

**Les Waters**  
Manager, Licensing  
Railway Markets and Economics  
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Telephone 020 7282 2106



21 July 2016

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

### **Network licence condition 7 (land disposal): Swansea station, Swansea**

#### **Decision**

1. On 16 June 2016, Network Rail gave notice of its intention to dispose of land at Swansea station, Swansea (the land), in accordance with paragraph 7.2 of condition 7 of its network licence. The land is described in more detail in the notice (copy attached).
2. We have considered the information supplied by Network Rail including the responses received from third parties you have consulted. For the purposes of condition 7 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

#### **Reasons for decision**

3. We are satisfied that Network Rail has consulted all relevant stakeholders. We note, however, that Network Rail's consultation evidence fell outside the six month period referred to in our guidance on land disposal by Network Rail.<sup>1</sup>
4. However, having considered the details of the proposed disposal and the responses to Network Rail's consultation we have concluded that it will not be necessary for Network Rail to reconsult its stakeholders. We note that the responses to the consultation were not significantly outside the six month time period and there were no material changes concerning the proposed disposal since the consultation was carried out. Also, there were no objections received from the consultees.
5. In considering the proposed disposal we also note that:
  - there is no evidence that railway operations at Swansea station would be affected adversely; and
  - no other reasonably foreseeable railway use for the land was identified.



<sup>1</sup> See paragraph 9 below

6. We also note Network Rail has stated that a condition of the sale will require the purchaser to maintain the retaining wall (shown in appendix 2 of Network Rail's notice) in a satisfactory condition so as not to put Network Rail's section of the wall at risk.
7. Further, Network Rail stated that the purchaser will secure the disposal area from the remaining Network Rail land with Network Rail approved fencing. Under health and safety legislation, Network Rail retains ultimate responsibility for boundary fencing.
8. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under condition 7, we are satisfied that there are no further issues for us to address.
9. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,<sup>2</sup> and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".
10. We have therefore concluded that the proposed disposal is not against the interests of users of railway services and that our consent should be granted.

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

**Les Waters**

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

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<sup>2</sup> Available from [www.rail-reg.gov.uk/server/show/nav.150](http://www.rail-reg.gov.uk/server/show/nav.150)

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

1. Site	
Site location and description	<p>SWANSEA - Proposed sale of land forming part of station lease at Swansea Railway Station to adjoining owner, The Grand Hotel.</p> <p>The land is situated to the south of Swansea Railway Station and currently forms part of the station lease to Arriva Trains Wales. In relation to the main station entrance the land is approximately 20ft below street level (Ivey Place and High Street) and access is only via a Network Rail track running parallel to the station building (platform 4). The land is overgrown; there is evidence of fly-tipping and also problems with rodents. There is a further change in level to the eastern boundary of the site with a retaining wall running along The Strand (public highway).</p> <p>An over-bridge to a Swansea City Council multi-storey car park runs above/overlooks the site with the bridge supports dividing the proposed sale site and Network Rail retained land.</p>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	Appendix 1 - The attached plan indicates the location of the site in relation to Swansea Railway Station. Land coloured green shows Network Rail's ownership with the subject site shaded blue.
Clearance Ref:	CR/25322
Project No.	RJ/Swansea
Ordnance survey coordinates	E: 265758; N: 193560
Photographs (as required)	Photos attached in Appendix 2.
2. Proposal	
Type of disposal (i.e. lease / freehold sale)	Freehold Sale.
Proposed party taking disposal	The Grand Hotel, Ivey Place, Swansea

Proposed use / scheme	The purchaser (and adjoining land owner) intends to use the land for a garden/outside space in connection with The Grand Hotel.
Access arrangements to / from the disposal land	Currently the site can only be accessed via Network Rail land within the station lease (shown in photos 3 & 4 in Appendix 2). Should the sale proceed access to the site will only be from the adjoining owner's land and the proposed purchaser will need to make changes to the site to provide access due to the significant change in levels. A stipulation of the sale will require the proposed purchaser to secure the site from the remaining Network Rail land with approved fencing. The fence line will run to the south of the Multi-Storey Car Park over-bridge.
Replacement rail facilities (if appropriate)	Not applicable.
Anticipated Rail benefits	Sale proceeds to be reinvested in the railway.
Anticipated Non-rail benefits	Not applicable.
<b>3. Timescales</b>	
Comments on timescales	Sale to be progressed once all regulatory consents obtained.
<b>4. Railway Related Issues</b>	
History of railway related use	The site was previously part of a branch line serving Swansea Docks.
When last used for railway related purposes	Circa. 1960.
Any railway proposals affecting the site since that last relative use	None that we are aware of.
Impact on current railway related proposals	None - the Station Facility Owner is in support of the proposed disposal.
Potential for future railway related use	None due to position in relation to station facilities and poor vehicular access. The site is situated at a considerably lower level than the existing station entrance with access only from a narrow track running parallel to platform 4 (shown in photos 3 & 4 in Appendix 2).

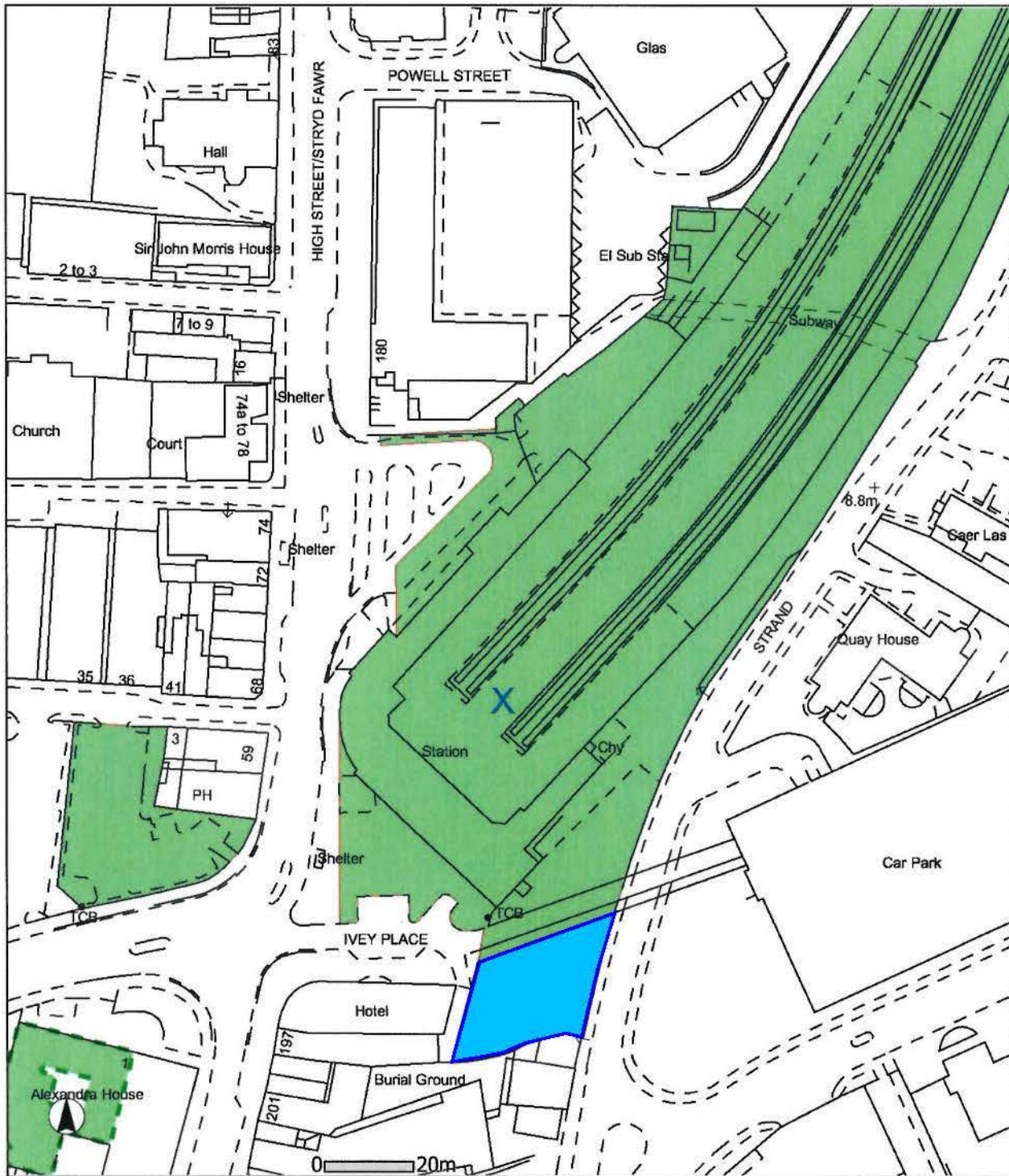
Any closure or station change or network change related issues	Station Change has been successfully obtained to remove the subject land from the station lease and rectify the lease boundary. A copy of the ORR General Approval confirmation (ORR reference no. GAS/22/184/16/05) is attached in Appendix 3.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal will have no effect on any railway related access.
Position as regards safety / operational issues on severance of land from railway	<p>The disposal includes arrangements under which the purchaser will install new boundary fencing along the northern boundary of the proposed sale site running to the south of the over-bridge to the Multi-Storey Car Park. The fencing will be to Network Rail standards with prior approval from the Network Rail Asset Protection team.</p> <p>The retaining wall bordering the site to the east and running along The Strand will become the responsibility of the proposed purchaser.</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>

## 5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	The site is not allocated for a specific use under the Unitary Development Plan.
Contamination / Environmental Issues (if applicable)	<p>The internal business clearance process identified the site as being located on coal bearing strata although there is no evidence of shallow mining. There are no recorded landfill sites within 250m of the site.</p> <p>There are no contamination/environmental issues which we are aware of.</p>

## 6. Consultations

Railway (internal – Network Rail)	Approved Clearance Ref. CR/25322	
Summary of position as regards external consultations	External consultation has been carried out with all relevant stakeholders. 27 external stakeholders were consulted and there were no objections.	
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable – there were no objections.	
<b>7. Local Authorities</b>		
Names & Email Addresses:	City of Swansea Council – contact <a href="mailto:@swansea.gov.uk">@swansea.gov.uk</a>	
Local Transport Authorities:	Not applicable – as above.	
Other Relevant Local Authorities:	Not applicable	
<b>8. Internal Approval</b>		
<b>Recommendation:</b>	Based on the above, I recommend / authorise that Network Rail proceeds with the disposal.	
<b>Declaration:</b>	I have read and understood Network Rail's Code of Business Ethics and Policy on Interests in Transactions.	
Surveyor Name:	Senior Surveyor, Property Services – Wales & Western.	
Approved by Property Services Manager	Name:	Date Approved by PSM: 31/05/16




Disposal Site



Network Rail retained land

Reproduced from the Ordnance Survey Map with permission of the controller of Her Majesty's Stationery Office. Crown Copyright. Licence No: 0100040692  
Centre of map window (E,N): 265758 , 193650

SWANSEA RAILWAY STATION Proposed Disposal Area -	
Plot Scale	1:1250
Plot Date	24/5/2016
	

Output Created from the GI Portal - A4 Portrait

**Appendix 2 – Site Photographs**



Photo 1 - View of site looking west.



Photo 2 - View of site looking east.





Photo 3 - View of site looking south from Network Rail land adjoining station building (site beyond over-bridge).



Photo 4 - Network Rail owned access to site.

## PROPOSED PROPERTY DISPOSAL CONSULTATION REPORT

relating to

### APPLICATION BY NETWORK RAIL INFRASTRUCTURE LIMITED FOR REGULATORY CONSENT UNDER THE LAND DISPOSAL CONDITION OF ITS NETWORK LICENCE

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

Site location and description: Swansea Railway Station

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

Summary of position regarding responses: Summary of position regarding responses: 27 external stakeholders were consulted, as per list below. There were no objections and the following specific comments.

**Arriva Trains Wales (SFO)** - Arriva Trains Wales is aware that proposals to dispose of land to the rear of the Grand Hotel, next to Swansea railway station has been mooted before. We are supportive of this initiative as the area currently is included within our lease and we encounter a number of practical difficulties in maintaining the land, primarily to its topography. For reasons ATW would be supportive of the removal from our lease and parallel disposal from Network Rail ownership.

**DB Schenker** - Despite the historic aspect of this former freight approach to Swansea Docks via part of the current road bridge over the River Tawe (which was once one of several parallel railway connections), I can see no future railway use for this trackbed fragment just beyond the southern extent of the station, so can confirm that DB Schenker has no objection to the proposed land disposal as described.

**Associated British Ports** - I don't envisage any impact on ABP from this proposed disposal, and note the historical connection to the docks - I would imagine for passengers at that time pre 1960.

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	<a href="mailto:@dft.gsi.gov.uk">@dft.gsi.gov.uk</a>	Y	03/12/15	No comment	Not applicable
2	Welsh Government	<a href="mailto:@wales.gsi.gov.uk">@wales.gsi.gov.uk</a>	Y	09/12/15	No comment	Not applicable
3	Arriva Trains Cross Country	<a href="mailto:@crosscountrytrains.co.uk">@crosscountrytrains.co.uk</a>	Y	13/11/15	No comment	Not applicable
4	Arriva Train Wales	<a href="mailto:@arrivatw.co.uk">@arrivatw.co.uk</a>	Y	27/11/15	ATW would be supportive of the removal from our lease and parallel disposal from Network Rail ownership.	Not applicable
5	c2c Rail Limited	<a href="mailto:@nationalexpress.com">@nationalexpress.com</a>	Y	13/11/15	No objection	Not applicable
6	Chiltern Railway Company Limited	<a href="mailto:@chilternrailways.co.uk">@chilternrailways.co.uk</a>	Y	13/11/15	No comment	Not applicable
7	Eurostar International	<a href="mailto:@eurostar.com">@eurostar.com</a>	Y	13/11/15	No issue	Not applicable

	Limited					
8	Great Western Railway	<a href="mailto:@gwr.com">@gwr.com</a>	Y	18/12/15	We will follow any ATW advice to you on this.	Not applicable
9	Grand Central Railway Company Limited	<a href="mailto:@grandcentralrail.com">@grandcentralrail.com</a>	Y	12/01/16	No comment	Not applicable
10	London & South Eastern Railway Limited (Southeastern) (Susan Henderson & Michael Larman)	<a href="mailto:@southeasternrailway.co.uk">@southeasternrailway.co.uk</a> <a href="mailto:@southeasternrailway.co.uk">@southeasternrailway.co.uk</a>	Y	13/11/15	No comment	Not applicable
11	Merseyrail Electrics 2002 Limited	<a href="mailto:@merseyrail.org">@merseyrail.org</a>	Y	13/11/15	No comment	Not applicable
12	Northern Rail Limited	<a href="mailto:@northernrail.org">@northernrail.org</a>	Y	16/11/15	No objection	Not applicable
13	COLAS Freight	<a href="mailto:property.management@colasrail.co.uk">property.management@colasrail.co.uk</a>	Y	18/11/15	No objection or comment	Not applicable
14	Direct Rail Services Limited	<a href="mailto:@drsl.co.uk">@drsl.co.uk</a>	Y	16/11/15	No comment	Not applicable
15	DB Schenker (Formerly EQs)	<a href="mailto:@dbschenker.com">@dbschenker.com</a>	Y	16/12/15	No comment. See below.	Not applicable
16	Freight Transport Association	<a href="mailto:@fta.co.uk">@fta.co.uk</a>	Y	11/12/15	No comment	Not applicable
17	Freightliner Limited	<a href="mailto:@Freightliner.co.uk">@Freightliner.co.uk</a>	Y	16/11/15	No comment	Not applicable
18	GB Railfreight Limited	<a href="mailto:@gbrailfreight.com">@gbrailfreight.com</a>	Y	18/11/15	No comment	Not applicable

19	Rail Freight Group	<a href="mailto:@rfg.org.uk">@rfg.org.uk</a>	Y	13/11/15	Ok with RFG	Not applicable
20	West Coast Railway Company	<a href="mailto:@aol.com">@aol.com</a>	Y	13/11/15	No comment	Not applicable
21	WH Malcolm	<a href="mailto:@whm.co.uk">@whm.co.uk</a>	Y	13/11/15	No objection	Not applicable
22	Associated British Ports	<a href="mailto:@abports.co.uk">@abports.co.uk</a> <a href="mailto:@abports.co.uk">@abports.co.uk</a>	Y	17/12/15	No envisaged impact on ABP. See below.	Not applicable
23	Association of Community Rail Partnerships	<a href="mailto:@acorp.uk.com">@acorp.uk.com</a>	Y	30/11/15	No objection	Not applicable
24	British Transport Police	<a href="mailto:@btp.pnn.police.uk">@btp.pnn.police.uk</a>	Y	18/01/16	No issues and no further comment.	Not applicable
25	Transport Focus (formerly Passenger Focus) (John Sears)	<a href="mailto:@passengerfocus.org.uk">@passengerfocus.org.uk</a>	Y	13/11/15	No objection	Not applicable
26	South West Wales Intergrated Transport Consortium (SWWITCH)	<a href="mailto:TransportHOSSec@swansea.gov.uk">TransportHOSSec@swansea.gov.uk</a>	Y	17/11/15	Regional Transport Forum and City & County of Swansea have no objection	Not applicable
27	Swansea City Council	<a href="mailto:@swansea.gov.uk">@swansea.gov.uk</a>	Y	17/11/15	Regional Transport Forum and City & County of Swansea have no objection	Not applicable

Copies of responses are given in the Annexe 1 to this report, as indicated above.

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

## **Annex 1 – Stakeholder responses**

### **1. Department for Transport**

**From:** [mailto:@railexecutive.gsi.gov.uk]

**Sent:** 03 December 2015 08:19

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

the Department has no comment on this proposal.

Regards,

### **2. Welsh Government**

**From:** EXTL:

**Sent:** 09 December 2015 15:33

**To:**

**Cc:** @wales.gsi.gov.uk

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

The Welsh Government has no comments on this proposal.

Regards,

### **3. Arriva Trains Cross Country**

**From:** [mailto:@crosscountrytrains.co.uk]

**Sent:** 13 November 2015 13:18

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

XC Trains Ltd has no comment on this proposed disposal.

Kind regards

#### **4. Arriva Trains Wales**

**From:** [mailto:@arrivatw.co.uk]

**Sent:** 27 November 2015 07:58

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Morning

Arriva Trains Wales is aware that proposals to dispose of land to the rear of the Grand Hotel, next to Swansea railway station has been mooted before. We are supportive of this initiative as the area currently is included within our lease and we encounter a number of practical difficulties in maintaining the land, primarily to its topography. For reasons ATW would be supportive of the removal from our lease and parallel disposal from Network Rail ownership.

If you have any other questions please advise.

Kind regards,

#### **5. c2c Rail Limited**

**From:** EXTL:

**Sent:** 13 November 2015 09:46

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

On behalf of National Express Group and NXET Trains Ltd, I confirm that we have no objection to the proposed disposal.

Rgds

#### **6. Chiltern Railway Company Limited**

**From:** EXTL:

**Sent:** 13 November 2015 09:40

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Hello

There are no comments from Chiltern Railways.

All the best,

**7. Eurostar International Limited****From:** [mailto:@eurostar.com]**Sent:** 13 November 2015 09:33**To:****Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

No issue for EIL,  
Thanks

**8. Great Western Railway****From:** @gwr.com [mailto:@gwr.com]**Sent:** 18 December 2015 16:33**To:****Subject:** Re: FW: Consultation on proposed land disposal: Swansea Railway Station

Hello

I'm sorry I missed this.

We will follow any ATW advice to you on this.

Many thanks.

**9. Grand Central Railway Company Limited****From:** EXTL: (@grandcentralrail.com)**Sent:** 12 January 2016 13:37**To:****Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Dear

Apologies for the delay in getting back to you.

GC has no comment on this consultation.

Regards



#### **10. London & South Eastern Railway Limited (Southeastern)**

**From:** [mailto:@southeasternrailway.co.uk]

**Sent:** 13 November 2015 09:40

**To:**

**Cc:**

**Subject:** Re: Consultation on proposed land disposal: Swansea Railway Station

Good Morning

Thank you for the opportunity to review the below.

Southeastern have no comment on this proposal.

Kind regards

#### **11. Merseyrail Electrics 2002 Limited**

**From:** [mailto:@merseyrail.org]

**Sent:** 13 November 2015 13:13

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Hi

I can confirm Merseyrail have no comments on the above proposal.

Regards

#### **12. Northern Rail Limited**

**From:** [mailto:@northernrail.org]

**Sent:** 16 November 2015 13:55

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Hello

Northern has no objection to the land disposal at Swansea Railway Station

Kind regards

### 13. COLAS Freight

**From:** property.management [mailto:property.management@colasrail.co.uk]

**Sent:** 18 November 2015 11:18

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Still no objection or comment on the proposed disposal.

Property & Estate Manager

### 14. Direct Rail Services Limited

**From:** [mailto:@drsl.co.uk]

**Sent:** 16 November 2015 15:34

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

DRS have no comments.

Kind regards,

### 15. DB Schenker (Formerly EWS)

**From:** EXTL:

**Sent:** 16 December 2015 14:11

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Despite the historic aspect of this former freight approach to Swansea Docks via part of the current road bridge over the River Tawe (which was once one of several parallel railway connections), I can see no future railway use for this trackbed fragment just beyond the southern extent of the station, so can confirm that DB Schenker has no objection to the proposed land disposal as described.

Yours,

Rail Network Manager  
DB Schenker Rail (UK) Limited

## 16. Freight Transport Association

**From:** [mailto:@fta.co.uk]

**Sent:** 11 December 2015 17:10

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Apologies but we have no comment.

---

**Manager - Rail Freight Policy  
Freight Transport Association**

## 17. Freightliner Limited

**From:** [mailto:@Freightliner.co.uk]

**Sent:** 16 November 2015 08:58

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

No comments from Freightliner

Regards

## 18. GB Railfreight Limited

**From:** [mailto:@gbrailfreight.com]

**Sent:** 18 November 2015 09:47

**To:**

**Cc:** EXTL:

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

No comment.

Rgds,

**Head of Estates GB Railfreight**

## 19. Rail Freight Group

**From:** RFG [mailto:@rfg.org.uk]

**Sent:** 13 November 2015 18:28

**To:**

**Subject:** Re: Consultation on proposed land disposal: Swansea Railway Station

Ok with RFG,  
Executive Director

## 20. West Coast Railway Company

**From:** @aol.com [mailto:@aol.com]

**Sent:** 13 November 2015 09:40

**To:**

**Subject:** Re: Consultation on proposed land disposal: Swansea Railway Station

no comments

WCR

## 21. WH Malcolm

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

**Sent:** 13 November 2015 12:56

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Earlier response stands. I realised this related to Swansea.

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

**Sent:** 13 November 2015 09:30

**To:**

**Subject:** RE: Consultation on proposed land disposal: Cogan Railway Station

WH Malcolm has no objections to the proposal.  
Regards.

## 22. Associated British Ports

**From:** <mailto:@abports.co.uk>

**Sent:** 17 December 2015 16:32

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

I don't envisage any impact on ABP from this proposed disposal, and note the historical connection to the docks - I would imagine for passengers at that time pre 1960.  
Regards

## 23. Association of Community Rail Partnerships

**From:** [\[mailto:@btconnect.com\]](mailto:@btconnect.com)

**Sent:** 30 November 2015 12:04

**To:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Hello

ACoRP still have no objection

Regards

## 24. British Transport Police

**From:** [\[mailto:@btp.pnn.police.uk\]](mailto:@btp.pnn.police.uk)

**Sent:** 18 January 2016 10:56

**To:**

**Subject:** FW: Consultation on proposed land disposal: Swansea Railway Station

Hello,

[Please see as below](#)

**From:**

**Sent:** 15 January 2016 15:45

**To:**

**Subject:** FW: Consultation on proposed land disposal: Swansea Railway Station

Hi, [please see below](#). Thank you,

**From:**  
**Sent:** 13 January 2016 13:56  
**To:**  
**Cc:**  
**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Re Swansea land disposal proposal.

CRU-2015-0429. Network rail land disposal at Swansea high street station. Land to be used as access to city centre amenities. No issues and no further comment.

Many thanks

**Ymgynghorwr Lleihau Troseddau**  
**Crime Reduction Advisor**

## **25. Transport Focus**

**From:** [mailto:@transportfocus.org.uk]  
**Sent:** 13 November 2015 16:54  
**To:**  
**Subject:** Re: Consultation on proposed land disposal: Swansea Railway Station 1311b16

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

the land is not at present used for any purpose by the railway;  
it is about 20 feet below the station forecourt, below the access to the MSCP;  
consequently no railway use has been identified;  
it is to be sold freehold, probably to the owners of the Grand Hotel;  
they intend to use the land as outside space for the hotel;  
the buyers will install fencing to divide the property from Network Rail's land in the station lease.

Transport Focus has no objection to the proposed sale.

Regards,

**26. South West Wales Integrated Transport Consortium (SWITCH)**

**From:** [mailto:@swansea.gov.uk]

**Sent:** 17 November 2015 08:10

**To:**

**Cc:**

**Subject:** Consultation on proposed land disposal: Swansea Railway Station

I can confirm that the Regional Transport Forum and City & County of Swansea have no objection to this land disposal

Cheers

Regional Transport Planner

**27. Local Authority – City & County of Swansea**

**From:** [mailto:@swansea.gov.uk]

**Sent:** 17 November 2015 08:10

**To:**

**Cc:**

**Subject:** Consultation on proposed land disposal: Swansea Railway Station

I can confirm that the Regional Transport Forum and City & County of Swansea have no objection to this land disposal

Cheers

Regional Transport Planner

## Annexe 2 – Network Rail's consultation request

**From:**

**Sent:** 13 November 2015 09:29

**To:** [dft.gsi.gov.uk](mailto:dft.gsi.gov.uk); EXTL: [@crosscountrytrains.co.uk](mailto:@crosscountrytrains.co.uk); [@arrivatw.co.uk](mailto:@arrivatw.co.uk); [@eurostar.com](mailto:@eurostar.com); [@gwr.com](mailto:@gwr.com); [@grandcentralrail.com](mailto:@grandcentralrail.com) [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk); [@southeasternrailway.co.uk](mailto:@southeasternrailway.co.uk); [@merseyrail.org](mailto:@merseyrail.org); [@northernrail.org](mailto:@northernrail.org); [@colasrail.co.uk](mailto:@colasrail.co.uk); [@drsl.co.uk](mailto:@drsl.co.uk); [@fta.co.uk](mailto:@fta.co.uk); [@Freightliner.co.uk](mailto:@Freightliner.co.uk); [@gbrailfreight.com](mailto:@gbrailfreight.com); [@rfg.org.uk](mailto:@rfg.org.uk); [@aol.com](mailto:@aol.com); [@whm.co.uk](mailto:@whm.co.uk); [@abports.co.uk](mailto:@abports.co.uk); [@acorp.uk.com](mailto:@acorp.uk.com); [@btp.pnn.police.uk](mailto:@btp.pnn.police.uk); [@swansea.gov.uk](mailto:@swansea.gov.uk); [@swansea.gov.uk](mailto:@swansea.gov.uk)

**Cc:**

**Subject:** RE: Consultation on proposed land disposal: Swansea Railway Station

Dear consultee,

### Property: Land adjoining Swansea Railway Station

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

We attach a draft application form to the Office of Rail and Road which, with its related plan and photographs, explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to make the disposal 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.

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.

ORR reviewed our land disposal arrangements so that from 1 April 2008, ORR will no longer launch any separate consultations when we apply for consent to dispose of land. The arrangements are that we will consult and report the results to ORR in conjunction with our application. It is therefore important that we have your views, so that these may be considered in ORR's decision.

We request your comments, please, by **11<sup>th</sup> December 2015**. It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please do not hesitate to get in touch. 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,

Senior Surveyor

Network Rail, Temple Point, Redcliffe Way, Bristol, BS1 6NL

Mobile:

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