

Thanks again for the extension on this land application/ and the meetings we've had to discuss this further it has been really helpful! **Not a problem, it was critical we got a response on this scheme given Northern are the TOC for the station so well worth it.**

I can confirm that NTL are supportive of this proposal, however as raised in previous emails we do have concerns that we want to ensure are addressed as part of our support for the project.

Firstly, it is imperative that accessible access to the station and platform is maintained at all times during the construction phases. Having spoken with XXX it was indicated that the access ramp may have to be removed for a week/two weeks at most. If this occurs, NWR would have to work closely with Northern to ensure that there are temporary accessible access arrangements.

Understood. Northern are already working with the developer as part of ongoing stakeholder workshops to obtain sight of proposals and what it means for the station user. So this is to be agreed at the right time when detailed proposals are shared with Northern.

Furthermore, Northern ask that suitable customer signage is implemented in any places required, especially if the accessible access ramp is removed. **Ditto – understood and to be agreed once detailed proposals are shared with Northern.**

Northern also want to ensure that they will remain neutral to all costs throughout the development. For instance, if additional staff is required to manage customer flow at the front of the station, Northern would need to remain protected from a financial position. **Ditto**

As stated in previous emails, Northern had raised concern in relation to noise should a residential scheme be delivered. Northern would need to remain as part of the process of managing noise throughout the project and afterwards, including working closely with the developer if a residential process is implemented. Northern can share concerns direct with the developer as part of the ongoing stakeholder workshops and I would also point out that this will be 'formally' addressed as part of the planning process under noise assessments/mitigation where necessary.

Furthermore, there are rail replacement stops in the area of the project. NWR would have to engage with both the council and Northern if this needs to be relocated. Noted.

Finally, Northern is aware that there will be wider work undertaken via the Manchester Northwest Transformation Programme. Northern would like assurances from NWR that all schemes from this programme will be fully integrated ensuring that if work is ongoing at one station it will not impact another. Same MNTTP Sponsorship team have been appointed to oversee this scheme for continuity and consistency so the wider work is tied into this.

Happy to discuss further

Hope you both have a lovely weekend!

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT





From:

Sent: Friday, November 8, 2024 4:42 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

I hope you are both well.

Thanks again for the extension on this land application/ and the meetings we've had to discuss this further it has been really helpful!

I can confirm that NTL are supportive of this proposal, however as raised in previous emails we do have concerns that we want to ensure are addressed as part of our support for the project.

Firstly, it is imperative that accessible access to the station and platform is maintained at all times during the construction phases. Having spoken with it was indicated that the access ramp may have to be removed for a week/two weeks at most. If this occurs, NWR would have to work closely with Northern to ensure that there are temporary accessible access arrangements.

Furthermore, Northern ask that suitable customer signage is implemented in any places required, especially if the accessible access ramp is removed.

Northern also want to ensure that they will remain neutral to all costs throughout the development. For instance, if additional staff is required to manage customer flow at the front of the station, Northern would need to remain protected from a financial position.

As stated in previous emails, Northern had raised concern in relation to noise should a residential scheme be delivered. Northern would need to remain as part of the process of managing noise throughout the project and afterwards, including working closely with the developer if a residential process is implemented.

Furthermore, there are rail replacement stops in the area of the project. NWR would have to engage with both the council and Northern if this needs to be relocated.

Finally, Northern is aware that there will be wider work undertaken via the Manchester Northwest Transformation Programme. Northern would like assurances from NWR that all schemes from this programme will be fully integrated ensuring that if work is ongoing at one station it will not impact another.

Happy to discuss further

Hope you both have a lovely weekend!

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT



From:
Sent: Thursday, October 24, 2024 11:56 AM
To:
Cc:
Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Tuesday at 4:30 works for me – and yes no problem re the call today, would be good to get that so I can feed back to everyone

Many thanks,

From:
Sent: Thursday, October 24, 2024 11:54 AM
To:
Cc:
Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

No problem makes sense however it is half term next week so I am only working Tuesday – can you/colleagues make time at 1pm or 4.30pm then?

It is still worth us having 5 minutes today anyway so I can explain a lot of the “bigger picture” stuff that you and colleagues at Northern will need to be aware.



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Thursday, October 24, 2024 11:45 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

That's brilliant thanks so much, it is really appreciated.

Would you also mind if we pushed our meeting out until next week if possible? I'm meeting with several colleagues early next week to gather any queries so will be in a better position to speak things through.

Many thanks,

From:

Sent: Wednesday, October 23, 2024 12:09 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

That should be fine, please can you make sure it's a maximum of 2 weeks and endeavour to close this out as soon as possible? Thanks and would appreciate that.

Catch up tomorrow.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.
W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Tuesday, October 22, 2024 11:40 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Hope you're well!

Would it be possible to get a 2-week extension on this land disposal, please? We have a few people on leave at the moment who have raised comments/ would need to feed into this land disposal and I just want to ensure that we have all our points covered in a clear collated format before giving a final return.

Many thanks,

From:

Sent: Friday, October 18, 2024 2:24 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No problem – thanks and have a good weekend.



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.
W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Friday, October 18, 2024 2:04 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Hope you're well!

Apologies, I'm still waiting on responses regarding the comments you've provided as some personnel are on annual leave. NTL will provide a further response early next week.

Many thanks,

From:

Sent: Friday, October 18, 2024 1:58 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hello

Please can you confirm that Northern are happy with the comments below and are content for the land to be disposed?

Thanks.



Principal Development Manager

NW&C, Scotland & Major Projects

Network Rail Group Property

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

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Tuesday, October 15, 2024 3:50 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Yes of course – see my comments below in [green](#).

Thanks. Hope it helps.



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Tuesday, October 15, 2024 12:38 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Thank you for your response!

I was hoping you might be able clarify, what planning application are Network Rail referring to: planning application for this scheme, or future planning application for any residential developments? [Planning application for this scheme](#).

If it is for this scheme, will the introduction of residents and implement control measures (if required) be considered into this design? It depends what kind of “control measures” – I presume you are referring to noise as per your earlier email? If yes, it is a very ‘standard’ planning consideration for developers to assess noise levels as part of their application and then show the Council’s planners how they have mitigated noise levels into their building designs (i.e. acoustic noise control). Manchester City Council’s guide on this could be useful - [Noise and planning guidance Oct 22.pdf](#)

If we are relying on a future planning application to identify and ensure the developer controls this risk, we will need to have a process in place to ensure we pick up on the planning application and consult with the developer and monitor the delivery of their measures. Understood - it can be done in a few ways to enable several ‘bites of the cherry’ so this is address appropriately –

- 1) Northern pick this up direct with ASAP as part of the stakeholder meets already taking place (or at future ones if hasn’t already raised it).
- 2) NR have a right to ‘veto’ any planning application put forward by the developer if we feel it may impact on safety and smooth operation of the railway – understanding noise mitigation can be picked up at that stage
- 3) Northern to pick up and comment on the formal planning application itself once it’s submitted and “in the system”.

If you could clarify it would be greatly appreciated!

Many thanks,

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT



**From:****Sent:** Tuesday, October 15, 2024 10:02 AM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hello

XXXXX has sent on your comments to me to which I have addressed them in turn. I have added in my initial responses against yours below in **green**.

I have cc'ed in Sponsors from MNTP and your colleagues XXXXX and XXXXXX for awareness. Hopefully, this alleviates your concerns and Northern can now approve this land disposal.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Friday, October 11, 2024 3:09 PM

To:

Subject: FW: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Are you able to go back to XXXX please.

Regards

From:

Sent: Friday, October 11, 2024 3:03 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

I hope this email finds you well.

I have circulated this consultation with the team and a few concerns were raised.

Firstly, as part of MNTP Configuration State 3, there is a infrastructure scheme to completely remodel Oxford Road Station. Construction of this is due to be around 2028 to 2031. This is a large-scale programme, that will require several large blockades of the Castlefield Corridor, plus the planned closure of Oxford Road Station for between 18 months/ 2 yrs. As a result of this scheme, it means more customers will be using Deansgate and Manchester Piccadilly Stations as part of our disruption customer handling plans. We understand Network Rail are currently working on a constructability strategy and plans for the Oxford Road scheme and completing some

Passenger Flow modelling for the impact of the Oxford Road Station closure on Deansgate, which is due by the end of the year. This is likely to mean that there will need to be some inventions at Deansgate to facilitate Oxford Road Station closure.

Secondly, we have some concerns in relation to noise should a residential scheme be delivered. Northern would need to engage with the council prior to any such development taking place to ensure that the following is effectively thought through and that Northern reduce risk of causing a statutory nuisance to local residents including:

- Noise impact on local residents of railway movements
- Noise impact in local residents of PA systems

Until Northern have a clearer understanding about the passenger flow impact due to the remodelling Oxford Road Station and the noise impact, we are unable to approve this land disposal.

Could I also check that the closing date still stands as Thursday 24th October?

Many thanks,

Information Officer

George Stephenson House, Toft Green
York
YO1 6JT





15 Transpennine Express

From:

Sent: Thursday, October 24, 2024 8:03 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

TPE have no objections to this proposal.

Thanks,

From:

Sent: Tuesday, October 15, 2024 2:20 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Thanks for this.

Cheers,

XXXXX

From:

Sent: Wednesday, October 2, 2024 3:19 PM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hello

Trust this finds you well. I can confirm that I am liaising with the Sponsors at MNTP who are fully aware of this scheme and had no objection. I confirmed that in the attached document on page 5 (section titled “potential for future railway use”) to which I hope will fully satisfy your query. MNTP Sponsors are also the Sponsors for this scheme as well for oversight and continuity.

I also confirmed access arrangements to and from the station on page 6 (first paragraph).

Any queries, do not hesitate to ask.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W:www.networkrail.co.uk/property

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Diversity and Inclusion Champion

From:

Sent: Wednesday, October 2, 2024 10:53 AM

To:

Subject: FW: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Are you able to respond to below and copy me in please.

Thanks



Technical Support Assistant
Group Property - Development
Square One, 1st Floor, 4 Travis Street, Manchester M1 2NY

W:www.networkrail.co.uk/property

Advance Notice of Leave – None at Present

From:

Sent: Monday, September 30, 2024 10:56 AM

To:

Subject: FW: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

I've had an internal query raised, as below:

I would like confirmation that they have been speaking to the MNTP project team within NR.

As part of that programme there is the potential for Oxford Road station to be closed for a period, which may mean greater passenger numbers are using other stations in Manchester (e.g. Deansgate). There is a piece of work NR are currently carrying out to understand the passenger capacity of stations such as Deansgate, to understand how it may cope with greater passenger numbers, and whether any changes to the station may be required to support the closure of Oxford Road.

I'd like to understand if this land disposal could remove the opportunity to improve passenger access to/from the station.

Please can you provide a response?

Thanks,

16 Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Coast Partnership Development

From:

Sent: Thursday, October 31, 2024 3:23 PM

To:

Subject: RE: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

Hi

I am happy to confirm that Avanti West Coast have no objections to this land disposal for Manchester Deansgate Station.

Many thanks



Network Planner & Track Access
Victoria Square House, Victoria Square, Birmingham, B2 4DN

17 Transport UK

From:

Sent: Wednesday, October 9, 2024 11:29 AM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Morning

No issues or comments from TUK.

Best regards

18 COLAS Rail

From:

Sent: Friday, September 27, 2024 11:46 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

no comments.

KR,



Head of Property

COLAS RAIL LTD

3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom

www.colasrail.co.uk

19 Nuclear Transport Solutions (formally Direct Rail Services Limited)

From:

Sent: Friday, September 27, 2024 11:42 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager
Property & Infrastructure
Nuclear Transport Solutions



www.nucleartransportsolutions.com
www.directrailservices.com

20 DB Cargo UK Ltd

From:

Sent: Monday, September 30, 2024 11:37 AM

To:

Cc:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

DB Cargo has no objection to the proposed land disposal as described.

Kind Regards,

Access and Rail Network Advisor



Cargo

DB Cargo (UK) Limited, Lakeside Business Park, Carolina Way, Doncaster, DN4 5PN

Email:

Mobile

Web: www.uk.dbcargo.com

21 Logistics UK (formerly Freight Transport Association)

From:

Sent: Thursday, October 17, 2024 10:09 AM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Logistics UK has no comment on the proposed land disposal.

Kind Regards,

**Senior Policy Advisor
Logistics UK**

www.logistics.org.uk

LOGISTICS UK



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22 Freightliner Limited

From:**Sent:** Friday, September 27, 2024 9:18 AM**To:****Subject:** RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No comment

23 GB Railfreight Limited

From:**Sent:** Friday, September 27, 2024 11:39 AM**To:****Subject:** RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No issues from GBRf.

Regards,

GB Railfreight

3rd Floor, 55 Old Broad Street | London | EC2M 1RX

GB Railfreight Limited | Registered in England number 03707899

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

24 Rail Freight Group

From:

Sent: Friday, September 27, 2024 9:42 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Ok with RFG

Director General
Rail Freight Group

Please note I do not work on Fridays.



**Autumn
MEETING**

13 NOVEMBER 2024
PORT OF MIDDLESBROUGH
8.45AM- 12.45PM WITH OPTIONAL PORT TOUR.

HEAR FROM EXPERT SPEAKERS INCLUDING:

- EMMA RICHARDS, HEAD OF RAIL FREIGHT STRATEGY, RAIL STRATEGY & ANALYSIS, DFT
- MARK BRIDEL, SENIOR REGIONAL FREIGHT MANAGER, EASTERN REGION, NETWORK RAIL
- JON BOOTH, HEAD OF SUSTAINABILITY AND PERFORMANCE, AV DAWSON
- GEOFF LIPPETT, BUSINESS DEVELOPMENT DIRECTOR, PD PORTS

RFG
Rail Freight Group

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Rail Freight Group

7 Bury Place
London
WC1A 2LA
www.rfg.org.uk
Twitter @railfreightUK
Rail Freight (Users and Suppliers) Group
Registered No. 332 4439

25 West Coast Railway Company

From:

Sent: Wednesday, October 9, 2024 11:34 AM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

no comments

XXXX XXXXX
WCR

E [XXXXX](#)

26 W.H. Malcolm

From:

Sent: Friday, September 27, 2024 6:57 AM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

No comments.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Block 20, Edinburgh Road, Newhouse Industrial Estate, Newhouse, Lanarkshire ML1 5RY

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

27 Association of Community Rail Partnerships

From:

Sent: Sunday, September 29, 2024 5:03 PM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Dear

We have no objections to this from Community Rail Network. It does not affect any community rail schemes or activities currently taking place at the station.

Kind regards

Regions Support Manager



Web: communityrail.org.uk

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



Community Rail Network supports a growing movement of **70 community rail partnerships** and **1,000 volunteer groups** across Britain: engaging local people with their railways and stations, enabling sustainable and inclusive mobility, and bringing rail into the heart of communities.

find
out
more



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28 British Transport Police

From:

Sent: Monday, October 14, 2024 9:54 AM

To:

Cc:

Subject: DOCU-2024-1840, Land Disposal Consultation - Manchester Deansgate Station

Good Morning

Thank you for the opportunity to comment on the proposed sale of land, having looked at the details we would have no objections at this time.

If any future development where crime prevention design advice is required, we would ask that you liaise with us accordingly and we would be more than happy to assist.

Our Designing Out Crime Office reference is DOCU-2024 1840.

Kind Regards,

Designing Out Crime Officer

British Transport Police, Peninsula, 2 Cheetham Hill Road, Manchester, M4 4FB

email

www.btp.police.uk



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29 Transport Focus (formerly Passenger Focus)

From:

Sent: Friday, September 27, 2024 1:50 PM

To:

Subject: Re: Land Disposal Consultation - Manchester Deansgate Station - Closing Date: Thursday, 24th October 2024

Hi

Thanks, we accept the proposal as part of the redevelopment of the area in front of Deansgate station.

Cheers

30 Network Rail Media Relations

NO RESPONSE

31 Roadways Container Logistics

From:

Sent: Tuesday, November 5, 2024 4:02 PM

To:

Subject: Re: URGENT - Land Disposal Consultation - Manchester Deansgate Station - Closing Date WAS: Thursday, 24th October 2024

as requested.

Re: Manchester Deansgate

This has no direct impact on our operation specifically and any railway operational risk which might disrupt our train paths, will be managed, consulted, protected and disputed where necessary between the NR, FOC and Developer as would normally happen, as captured.

Therefore I have no comments or concerns

National Rail Infrastructure Manager

L: Northampton

W: www.maritimetransport.com



32 Manchester City Council

From:

Sent: Wednesday, November 13, 2024 2:42 PM

To:

Subject: RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date TODAY: Thursday, 24th October 2024

Hi – for completeness, points covered within his email below are covered within the document and there are no further questions posed.

Regards,



Principal Development Manager
NW&C, Scotland & Major Projects
Network Rail Group Property
A: Square One, 4 Travis Street, Manchester. M1 2NY.

W: www.networkrail.co.uk/property

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Diversity and Inclusion Champion**From:****Sent:** Thursday, October 24, 2024 5:02 PM**To:****Subject:** FW: Land Disposal Consultation - Manchester Deansgate Station - Closing Date TODAY: Thursday, 24th October 2024

Hi

Please see comments below from

Regards

From:**Sent:** Thursday, October 24, 2024 4:47 PM**To:****Cc:****Subject:** RE: Land Disposal Consultation - Manchester Deansgate Station - Closing Date TODAY: Thursday, 24th October 2024**Dear**

Thank you for providing the draft application form and plans regarding the proposed long leasehold disposal of land at Manchester Deansgate Station. We appreciate the opportunity to participate in this consultation and provide feedback on the proposal.

After reviewing the details of the disposal, we understand the rationale behind the development and its potential benefits for the local area. In principle, we support the proposal and believe it aligns well with the broader objectives. The redevelopment of the area presents an opportunity to improve both the station environment and the surrounding public realm.

However, we would like to raise the following points for consideration:

1. Foreseeable Railway or Public Transport Use:

From our review, we do not foresee any significant railway-related or public transport uses for the specific disposal site that would make it inappropriate for disposal. However, it is crucial that future access needs to and from the station, particularly in terms of accessibility, are addressed as part of the redevelopment.

2. Station Change and Accessibility:

As highlighted, there is a potential issue concerning the removal of the existing accessible ramp between street level and the station entrance/Metrolink tram stop. It is essential that an external, permanent, and compliant accessible route is retained to ensure inclusive access for all users. We trust this will be addressed through the Station Change consultation, and we would welcome the opportunity to engage further on this matter to ensure compliance with accessibility standards.

3. Urban Design and Heritage Considerations:

Given the station's **Grade II listed status**, we emphasise the need for the design to respect the heritage and architectural integrity of the site. We expect this to be carefully considered in any planning applications and will address this further through the formal Planning Consent process.

4. Ongoing Engagement:

We request to be kept informed throughout the lifecycle of the project, including further consultations related to Station Change, Network Change, and Planning. We look forward to continued dialogue to ensure that our shared objectives are fully realised.

5. Consultation on Disposal:

We would also appreciate being consulted on potential parties to whom the land could be disposed of, as we believe this will have a significant impact on the future use and development of the site, as well as its alignment with broader city objectives.

Should you have any questions or require further clarification, please do not hesitate to contact me. We appreciate the opportunity to provide our views and look forward to receiving updates on the outcome of this consultation and any subsequent application to the ORR.

Thanks

Head of High Speed Rail
Infrastructure Delivery & Development Programme

City Centre Growth & Infrastructure Team
Growth and Development Directorate
Manchester City Council
Level 7, Town Hall Extension

Manchester, M2 5DB



Annex 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Manchester Deansgate station by way of a long leasehold disposal.

We attach a draft application form which together with the related plan(s), explains the proposed land disposal in detail. Following this consultation and having considered any comments that are received, a decision will be made whether to submit a formal application to ORR for consent to dispose under the terms of our network licence.

It is therefore important that we have your views as to whether you believe that the proposed disposal site has any foreseeable railway, or other public transport, use which may lead us to consider that it is inappropriate to dispose of that site. Please be aware that any comments relating to Station Change, Network Change or Planning processes will be dealt with separately as part of their respective consultations.

Any application made will be based on this draft Property Disposal form and updated in light of consultation responses. It is therefore important that we have your views on the proposed disposal. Please could any comments be provided to me via email by **no later than 5pm on Thursday 24th October 2024**.

If a formal application to ORR is made we will, in accordance with ORR's regulatory arrangements for land disposal, send you notification of our application in due course.

If you have any queries regarding our proposal do not hesitate to contact me. If future consultations of the nature should be directed elsewhere within your organisation please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully