

**To: Infrastructure, Land & Environment Policy Board**

**On: 29 May 2019**

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**Report by: Chief Executive and Director of Finance & Resource**

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**Heading: Temporary Licences to Occupy land to provide Working Areas for City Deal construction**

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## **1. Summary**

- 1.1 To submit details for land required under short term Licences to occupy certain land for construction working areas to implement the Glasgow Airport Investment Area Project and the Clyde Waterfront and Renfrew Riverside Project (the “**Projects**”) to facilitate these City Deal infrastructure developments.
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## **2. Recommendations**

- 2.1 That the Board approves the Council entering into licences to occupy the areas of land listed in Appendix A for periods in excess of 12 months and authorises the Head of Property in consultation with the Head of Corporate Governance to finalise the terms and conditions of and to sign missives for those licences with the relevant land owners.
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## **3. Background**

- 3.1 The Board previously approved the making of Compulsory Purchase Orders in relation to these three Projects – namely, (a) Glasgow Airport Investment Area,

City Deal (Number One) Compulsory Purchase Order 2018; (b) Glasgow Airport Investment Area, City Deal (Number Two) Compulsory Purchase Order 2018; and (c) Clyde Waterfront and Renfrew Riverside, City Deal Compulsory Purchase Order 2019. Each of these Compulsory Purchase Orders included land purchase, acquisition of permanent servitude rights and acquisition of temporary rights where they are required to form construction working areas.

- 3.2 Scottish Government guidance (Planning Circular 6/2011) recommends a “twin track” approach to land acquisition in order to provide a greater degree of certainty on programme should voluntary negotiations falter and to resolve any defects in the title in the land to be acquired. The Council therefore continues to adopt this approach i.e. pursuing acquisition of land required on a voluntary basis while at the same time progressing with the preparation of a compulsory purchase order (“CPO”). The CPO would be used as a fall back in the event of failure to reach agreement with the affected parties.
- 3.3 Voluntary negotiations are progressing well across both Projects and this has highlighted the need to provide for a delegation to progress these temporary Licences within the timeframe of the construction program.
- 3.4 The current Scheme allows the Head of Property, in conjunction with the Head of Corporate Governance, to approve the terms and conditions of and to sign missives for leases or licences to occupy by or to the Council for periods not exceeding one year.
- 3.5 The Council's construction contract(s) stipulate access to all land required to deliver the Projects will be available throughout the entire contract period(s). This allows each contractor to phase the Project works in the most efficient manner. The Council therefore requires to enter into Licences to Occupy and Licences for Works (as appropriate) for initial periods up to 36 months and monthly thereafter. Although the initial Licence period may be up to 36 months, the works in each location and the actual occupation at each location are likely to be for significantly shorter periods
- 3.6 The land where provisional terms have been agreed voluntarily for Licences are identified on the following plans, outlined in red and shaded green (copies of the plans can be supplied on request)
  - (a) Glasgow Airport Investment Area, City Deal (Number One) Compulsory Purchase Order 2018 - Map 1, Map 2, LIP plan No. 13, LIP Plan No. 12, LIP plan no. 24, LIP Plan No. 9 and LIP Plan No. 19;
  - (b) Glasgow Airport Investment Area, City Deal (Number Two) Compulsory Purchase Order 2018 – Map and LIP Plan No. 18;

(c) Clyde Waterfront and Renfrew Riverside, City Deal Compulsory Purchase Order 2019 – LIP Plan No. 4, LIP Plan no. 17, LIP Plan No. 2 and LIP plan No. 16.

- 3.7 The land where provisional terms have been agreed voluntarily for Licences are further detailed on the attached Appendix A.
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## Implications of the Report

1. **Financial** – Where applicable compensation for Licences is funded through the City Deal Projects and included in adjacent land acquisition costs.
2. **HR & Organisational Development** – N/A
3. **Community Planning** –  
  
**Children and Young People** – The City Deal infrastructure encourages children, young people as well as adults to use active travel  
  
**Community Care, Health & Well-being** - The City Deal infrastructure will facilitate new development opportunities and business growth with both projects improving educational and health opportunities for people within the local communities as well as aiding employees to access these major existing and new employment centres.  
  
**Empowering our Communities** – N/A  
  
**Greener** - The completed infrastructure will provide segregated provision for walking and cycling at key locations.  
  
**Jobs and the Economy** - The completed City Deal infrastructure will provide connectivity and access to new and existing jobs for people in our communities. During the project construction periods hundreds of new jobs will be created and as a result of new business creation thousands of additional permanent jobs are expected to be created.  
  
**Safer and Stronger** – N/A
4. **Legal** – Concluding missives and Licences for initial periods of up to 36 months and then monthly thereafter as detailed in the body of this report.
5. **Property/Assets** – As per this report
6. **Information Technology** - none

7. **Equality & Human Rights**

- (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety - None**

9. **Procurement - None**

10. **Risk** - Should planning, overall land assembly and other statutory consents not be granted timeously then this would delay Project delivery and realisation of Project benefits.

11. **Privacy Impact - None**

12. **Cosla Policy Position – N/A**

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**Schedule of interests attached**  
**Individual plot plans can be provided on request**

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## Appendix A

Glasgow Airport Investment Area, City Deal (Number One) Compulsory Purchase Order 2018		
Plan	Plot	Area (m2)
Map 1	27A	24
	27B	87
	27C	25
	27F	100
	27G	109
	27H	511
	27I	319
	27J	4
	29	24
Map 2	21C	15
	21D	61
	21E	32
	21H	251
	21K	503
	21J	1,237
	40	106
LIP Plan No. 13	25A	28
	25B	9
	25C	20
	25D	55
	25E	22
	25F	27
LIP Plan No. 12	23A	2,271
	23B	329
LIP Plan No. 24	38	95
LIP Plan No. 9	16D	72
	16E	46
	16F	367
	16G	175
	16H	112
	South of plot 15	650
LIP Plan No. 19	32D	186
	32E	171

Glasgow Airport Investment Area, City Deal (Number Two) Compulsory Purchase Order 2018		
Plan	Plot	Area (m2)
Map	12B	1,148
	12C	101
	12D	226
	12E	353
	14C	70
	43	403
LIP Plan No. 18	31C	372
	31D	381

Clyde Waterfront and Renfrew Riverside, City Deal Compulsory Purchase Order 2019		
Plan	Plot	Area (m2)
LIP Plan No. 4	48E	66
	48F	76
	48G	391
LIP Plan No. 17	50A	120
	50B	149
	51	30
	59(2) A	916
	59(2) B	4,218
	59(2) C	64
	59(2) D	56
	59(3)	180
LIP Plan No. 2	49B	31
LIP Plan No. 16	58C	3,385
	58D	30
	58E	21
	58F	9
	58G	192