

CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

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

Site location and description: Land adjacent to and east of Glasgow Queen Street Station, Glasgow

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

Summary of position regarding responses: Responses were received from 30 of the 31 consultees. Despite five follow-up emails, Network Rail Media did not provide a response, but the promoter is working closely with NR Communications team. Of the 30 responses received, none objected to the proposed disposal of all or part of the site. Twenty-six consultees offered no comments, while four provided feedback: (1) Transport Scotland, (2) Strathclyde Partnership for Transport, (3) First ScotRail Limited, and (4) Scottish Council for Development and Industry.

- (1) TRANSPORT SCOTLAND requested assurance that the structural design will include provisions for derailment loading associated with a future Platform 8/7b, including supports located outside the area directly occupied by the platform. NETWORK RAIL will provide assurances that any new structural supports within the hazard zone will incorporate collision protection. (i.e. no supports within with the hazard zone and buffer overrun zone), and that the development proposals will ensure there is sufficient space allocated to construct and thereafter operate and maintain all railway infrastructure that would be necessary for a new platform. NETWORK RAIL will provide these assurances.
- (2) STRATHCLYDE PARTNERSHIP FOR TRANSPORT seek assurance that access to the railway at this location will be retained, and the anticipated rail and non-rail benefits (new station facilities, additional retail for rail customers and improved connectivity) are committed to before the right to the disposal of the land is achieved. It is agreed that NETWORK RAIL will (1) retain access and, (2) commit to delivering the station facilities in a later phase of the site development, as initial phases must be completed first to generate the funding required for these works.
- (3) FIRST SCOTRAIL LIMITED provided the following comments: (i) If the disposal involves the North Hanover Street entrance to the low-level platforms, or prevents access from this entrance, alternative access must be provided in advance. The design of the new access should comply with station capacity modelling, (ii) The southern part of the disposal site accommodates station bins, supports station servicing, and provides parking for station operational staff (duty manager & engineers). An alternative permanent location for these functions must be provided at the station or incorporated within any planned redevelopment of the site, (iii) The northern and northeastern sections of the disposal site currently contain temporary 'porta-cabin' style buildings used by ScotRail staff, including train drivers, conductors, train presentation, engineering, and hospitality teams. A permanent alternative location for these functions must be provided within the station or incorporated within any planned redevelopment of the site, (iv) The eastern section of the disposal site has existing station buildings used by ScotRail staff, including sundries, train presentation, engineering, and hospitality teams. A permanent alternative location for these functions must be provided within the station or incorporated within any planned redevelopment of the site, and (v) First Scotrail Limited also wish to reserve the right to add further requirements or objections at the Station Change the process. NETWORK RAIL acknowledges that if the North Hanover Street station entrance is closed, removed or altered, alternative access to the low-level platforms will be provided, and the design will be subject to station capacity assessment. Station servicing will remain within the site, although temporary relocation may be required during development. If the disposal displaces ScotRail staff from temporary or permanent buildings, or materially affects their use, Network Rail will, at its own cost (or require the purchaser or developer), provide permanent relocation either within new premises on the site or refurbished space within the station. Any changes to servicing and Scotrail staff accommodation will be agreed through the Station Change process.
- (4) SCOTTISH COUNCIL FOR DEVELOPMENT AND INDUSTRY (now known as Prosper) welcomed the proposed land disposal as a means to fund improved station facilities and initially raised concerns about safeguarding future Clyde Metro infrastructure,

including a potential city-centre tunnel and underground platforms. Following Network Rail's clarification that the development will deliver new station facilities, operator accommodation, retail, and enhanced connectivity—supported by key stakeholders such as Transport Scotland and Glasgow City Council—SCDI / Prosper confirmed its support and withdrew its earlier reservations.

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	Transport Scotland		Y	23/10/2025	See Comments in Annex 1	
2	Strathclyde Partnership for Transport		Y	20/10/2025	Supportive of the Proposal See Comments in Annex 1	
3	Transport for North		Y	23/10/2025	No Objection See Annex 1	
4	Arriva Trains Cross Country		Y	24/09/2025	No Comment See Annex 1	
5	Caledonian Sleeper		Y	20/10/2025	No Issue See Annex 1	
6	Chiltern Railway Company Limited		Y	25/09/2025	No Comments See Annex 1	

7	Eurostar International Limited		Y	15/10/2025	No Comments or Objections See Annex 1	
8	Great Western Railway		Y	25/09/2025	No Objection See Annex 1	
9	First Scotrail Limited		Y	02/12/2025	See Comments in Annex 1	
10	Grand Central Railway Company Limited		Y	22/10/2025	No Comments See Annex 1	
11	London & South Eastern Railway Limited (Southeastern)		Y	01/10/2025	No Comments See Annex 1	
12	Lumo		Y	23/10/2025	No Comment/ Objection See Annex 1	
13	Merseyrail Electrics 2002 Limited		Y	25/09/2025	No Objection See Annex 1	
14	MTR Crossrail		Y	20/10/2025	No Objections See Annex 1	
15	Northern Rail Limited		Y	25/09/2025	Do Not Wish To Raise Any Comments See Annex 1	
16	Avanti Trains First Trenitalia West Coast Trains Limited (Avanti) and West Cost Partnership		Y	25/09/2025	No Comments See Annex 1	

	Development					
17	COLAS Rail Limited		Y	09/10/2025	No Comments See Annex 1	
18	Nuclear Transport Solutions		Y	08/10/2025	No Comments See Annex 1	
19	DB Cargo UK Ltd		Y	27/10/2025	No Objection See Annex 1	
20	Logistics UK		Y	21/10/2025	No Comments See Annex 1	
21	Freightliner Limited		Y	25/09/2025	No Comment See Annex 1	
22	GB Railfreight Limited		Y	26/09/2025	No Issues from GBRf See Annex 1	
23	Rail Freight Group		Y	25/09/2025	Ok with RFG See Annex 1	
24	West Coast Railway Company		Y	08/10/2025	No Comments See Annex 1	
25	W. H. Malcoln		Y	25/09/2025	No Comments See Annex 1	
26	Association of Community Rail Partnerships		Y	08/10/2025	No Objections See Annex 1	
27	British Transport Police		Y	24/10/2025	No Concerns See Annex 1	

28	Scottish Council for Development and Industry		Y	25/09/2025	Welcome the Proposed Disposal but See Comments in Annex 1	
29	Glasgow City Council		Y	24/10/2025	No Objections/ Comments See Annex 1	
30	Network Rail Media Relations					Emails sent on 24/09/2025, 08/10/25, 15/10/25, 20/10/25 & 23/10/25
31	Transport Focus (formerly Passenger Transport)		Y	26/09/2025	No Comment See Annex 1	

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

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

1 Transport Scotland

From:

Sent: 06 February 2026 13:52

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Afternoon

Thank you for the assurances that:

1. No columns or structural supports will be located within the pink lined “hazard zone” and black hatched “buffer overrun zone”, as shown on the attached Arup drawing NHS-SK-S-003 REV P1; And:
2. That the development proposals will ensure there is sufficient space allocated to construct and thereafter operate and maintain all railway infrastructure that would be necessary for a new platform 8 (As shown on the same NHS-SK-S-003 REV P1 plan).

Based on these assurances, Transport Scotland is satisfied with the proposed disposal outlined at Queen Street Station Glasgow.

If you need anything further on the above, please let me know.

Kind regards,

Head of Rail Project Delivery
Rail Directorate

Transport Scotland

From:

Sent: 28 October 2025 13:29

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thank you for your email. I can give assurances that any new structural supports within the hazard zone will have collision protection.

Our current proposals avoiding putting any new columns for the superstructure of the (office) block within the hazard zone. The zone we are using is indicated by the pink lines on the attached sketch and generates a zone ~12.5m from the train shed columns.

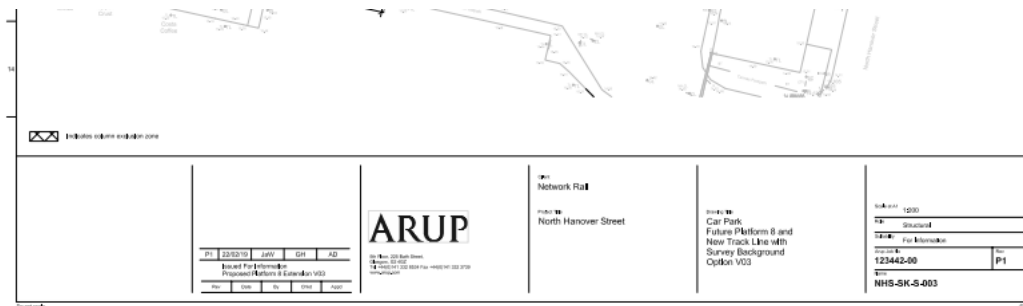
Kind regards



Senior Development Surveyor
Network Rail Group Property
151 St Vincent Street, Glasgow, G2 5NW

Diversity and Inclusion Champion





From:

Sent: 28 October 2025 11:30

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Morning

It might help if articulate where the below concerns arise from.

Our concerns stem from the previous BG development where this issue was unable to be resolved to a satisfactory conclusion by BG and their designer. The industry position at that time was that provision for a future platform 8 / 7b be retained.

The issue with passive provision for 'space alone' is that the structural supports for any proposed buildings could be designed without taking cognisance of derailment requirements because such supports are not located within the space directly required for platform 8/7b. The advice from the engineers at the time was that such collision protection could not be retrofitted. The proposals from BG, left space for a future platform 8, but did not take account of derailment factors in their structural

design thus rendering the passive provision meaningless, and a future platform 8 undeliverable.

We are therefore looking for an assurance that the design of any structure will incorporate the necessary provisions for any derailment loading resulting from the construction of a Platform 8/7b, including such supports which sit outwith the land which would be directly occupied by platform 8.

You will understand that BG's refusal to provide such assurances, gives rise to our apprehension on this particular point. Happy to have a stand alone call on this issue if this would assist.

Head of Rail Project Delivery
Rail Directorate
Transport Scotland

From:

Sent: 28 October 2025 08:26

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

has forwarded your email to me.

I can confirm that no structural supports will be located within the hazard or risk zone. ARUP, has been engaged to provide advice on the structural design and, as you may know, they were the engineers for the previous Glasgow Queen Station project and are familiar with these design constraints. Platform 8 (also referred to as platform 7b) is not part of any proposed

disposal. The development proposals ensure there is space to relocate all existing or planned railway infrastructure to allow for the construction of the new platform if needed in the future. This approach was agreed in principle with Transport Scotland at the project steering group on 24th March 2025.

Thank you for your continuing support.

Kind regards



Senior Development Surveyor
Network Rail Group Property
151 St Vincent Street, Glasgow, G2 5NW

Diversity and Inclusion Champion

From:

Sent: 23 October 2025 16:52

To:

Cc:

Subject: FW: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Good Afternoon

With apologies for the delay in a response coming back from Transport Scotland please find below commentary following some internal dialogue.

While we support of the concept of North Hanover Street Development we have concerns over the terms of the disposal as currently proposed.

Our concerns relate primarily to the terms of passive provision for a future Platform 8. We consider that the terms of passive provision should be Level 2 as per the Network Rail Scotland Guidance. In particular we seek assurance that any structural supports placed within the hazard or risk zone will be suitably designed and built for derailment loading given the difficulty or some cases impossibility of retrofitting such measures to existing structures. It is for this we consider that Passive Provision Level 1, "Space only", is likely to be inadequate to suitably safeguard a future platform 8.

We are therefore supportive of the disposal subject to reaching agreement with Network Rail on the above points.

Regards

Senior Project Sponsor
Rail Directorate
Transport Scotland

2 Strathclyde Partnership for Transport

From:

Sent: 06 November 2025 10:17

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Good morning

Thank you for the confirmation that access to the railway will be retained throughout future works and that the new public realm proposed will provide an enhancement in access to the station.

I note that the commercial requirements to support the delivery of development on the site prevent the provision of new station facilities, additional retail, and improved connectivity being provided in the initial stage of development. I welcome the commitment to provide these facilities.

Having received these assurances, SPT consider that the disposal of this land is in the interest of railway users and is in line with the policies of the Regional Transport Strategy. SPT therefore has no objection to this disposal

Best regards

Principal Policy Officer
SPT

From:

Sent: 28 October 2025 08:31

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thank you for your response regarding the consultation on the disposal of land adjacent to and east of Glasgow Queen Street Station.

I confirm access to the railway will be retained. We are proposing a new public realm on the site that will link directly into a new station extension.

The project phasing assumes the new station facilities, additional retail for rail customers and improved connectivity will be built in a later phase. There is a proposed office building which will be funded by a pension / life fund but requires their ownership before construction. The sale proceeds from the office will be used fund the construction of the new station facilities, additional retail, and improved connectivity. This means the new station facilities cannot be built first (unless alternative public funding is found), but there will be a commitment to build them. Can you please confirm your position on this point?

Thank you

Kind regards



Senior Development Surveyor
Network Rail Group Property
151 St Vincent Street, Glasgow, G2 5NW

Diversity and Inclusion Champion

From:

Sent: 20 October 2025 14:24

To:

Subject: FW: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

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 – None at Present

From:

Sent: 20 October 2025 13:40

To:

Cc:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Good afternoon

Thank you for consulting SPT on the above land disposal.

I can confirm that SPT is supportive of the proposal as set out. We would, however, seek assurance from Network Rail that, as per the Property Disposal Application, access to the railway at this location will be retained, and the anticipated rail and non-rail benefits (new station facilities, additional retail for rail customers and improved connectivity) are committed to before the right to the disposal of the land is achieved.

I hope this meets your requirements.

Best regards

Principal Policy Officer
SPT

3 Transport for North

From:

Sent: 23 October 2025 15:42

To:

Subject: RE: URGENT CLOSING TODAY - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

I've had the opportunity to look through this Land Disposal now, and I can confirm that Transport for the North has no objection to releasing this land to assist with wider improvements to the Queen Street area.

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: 24 September 2025 17:51

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

XC Trains Ltd has no comment on this proposed disposal.

Stations Contract Manager, CrossCountry

Address: 5th Floor | Multistory | 18 The Priory Queensway | Birmingham | B4 6BS



5 Caledonian Sleeper

From:

Sent: 20 October 2025 14:27

To:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow
Queen Street Station - Closing Date - Thursday, 23rd October 2025

No issue.



Head of Operations

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*If I am sending this message at night or early morning, it's because it suits my work pattern.
Please respond or action within your own regular hours.*

6 Chiltern Railway Company Limited

From:

Sent: 25 September 2025 09:06

To:

Subject: Re: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

No comments

Regards

Business Plan Delivery Lead

Chiltern Railways
Station Road,
Banbury, Oxfordshire,
OX15 5AB

7 Eurostar International Limited

From:

Sent: 15 October 2025 16:24

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hello

No comments or objections from Eurostar

Best regards

8 Great Western Railway

From:

Sent: 25 September 2025 09:20

To:

Subject: Re: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

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.

9 First Scotrail Limited

From:
Sent: 02 December 2025 14:08
To:
Subject: RE: LC17 Consultation

Hi

Thank you.

Kind regards

From:
Sent: 02 December 2025 12:02
To:
Cc:
Subject: LC17 Consultation

Good afternoon

Please see response from ScotRail to your LC17 consultation, regarding the land adjacent to and East of Queen Street Station.

- *If the disposal involves the North Hanover Street entrance to the low-level platforms, or prevents access from this entrance, alternative access must be provided in advance. The design of the new access should comply with station capacity modelling.*
- *The southern part of the disposal site accommodates station bins, supports station servicing, and provides parking for station operational staff (duty manager & engineers). An alternative permanent location for these functions must be provided at the station or incorporated within any planned redevelopment of the site.*
- *The northern and northeastern sections of the disposal site currently contain temporary 'porta-cabin' style buildings used by ScotRail staff, including train drivers, conductors, train presentation, engineering, and hospitality teams. A permanent alternative location for these functions must be provided within the station or incorporated within any planned redevelopment of the site.*
- *The eastern section of the disposal site has existing station buildings used by ScotRail staff, including sundries, train presentation, engineering, and hospitality teams. A permanent alternative location for these functions must be provided within the station or incorporated within any planned redevelopment of the site.*

Please note that the station change process for NHSD development will afford ScotRail a further opportunity to make representation and we reserve the right to add further requirements or objections at that stage in the process.

Regards

Head of Property Services
ScotRail
Atrium Court, 50 Waterloo St
Glasgow
Glasgow

G2 6HQ

Mobile:

Email:

Web: www.ScotRail.co.uk



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Consider the environment. Do you really need to print this email?

ScotRail Trains Limited. Registered in Scotland Number SC328826. Registered office: Atrium Court, 50 Waterloo Street, Glasgow, G2 6HQ.

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10 Grand Central Railway Company Limited

From:

Sent: 22 October 2025 09:24

To:

Subject: RE: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow
Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

No comments from Grand Central.

Regards

11 London & South Eastern Railway Limited (Southeastern)

From:

Sent: 01 October 2025 08:52

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

No comments on the proposed land disposal.

Thank you,

Major Contracts Commercial Manager

Southeastern

Southeasternrailway.co.uk

[4 More London Riverside](#)

[London](#)

[SE1 2AU](#)

12 Lumo

From:

Sent: 23 October 2025 09:49

To:

Subject: RE: URGENT CLOSING TODAY - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

I have reviewed this on behalf of East Coast Trains Limited ('trading as Lumo') and we have no comment/objection to make on this proposal

Kind regards

Head of Operational Safety

Hull Trains & Lumo



13 Merseyrail Electrics 2002 Limited

From:

Sent: 25 September 2025 09:01

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Good Morning,

We have no objection to this.

Many Thanks

14 MTR Crossrail

From:

Sent: 20 October 2025 12:21

To:

Subject: Re: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

We have no objections

Head of Industry Coordination



Floor 11, North Tower, 200 Aldersgate, EC1A 4HD.

15 Northern Rail Limited

From:

Sent: 25 September 2025 13:14

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thanks for your email – NTL do not wish to raise any comments as this is outside of our network

Many thanks,

Compliance Manager

George Stephenson House, Toft Green
York
YO1 6JT



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

From:

Sent: 25 September 2025 08:12

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

As this is off route for Avanti West Coast, we have no comments.

Many thanks

17 COLAS Rail Limited

From:

Sent: 09 October 2025 07:49

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

– no comments.

KR,



Head of Property



COLAS RAIL LTD
3rd Floor, 25 Victoria Street, London, SW1H 0EX United Kingdom
www.colasrail.co.uk

C2 - COLAS GROUP INTERNAL: Employees and partners who need to know.

18 Nuclear Transport Solutions

From:

Sent: 08 October 2025 08:43

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

OFFICIAL

Good Morning,

NTS have no comments.

Kind regards,

Procurement Manager - Rail
Nuclear Transport Solutions



www.nucleartransportsolutions.com
www.directrailservices.com

At NTS we work flexibly - so whilst it suits me to email now, I do not expect a response or action outside of your own working hours.

19 DB Cargo UK Ltd

From:

Sent: 27 October 2025 09:09

To:

Subject: RE: URGENT CLOSING TODAY - Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Apologies for the late reply.

I can confirm that DB Cargo has no objection to this 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

Web: www.uk.dbcargo.com

Network Change and other consultations, e.g. land disposals, should be e-mailed to:

20 Logistics UK

From:

Sent: 21 October 2025 09:02

To:

Subject: Re: URGENT - Land Disposal Consultation - Land adjacent to and East of Glasgow
Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

We have no comments in relation to this.

Kind regards

Please note I work Monday to Thursday, 8.30am – 5.15pm and every other Friday, 8.15am – 5.15pm.

Head of Infrastructure and Planning Policy
Logistics UK

www.logistics.org.uk

LOGISTICS UK

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Logistics UK is a trading name of Freight Transport Association. Registered Office:5 Lonsdale Gardens, Tunbridge Wells, Kent, TN1 1NU. Registered in England Number 391957.

21 Freightliner Limited

From:**Sent:** 25 September 2025 10:03**To:****Subject:** RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

No comment from FL

22 GB Railfreight Limited

From:**Sent:** 26 September 2025 09:51**To:****Subject:** RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

No issues from GBRf.

Regards,

GB Railfreight**Head of Strategic Access Planning**5th Floor, 62-64 Cornhill | London | EC3V 3NH

GB Railfreight Limited | Registered in England number 03707899

Registered Office: 5th Floor, 62-64 Cornhill, London, EC3V 3NH

23 Rail Freight Group

From:

Sent: 25 September 2025 07:37

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Ok with RFG

Sent from my Galaxy

24 West Coast Railway Company

From:

Sent: 08 October 2025 15:38

To:

Subject: Re: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

no comments

WCR

25 W. H. Malcolm

From:

Sent: 25 September 2025 07:33

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

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](#)

26 Association of Community Rail Partnerships

From:

Sent: 08 October 2025 15:24

To:

Subject: Re: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Dear

We have no objections to this disposal from Community Rail Network

Kind regards

Regions support manager | Community Rail Network



Web: communityrail.org.uk

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



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sender does not accept liability for any errors or omissions.

27 British Transport Police

From:**Sent:** 24 October 2025 09:44**To:****Cc:****Subject:** RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Good Morning

Land Disposal Ref:- CR/56233 North Hanover Street, Glasgow

Please note that due to annual leave this report is late regarding submission.

About 1400hrs on Thursday 23rd October 2025 I met with Network Rail at the North Hanover Street site at Glasgow Queen Street Station.

As a result of that meeting I can now state that I have no concerns regarding the Land Disposal as detailed.

Thanks

British Transport Police
Designing out Crime Officer
A-Div
Empire House
131 West Nile Street
Glasgow G1 2RX

28 Scottish Council for Development and Industry

From:

Sent: 28 October 2025 12:35

To:

Cc:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thank you for this background. I note that Transport Scotland and Glasgow City Council, who were also members of the Glasgow Connectivity Commission, support this project.

We welcome the planned project and - on the basis of the collaborative work noted above - I would ask that you to disregard my previous feedback in an application to the ORR for land disposal.

I look forward to learning more about the project in due course.

Regards.

Head of Policy

Prosper, 51 Wilson Street, Glasgow, G1 1UZ





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From:

Sent: 28 October 2025 09:20

To:

Cc:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thank you for your response regarding the consultation on the disposal of land adjacent to and east of Glasgow Queen Street Station.

I wanted to share some additional background on the proposals. The plan is to develop the site as a new Rail Campus for Scotrail, Network Rail, BT Police, and others. Plans also include new station facilities, train operators' accommodation, more retail, improved connectivity, and enhanced public space. The LC17 process provides NR the flexibility to dispose parts of the site to fund the development.

This project is supported by Scotrail, Transport Scotland, Strathclyde Passenger Transport, BT Police, and Glasgow City Council.

Please let me know if you need any further information.

Kind regards



Senior Development Surveyor
Network Rail Group Property
151 St Vincent Street, Glasgow, G2 5NW

Diversity and Inclusion Champion

From:

Sent: 25 September 2025 16:40

To:

Subject: FW: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Please see below comments from

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 – 26th & 29th September 2025 & 1st October 2025

From:

Sent: 25 September 2025 11:51

To:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

We welcome the proposed disposal in order to generate funding to improve station facilities.

As a former member of the Glasgow Connectivity Commission, we have a strong interest in the development of the Clyde Metro and the Commission's recommendation that the Central/Queen Street gap should be plugged through the development of a city centre tunnel and a two-platform underground station with entrances/exits adjacent to the two existing high-level stations. The Commission highlighted the potential for a single tunnel or a main tunnel with tunnel extensions. While I appreciate that this recommendation did not make it

into the 20-year STPR2 investment priorities, we'd like to make sure that the development would not prevent the development of this cross-city infrastructure in the future if the capacity is required, the strategic business case is made and sufficient funding becomes available.

Regards.

Head of Policy



Prosper, 51 Wilson Street, Glasgow, G1 1UZ



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29 Glasgow City Council

From:

Sent: 24 October 2025 10:18

To:

Cc:

Subject: RE: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025 (OFFICIAL)

There has been no objections / comments received from GCC.

Kind regards

Head of Development
Neighbourhoods Regeneration and Sustainability
Glasgow City Council
231 George Street G1 1RX
www.glasgow.gov.uk
social media @GlasgowCC

30 Network Rail Media Relations

NO RESPONSE

31 Transport Focus (formerly Passenger Transport)

From:

Sent: 26 September 2025 10:41

To:

Subject: Re: Land Disposal Consultation - Land adjacent to and East of Glasgow Queen Street Station - Closing Date - Thursday, 23rd October 2025

Hi

Thanks, no comment from us.

Best regards

Rail technical advisor

Transport Focus

The independent transport user watchdog

Follow us on X, formerly known as Twitter– our chief executive tweets. You can also call our contact centre on (open 8am - 8pm Monday - Friday and 8am - 4pm at weekends) or via.

Annex 2

Dear Consultee

We are currently seeking views of relevant parties on our proposed land disposal at Glasgow Queen Street Station by way of freehold sale and / or lease.

We attach a draft application form which together with the related plans, 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 **THURSDAY, 23rd October 2025**.

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

organization, please advise us of the appropriate contacts details so that we may amend our records.

Yours faithfully