

CONSULTATION REPORT

relating to Atholl House Site, Guild Street, Aberdeen

PROPOSED LAND DISPOSAL

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

Site location and description: Aberdeen – Land and Airspace at corner of Guild Street and Bridge Street.

Land shown shaded blue and pink on the attached plan.

Part of the site is currently occupied by a 1970s office building known as Atholl House. This building is built upon a deck structure that bridges over the main Aberdeen to Inverness railway line and station platforms.

Part of the site is the airspace above a head shunt for Clayhills LMD.

Part is the former booking office, currently let to a hairdressers trading as 'Tiffanys'. (Building shaded pink on the attached plan).

It is proposed that a new long lease of the whole site is granted to Aberdeen City Council who will sub-let to xxxx. A new civic space will be created at Guild Street level with a mixed use development of retail, student housing and possibly hotel.

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

Summary of position regarding responses:

Disposal consultation commenced on 29th February 2016 and consultees were asked to respond by Friday 25th March 2016. The draft disposal consent application was sent to twenty eight consultees. Responses were received from all twenty eight consultees. No objections were received.

Transport Scotland asked if there was a case for maintaining an option for a station access via for former booking office ('Tiffanys') for future growth. Network Rail consulted internally and with ScotRail and concluded that there was no requirement to retain this building. In particular ScotRail considered that to do so would introduce issues from a revenue protection, staffing and security perspective. Transport Scotland subsequently responded confirming that they had no objection to the proposed disposal.

The response from Aberdeen Council was given from a "town planning perspective" and no further response has been forthcoming. The development of the site is however a component of Aberdeen City Council's City Centre Masterplan. A Station Gateway Development Brief was also approved as planning advice by the Council's Communities Housing and Infrastructure Committee on 17th May 2016. The Atholl House site is a key component of this brief which states:

Atholl House	Included in CM10	<ul style="list-style-type: none">• Wayfinding focal point, public space and sense of arrival• Improve pedestrian access and flows from Union Square, the railway station, under Guild Street, up through the new development leading thereon to Bridge Street and to the Trinity Centre and then to Union Street• Provide a modern mixed use scheme with a central plaza – removing Atholl House, with a much higher visual quality.• Enabling project within the Intervention Area providing the catalyst for other projects
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The full list of external consultees is set out below:

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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	Transport Scotland		Y	12/5/16	“no objection” This followed correspondence as set out in Annex 1 below.	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16
2	Arriva Trains Cross Country		Y	29/2/16	“no comment”	
3	C2c Rail Ltd		Y	29/2/16	“no objection”	
4	Chiltern Railway Company Ltd		Y	29/2/16	“no comment”	
5	Eurostar International Ltd		Y	2/3/16	“No issue for EIL”	
6	Great Western Railway		Y	12/05/16	“no objection”	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16 Email asking for response sent

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						12/5/16 Phone call and message left on 07515 331596 asking for response.
7	First ScotRail Ltd		Y	7/4/16	"we have no objection to the proposed disposal"	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16
8	Grand Central Railway Company Ltd		Y	12/5/16	"no objection"	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16 Email asking for response sent 12/5/16 Phone call and message left on 07824 435863 asking for response.
9	London & South Eastern Railway Ltd		Y	29/2/16	"no comment"	
10	Merseyrail Electrics 2002 Limited		Y	29/2/19	"no comment"	
11	Northern Rail Ltd		Y	1/3/16	"no objection"	
12	Virgin Trains East Coast		Y	29/2/16	"no objection"	

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13	Alliance Rail Holdings		Y	29/2/16	"no comment"	
14	COLAS Freight		Y	22/4/16	"no comment"	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16
15	Direct Rail Services Ltd		Y	31/3/16	"no comment"	Email asking for response sent: 11/3/16
16	DB Schenker		Y	17/3/16	"no objection"	Email asking for response sent: 11/3/16
17	Freight Transport Association		Y	11/3/16	"no comments"	Email asking for response sent: 11/3/16
18	Freightliner Ltd		Y	29/2/16	"no comment"	
19	GB Railfreight Ltd		Y	29/2/16	"No issues from GB Railfreight".	
20	Rail Freight Group		Y	29/2/16	"Ok with RFG"	
21	West Coast Railway Company		Y	4/4/16	"no comments"	Email asking for response sent: 11/3/16 Email asking for response sent: 4/4/16

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22	W.H.Malcolm		Y	29/2/16	"no objection"	
23	Association of Community Rail Partnerships		Y	29/2/16	"no objection"	
24	British Transport Police		Y	9/3/16	"no objections"	
25	Transport Focus		Y	3/3/16	"no objection"	
26	Scottish Council for Development and Industry		Y	29/2/16	"this looks to be a positive development, which we welcome".	
27	Aberdeen City Council		Y	12/5/16		<p>Email asking for response sent: 11/3/16</p> <p>Email asking for response sent: 4/4/16</p> <p>Email asking for response sent 12/5/16</p> <p>EF phoned and spoke to xxxx on 12/5/16 xxxx advised that correspondence had been forwarded to xxxx within the Council to respond.</p> <p>Email to xxxx asking for response sent: 16/5/16</p> <p>Email to xxxx asking for response</p>

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						sent: 20/5/16 Email to xxxx asking for response sent: 3/6/16 Phone call and voice mail message asking xxxx to call or respond by email left on 3/6/16
28	NESTRANS		Y	11/3/16	"no objection" Subject to observations. See full correspondence in Annex 1 below.	Email asking for response sent: 11/3/16

Copies of all consultee responses and correspondence are set out in Annex 1.

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

Annex 1 - Consultee Responses

1) Transport Scotland

Response date: 4/4/16

Apologies - I think I did miss this one. Transport Scotland is content to note given the rights that will be retained for potential new access to the station and the assurances relating to the future use of platforms 7, 8 and 9.

I understand this used to be a former north side entrance and there may be a case for maintaining an option for access via this area for future growth, potentially even in CP6 given increased frequency of departing services from platform 9. Clearly the benefit is that this location can facilitate trains to arrive and depart from the north without interfering with the main station infrastructure.

Regards

NR Response date: 20/4/16:

We have consulted with Abellio ScotRail on whether they can foresee a requirement to retain the former booking office now occupied by a hairdressers trading as Tiffanys.

Their response is attached.

We are further consulting internally and I will be in touch further once Network Rail has concluded whether there is any benefit retaining the building.

Regards

Abellio Response of 201/4/16 referred to in NR response of 20/4/16:

Hi

From a ScotRail perspective there is no requirement to retain this access for future use.

It would only introduce issues from a revenue protection / staffing / security perspective, and the current plans are much more focussed on investment in the existing station entrances / concourse to improve that overall experience.

Regards

NR Response to Transport Scotland 12/5/16:

Further to my email below I can confirm that NR supports the ScotRail position on the former booking office (now a hairdressers trading as 'Tiffany's') and cannot see a requirement for a future station access at this location.

Network Rail has undertaken its own internal clearance process without objections to the disposal or any requirement for platform access at this location being identified. We consulted again internally following receipt of your email and it has now been confirmed to me that we support the ScotRail view.

I would re-confirm that this disposal does not preclude future use of platforms 7, 8 and 9.

Hopefully this will allow you to respond confirming that you have no objection to the proposed disposal. If however you have any further concerns please let me know.

Regards

Transport Scotland Response: 12/5/06

Yes – I noted the ScotRail assessment so no objection from Transport Scotland. Content for you to now proceed as planned.

Regards

2) Arriva Trains Cross Country

Response date: 29/2/16

XC Trains Ltd has no comment on this proposed disposal.

Kind regards
CrossCountry

Phone: 0121 Mobile: Fax: 0121
Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

3) C2c Rail Ltd

Response date: 29/2/16

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

4) Chiltern Railway Company Ltd

Response date: 29/2/16

Hi

There are no comments from Chiltern Railways.

All the best,

5) Eurostar International Ltd

Response date: 2/3/16

No issue for EIL,
Thanks

Eurostar International Limited

Times House | Bravingtons Walk | London N1 9AW
T +44 (0)20 7843 5240
M +44 (0)7 890 552 515

6) Great Western Railway

Response date: 12/5/16

Hello

We have no objection thank you.

Great Western Railway

1 Milford Street | Swindon | SN1 1HL
[@GWR.com](mailto:GWR@GWR.com) |

First Greater Western Limited | Registered in England and Wales number 05113733
Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

7) First ScotRail Ltd

Response date: **7/4/16**

With regard to the Aberdeen Guild Street station Aberdeen Atholl House – LC7 land disposal evaluation form Feb 2016 I can confirm that ScotRail's feasibility study for the station improvements project are not in conflict with the Article 7 proposal and as such we have no objection to the proposed disposal as described in the document.

Thanks

8) Grand Central Railway Company

Response date: 12/5/16

Dear

Sincere apologies for the delay in responding to this proposal.

GC has no objections.

Regards

T:

F:

M:

E: @grandcentralrail.com

W: grandcentralrail.com

Follow us on Twitter @GC_Rail

9) London & South Eastern Railway Ltd

Response date: 29/2/16

Good Morning

Thank you for the opportunity to review the below.

I can confirm that Southeastern has no comment on this proposal.

Kind Regards

southeasternrailway.co.uk

southeastern

Friars Bridge Court

41-45 Blackfriars Road

London, SE1 8NZ

10) Mersey Rail Electrics 2002 Ltd

Response date: 29/2/16

Hi

Merseyrail can confirm that we have no comments or objections to the above proposal.

Regards,

Merseyrail

Tel	
Mob	
Email	@merseyrail.org
Web	www.merseyrail.org

11) Northern Rail Ltd

Response date: 1/3/16

Hello

Northern has no objection to the land disposal at Guild Street, Aberdeen.

Kind regards
Northern Rail Ltd
Northern House
York
YO1 6HZ

T:
M:
E: @northernrail.org
W: <http://www.northernrail.org>

12) Virgin Trains East Coast

Response date: 29/2/16

Virgin Trains East Coast has no objection to this proposed land and airspace disposal.

Regards

13) Alliance Rail Holdings

Response date: 29/2/16

Alliance has no comments

Regards

14) COLAS Freight

Response date: 22/4/16

Colas Rail has no comment on the proposal



Tel. - Mob.
@colasrail.co.uk

COLAS RAIL LTD

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

www.colasrail.co.uk



15) Direct Rail Services Ltd

Response date: 31/3/16

On the basis that the Aberdeen and Inverness main line will not be effected operationally by the proposed works, DRS have no comments.

Kind regards,



Direct Rail Services, Regents Court,
Baron Way, Carlisle CA6 4SJ

Tel:

Mob:

16) DB Schenker

Response date: 17/3/16

I can conform that DB Cargo (UK) Limited – formerly DB Schenker Rail (UK) Limited - has no objection to the proposed land disposal as described.

Yours,

DB Cargo (UK) Ltd
310 Goswell Road

London EC1V 7LW
Tel:

17) Freight Transport Association

Response date: 11/3/16

Apologies, we have no comment.

Freight Transport Association
www.fta.co.uk

18) Freightliner Ltd

Response date: 29/2/16

Hi
Freightliner has no comment to make on this proposal

Regards

19) GB Railfreight Ltd

Response date: 29/2/16

No issues from GB Railfreight.

Regards,

GB Railfreight Ltd.,
3rd Floor,
55 Old Broad Street,
London, EC2M 1RX.
Tel:
Mobile:
E-mail: @gbrailfreight.com.

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

20) Rail Freight Group

Response date: 29/2/16

Ok with RFG

21) West Coast Railway Company

Response date: 4/4/16

no comments

WCR

T
M
E @aol.com

22) WH Malcolm

Response date: 29/2/16

No objections to the proposal.

Regards.

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

Tel: | Int: Mobile:

Email: @whm.co.uk Web: <http://www.malcolmgroup.co.uk>

23) Association of Community Rail Partnerships – Neil Buxton

Response date: 29/2/16

Hello

ACoRP have no objection to this disposal.

Regards

ACoRP

T:

M:

24) British Transport Police – Vanessa Delices

Response date: 9/3/16

Good morning,

Please note below our comments re Aberdeen

Kind regards

Strategy & Performance Department

British Transport Police
25 Camden Road
Camden
London NW1 9LN
Tel: 0207
Mobile :

From:

Sent: 08 March 2016 15:01

To:

Cc:

Subject: Land disposal aberdeen

Hi

Please find below comments from BTP in relation to the proposed land / air space disposal at Guild St / Aberdeen railway station.

Proposed land / air space disposal at Guild St Aberdeen. (BTP Crime Reduction ref – CRU-2016-0155)

Having read over the proposed plans by Aberdeen City council for the re-development of the Athol House site at Guild St Aberdeen, it would appear that Aberdeen railway station can only benefit from the project –

- Re-opening of platforms 8+9 can result in improved / additional services to and from Aberdeen station.
- Improvement / enhancement of pedestrian / passenger movement to and from the station.

It is anticipated that the proposed project, when complete, will not increase any risk to the working of the station in relation to criminal activity or disruption to services.

BTP has no objections to this disposal and re-development.

British Transport Police
Empire House
131 West Nile St
Glasgow G1 2RX

Tel External
BTP internal
E-mail @btp.pnn.police.uk
www.btp.police.uk

25) Passenger Focus

Response date: 3/3/16

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

the property is Atholl House, an office block on Guild Street built on a deck over part of the railway station;
subject to planning, the one-time booking office, on the corner of College Street and Guild Street, currently used by a hairdresser, might also be included;
it is proposed to grant a 175 year lease to Aberdeen City Council, who will sub-lease to the developer, Atholl Square;
demolition of the block, and construction of a new deck, is planned for a mixed development, with retail, hotel and student accommodation;
work is planned to begin in August/September 2016, and construction to finish in August 2018.

Transport Focus also notes that the reconstruction works offer the opportunity to restore platforms 8/9 to use. No doubt any impact on passengers during the works will be considered in any Change necessary.

The opportunity to improve the capacity of Aberdeen station will benefit passengers. Transport Focus has no objection to the proposed disposal.

Regards,

Tel. .

26) Scottish Council for Development and Industry

Response date: 29/2/16

Dear

This looks to be a positive development, which we welcome.

Regards.

27) Aberdeen City Council

Response date: 12/5/16

Dear

I can confirm that I have no objection from a town planning perspective to the proposed land disposal. I note the reference to listed buildings in the disposal and confirm that the site also lies within the Union Street Conservation Area. I cannot, however, comment on behalf of the Council's asset management team. I did forward your message of 11 March to xxxx and xxxx in order to determine whether there would be any issue for the Council in property terms.

Apologies you haven't yet had a response and I'll chase them for an answer.

Regards

Masterplanning Design and Conservation
Delivering Quality Places: Past Present and Future

Planning and Sustainable Development
Aberdeen City Council | Business Hub 4 | Broad Street | Aberdeen | AB10 1AB
Direct Dial
Mobile

NR Response date: 12/5/16

Thank you very much for your response.

I look forward to hearing further from either Stephen or John.

Regards

NR email to Aberdeen City Council date: 16/5/16

I believe that xxxx has forwarded you the attached.

This is the stakeholder consultation paper that Network Rail is required to circulate in order to ascertain whether there is any objection to the disposal of an interest in Network Rail land. It gives stakeholders the opportunity to object or raise concerns about the disposal of land that could be required for future rail use or could compromise the current or future operation of the railway.

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Once any objections or concerns are resolved, responses are collated and a formal application submitted to the Office of Road and Rail(ORR) for approval to the proposed disposal.

The Council response is the last awaited. Once received I can progress the application to the ORR.

I would therefore be grateful if you could respond confirming that the Council would have no objection to the land disposal proposed by Network Rail.

Regards

Edward

NR email to Aberdeen City Council date: 20/5/16

I would be grateful if you could give me a call on .

There are a couple of things to discuss including:

- 1) Response to the attached consultation. This is to establish whether the Council have any objection to the proposed disposal of an interest in NR land. This is the last response outstanding and I cannot make an application to the Office of Rail & Road until it is received.
- 2) You were to speak to your legal team about whether the Council have title to the land on Bridge Street.

I look forward to hearing from you.

Regards

Network Rail

1st Floor, George House

36 North Hanover Street

Glasgow G1 2AD

M:

E: @networkrail.co.uk

NR email to Aberdeen City Council date: 3/6/16

I have left a couple of voice mail messages for you to call me.

I have yet to receive a response from you to my emails of 16th and 20th May.

It would be appreciated if you could give me a call on ... or respond by email.

Regards

28) NESTRANS

Response date: 11/3/16

I have been asked to respond to your email regarding your consultation on disposal of land at Guild Street, Aberdeen. Please note we were not included in your initial consultation on 29th February, but received your email reminder of 11 March.

Nestrans would have no objection to the proposed disposal, but would wish to make the following observations:

- a) Links are required from station platform concourse level to Guild street level through the development, and
- b) There is a need to preserve the ability to run trains through to platforms 6,7,8 & 9 which are essential for possible future operations.

I hope this is helpful

Regards

NR Response date: 14/3/16

Thank you very much for the response and please accept my apologies that you didn't receive the consultation email that was originally sent.

It will be a condition of the disposal to Atholl Square Developments Ltd that Network Rail reserves a station service route through the development site and under Guild Street bridge to station concourse level. This will service enhanced retail and passenger facilities that are proposed by Abellio on the station taxi site.

I can confirm that we will preserve the ability to run trains through platforms 6, 7, 8 and 9.

Regards

Annex 2 – Network Rail’s Consultation email

29th February 2016:

Covering email sent to all consultees noted above:

Dear consultee,

Property: Land and airspace at Guild Street, Aberdeen.

We seek to consult you as regards your views, please, on our proposed disposal by way of land and airspace at Guild Street, Aberdeen.

We attach a draft application form to the Office of Rail Regulation which, with its related plans, 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 **25th March 2016** (including any “no comment” response). It would be helpful if your response is provided by email.

If you have any queries as regards this proposal, please direct them to xxxx or [@networkrail.co.uk](mailto:xxxx@networkrail.co.uk)
If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,

Network Rail
1st Floor, George House
36 North Hanover Street
Glasgow G1 2AD

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

www.networkrail.co.uk/property

