

Kirstin Scott
Executive, Access & Licensing
Email StationsandDepots@orr.gov.uk



BY EMAIL ONLY

12 January 2024

Darren Edmonds
Senior Development Manager Major Projects
City Development Directorate
Sunderland City Council

Dear Darren

Section 22 Railways Act 1993: Amendments to the Station Access Conditions for Sunderland station where Northern Trains Limited is the Station Facility Owner

ORR reference number: S/22/375/24/02

I enclose notice of approval for the amendments made to the Station Access Conditions for Sunderland station, where Northern Trains Limited is the Station Facility Owner. The amendments were contained in the amending document submitted to the Office of Rail and Road (ORR), under section 22 of the Railways Act 1993 (the Act) on 4 January 2024.

In approving the amendments we have taken into account our duties under section 4 of the Railways Act 1993 (the Act).

Please notify all users of the notice, and note that the above ORR unique reference number should be used in any further correspondence.

A copy of the amending document will be placed on the ORR public register in accordance with section 72 of the Act. No exclusions will be made prior to it being placed on the public register, unless a request for redaction is made to us. If you wish to request an exclusion of all or part of the amendments, or have any other questions, please contact me as soon as possible.

Service Facility Description

We draw your attention to Regulation 13(3) of [The Railways \(Access, Management and Licensing of Railway Undertakings\) Regulations 2016](#), which requires a service facility provider (e.g. the operator of a station) to provide the manager of the infrastructure to which its facility is connected with such information as necessary to include in its Network Statement, and to keep it updated.

[Commission Implementing Regulation \(EU\) 2017/2177 of 22 November 2017 on access to service facilities and rail-related services](#) (retained in domestic law, subject to some amendments, by [SI 2019/1310](#)) further specifies that operators of service facilities must publish a Service Facility Description (SFD) for the service facilities

and services for which they are responsible. The SFD should include the information set out in Article 4(2) of the Implementing Regulation, and must be made publicly available, free of charge, in one of the following ways:

(a) by publishing it on the service facility operator's web portal, or on a common web portal, and providing the infrastructure manager of the network with a link to be included in the infrastructure manager's Network Statement; or

(b) by providing the infrastructure manager with the relevant, and ready-to-be-published information, to be included in the Network Statement.

Infrastructure managers must facilitate the collection of this information and make it available. A common template format for service facility information has been developed by RailNet Europe available at <https://rne.eu/downloads/>. Service facility operators may also wish to consider utilising the Rail Facilities Portal <https://railfacilitiesportal.eu/>.

You may find it helpful to read our [guidance on service facilities](#), and in particular chapter 4. Please note that is a legal requirement that a service facility operator must establish a SFD. It is their responsibility to ensure that they are compliant with those legal requirements.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kirstin Scott', is positioned below the 'Yours sincerely' text.

Kirstin Scott

Gerry Leighton
Head of Stations & Depots and Network Code
Email StationsandDepots@orr.gov.uk



BY EMAIL ONLY

12 January 2024

Northern Trains Limited
George Stephenson House
Toft Green
York
YO1 6JT

For the attention of the Company Secretary

Section 22 Railways Act 1993: Specific approval for amendments to the Station Access Conditions for Sunderland station, where Northern Trains Limited is the Station Facility Owner

ORR reference number: S/22/375/24/02

Under section 22(1) of the Railways Act 1993 (the Act), any amendment or purported amendment to a Station Access Agreement shall be void unless the amendment has been approved by the Office of Rail and Road (ORR) or is made pursuant to directions under section 22A or 22C to the Act.

Accordingly, under section 22(2) of the Act, I approve the amendments to the Station Access Conditions for Sunderland station, as described in the amending document submitted to ORR on 4 January 2024.

A copy of the amending document will be retained on the ORR's public register.

A handwritten signature in blue ink, appearing to read 'Gleighton'.

GERRY LEIGHTON
Duly authorised by the Office of Rail and Road



AMENDING DOCUMENT

THE RAILWAYS ACT 1993 SECTION 22

SPECIFIC APPROVAL FOR STATIONS 2017

SUNDERLAND STATION (ORR REF: SSA/15/220/95/01)

Made under the National Station Access Conditions 2013 (England & Wales) and Annexes applicable to the Station(s).

1.0 PROPOSALS

The geographical scope of the change proposal is limited to Sunderland Station south entrance building, which will be demolished and rebuilt, and the interface at platform level with the south entrance building where it is proposed to install new fire protection lobby doors at the foot of the access stairs and escalator. No other permanent changes are proposed to the north entrance, platform level, or any other part of the station.

During implementation of the proposal, the entire south entrance building and its facilities will be unavailable to all station users and staff, except for an encased escape route to be maintained through the construction site to be used in emergencies. During this period all access to/from platform level will be via the station's north entrance only. Station facilities that can be temporarily relocated from the south entrance into the north entrance (including Ticket Vending Machines, Ticket Validators, and information/advertising displays) will be done so in cooperation with Station Operators

The proposed construction methodology has been developed so that all works interfacing with the railway will be delivered in non-disruptive overnight Rules of the Route Possessions and implementation of the proposal will not have any impact on train operations through Sunderland Station

2.0 AMENDMENTS REQUIRED

The implementation of the proposals would necessitate changes to the agreements affecting the station as follows:

Station Specific Annexes to the Station Access Conditions –
Sunderland station - ORR Ref: SSA/15/220/95/01

Annex 1 - Appendix 2:

Plan No 0016958 shall substitute the current Plan in Appendix 2 of Annex 1.

Annex1 - Appendix 4: Replace wording at line 10a (“Public address systems”, “Fully visible and accessible closed circuit TV systems not related to AFD”, and “Other closed circuit TV related systems” paragraphs only), line 24 and line 27 with the wording below:

Description	Present at Station	Quantity	Responsibility for Maintenance	Responsibility for Repair
(10a) Public address systems	YES	1 system with 173 speakers	SFO	NR
(10a) Fully visible and accessible closed circuit TV systems not related to AFD	YES	92	SFO	NR
(10a) Other closed circuit TV related systems	NO	N/A	NR	NR
(24) Escalator installations	YES	1	NR	NR
(27) All Smoke Stop Doors including Automatic Linked to A.F.D	YES	23	NR	NR

Annex 5, paragraph 2 – add the following Included Existing Agreement:

Date	Type of agreement	Parties
1/2/23	Licence to erect projections over the highway	The Council of the City of Sunderland and Network Rail Infrastructure Limited

3.0 AGREEMENT TO AMENDMENTS REQUIRED

Letters of acceptance have been received from the following consultees:

- Network Rail Infrastructure Limited
- Northern Trains
- NEXUS
- Grand Central Railway Company Limited
- London North Eastern Railway
- DB Cargo (UK) Limited
- West Coast Railway Company Limited

Deemed acceptance to the Proposal has been obtained from the following consultees:

- Locomotive Services (TOC)
- Rail Operations (UK) Limited
- Direct Rail Services

4.0 AGREEMENTS AFFECTED BY THIS AMENDMENT

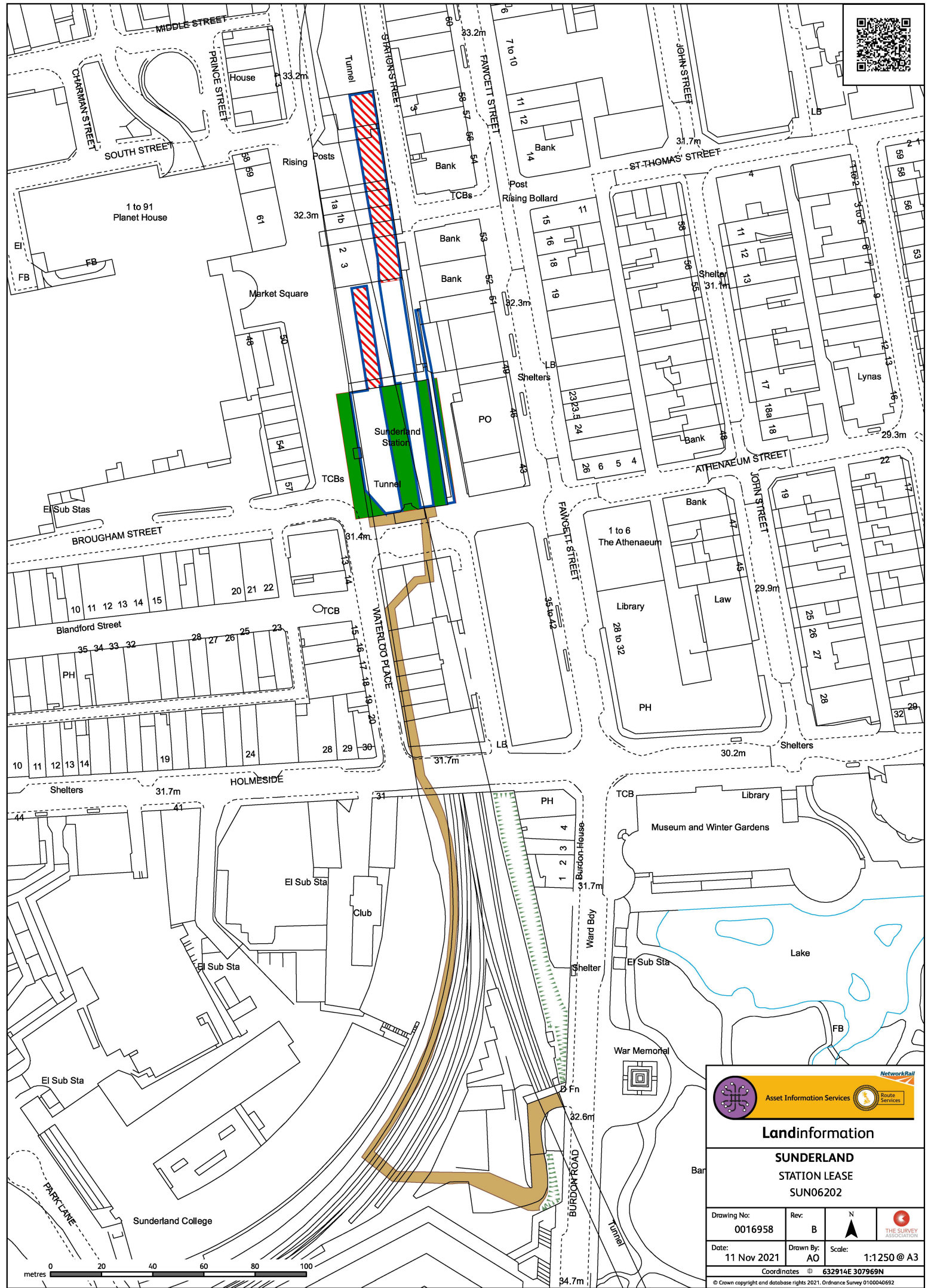
The Specific Approval Amendment relates to the Station Access Agreement with the following:

Grand Central Railway Company Ltd	– ORR reference GAS/18/326/228/M/16/01
DB Regio Tyne & Wear	- ORR reference GAS/18/326/278/22/16/01
East Coast Mainline Company Ltd	– ORR reference GAS/18/326/248/M/16/01
English Welsh & Scottish Railways	- ORR reference SAA/198/29/05/01
DB Cargo (UK) Limited	- ORR reference S/18/326/29/M/16/01
West Coast Railway Company Ltd	- ORR reference GAS/18/375/60/M/21/01
Merlin Rail Limited	- ORR reference SAA/198/174/999/04/01
Direct Rail	- ORR reference GAS/18/375/44/M/21/01
Locomotive Services (TOC)	– ORR reference GAS/18/375/345/M/20/01
GB Railfreight Limited	– ORR reference GAS/18/375/122/M/21/01
Rail Express Systems	– ORR ref SAA/198/28/999/05/01

5.0 EXCLUSIONS FROM THE PUBLIC REGISTER

No exclusions are requested from this document before placement on the public register.

These amendments are to take effect on approval by ORR of any amendments that require ORR Specific Approval (and if there are no such amendments because all are covered by the General Approvals, then upon the Proposal being effectively accepted)





Asset Information Services



Landinformation

**SUNDERLAND
STATION LEASE
SUN06202**

Drawing No: 0016958	Rev: B		
Date: 11 Nov 2021	Drawn By: AO	Scale: 1:1250 @ A3	
Coordinates  632914E 307969N			

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