

To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: The Renfrewshire Council (Advanced Manufacturing Innovation District Scotland, South) Compulsory Purchase Order 2023

1. Summary

- 1.1 To submit details for land required to implement the Advanced Manufacturing Innovation District Scotland, South project (the “**Project**”) and to be included in a Compulsory Purchase Order (CPO) to facilitate the proposed infrastructure development.
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2. Recommendations

- 2.1 The Board is asked to approve the making of a Compulsory Purchase Order to acquire the titles and interests in the land (including leases and/or licences for periods in excess of 12 months and for the duration of the construction contract) shown on Plans “CPO Location Plan, Maps 1, 2, 3, 4, 5, 6, 7 and 8”. The land identified on these Maps is required to implement this Project. A list of owners and interests currently identified is included in the AMIDS South CPO Land Schedule attached. The anticipated duration of the construction contract is 18 to 24 months.
- 2.2 Note that discussions will continue with all affected owners concurrently with the publication of the Compulsory Purchase Order and compensation will be negotiated with each owner as appropriate and in accordance with CPO legislation.
- 2.3 Note that there may be minor modifications to the land to be acquired if there are changes in ownership and/or voluntary acquisitions or otherwise.

Only the land required for the satisfactory completion of the Project will be included in the CPO.

3. **Background**

- 3.1 Scottish Ministers encourage authorities to recognise that in some cases acquiring all interests by agreement will not be possible or practicable in a reasonable time or at a reasonable cost. Ministers encourage authorities to use CPO proactively and positively to promote sustainable economic growth, improve the quality of life and bring real benefits to Scotland's Communities.
- 3.2 The Advanced Manufacturing Innovation District Scotland South (AMIDS South) project comprises a new transport link from Paisley town centre to AMIDS and Glasgow Airport, together with a new link from Shortroods to Renfrew Road, crossing the White Cart via a new bridge. The Project includes cycling, walking and vehicle infrastructure as well as sustainable drainage and landscape works.
- 3.3 The Leadership Board approved the Outline Business Case (OBC) for the Advanced Manufacturing Innovation District Scotland South (AMIDS South) on 16th June 2021.
- 3.4 A Planning Application was submitted to Renfrewshire Council in May 2022 and consent was granted at the Planning and Climate Change policy Board meeting on 24th January 2023.
- 3.5 The alignment for the Project runs north from Weir Street along Abercorn St, Harbour Road, across the White Cart Water (just south of Paisley Harbour), linking to Inchinnan Road at the northern end of the Project. A new bridge will be constructed across the White Cart Water (the White Cart Crossing). This crossing is detailed on the CPO Maps but will not be included in the CPO as the land is owned by the Crown. The land and rights required from the Crown will be the subject of a voluntary acquisition. For the avoidance of doubt Crown land cannot be included or acquired through the CPO process. Additionally new infrastructure joins the north to south link at a point just south of the White Cart crossing and travels east joining Renfrew Road at a point just south of Mews Lane.
- 3.6 The alignment of the Project and location of the bridge was driven by a detailed multistage options appraisal. This process considered options for delivering the targeted outcomes, potential corridors and then specific alignments to ensure the Project specific objectives were delivered. This appraisal process was further assessed during the stakeholder and public consultation process.
- 3.7 The planned Project alignment performed best in terms of being considered most suitable for delivery of the targeted benefits, promoting potential for growth of existing businesses, development potential, accommodating the revised traffic flows in the area and minimising impact on existing residential areas.

- 3.8 A detailed transport modelling exercise has been undertaken to assess and report on the predicted impact of the Project on future traffic flows and is included in the planning application.
- 3.9 In order to further progress the Project to meet funding requirements in terms of delivery programme, it is necessary to commence land assembly. Dialogue is ongoing with the owners of key sites.

Compulsory Purchase Powers

- 4.1 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 and the Infrastructure, Land and Environment Board approved the use of CPO in Principle on 31 August 2022. The complexity and piecemeal nature of the land interests involved along with the requirement to ensure the Council obtains ‘clean’ titles to the land i.e., free from historical and other burdens makes Compulsory Purchase the most appropriate route for land assembly. It is advisable for acquiring authorities to take this approach when land requirements are complex in order to provide a greater degree of certainty on programme and to avoid any delay.
 - 4.2 The use of CPO powers is considered appropriate for this Project on the basis that the land interests to be acquired are restricted in nature (as can be seen from the accompanying Maps) and the Project, once completed, will provide significant improvements to walking and cycling links and reduce the volume of traffic on Love Street and Inchinnan Road south of the junction with the Project.
 - 4.3 In addition to the benefits delivered directly by the Project, there will also be an enhancement of the benefits achieved from the ongoing development at AMIDS and from the council’s investment in cultural heritage and hospitality in Paisley town centre.
 - 4.4 The Council, as Roads Authority, will use powers of compulsory purchase under the Roads (Scotland) Act 1984 in order to assemble the land required for this Project. As the land being acquired is solely to construct the infrastructure this is the appropriate power for the Council to use.
 - 4.5 The planned infrastructure referred to in 3.2 requires the acquisition of property, titles and interests, identified on the attached schedule.
 - 4.6 It may be the case that as the Council proceeds with the CPO and continues discussions with affected owners other, as yet, unidentified, titles or interests may come to light which are not listed within the schedule, but which would form part of the CPO.
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Implications of the Report

1. **Financial** – Costs associated with acquisitions are included in approved capital budgets and will be brought to a future board.
2. **HR & Organisational Development** – N/A.
3. **Community Planning** –

Community Care, Health & Well-being – By linking the communities either side of the White Cart and improving links between the on-going investment in cultural heritage in Paisley to the evolving employment opportunities at AMIDS, the benefits being achieved will be enhanced and the geographical influence will be increased. Opportunities for walking and cycling will increase significantly and the environment within the residential areas of Love Street and Inchinnan Road (south) will be improved. Links between educational centres (West College Scotland, Paisley Grammar Community Campus) and employment / skills development centres at AMIDS will be significantly improved. The Project will facilitate new development opportunities and business growth in the Project area.

Greener – The completed infrastructure will include segregated provision for walking and cycling. It will also enable improved public transport links. The improved access and visibility of the White Cart will introduce opportunity for recreational and leisure use of this important asset. The improved links will reduce active travel times and increase the choice of travel option.

Jobs and the Economy – the completed infrastructure will provide connectivity and access to new and existing jobs for people in our communities.

4. **Legal** - Acquisition of the properties, rights and leases as outlined in the body of the report and on the attached Maps and Schedule.
5. **Property/Assets** - As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights** –

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** - Land acquisition will only be taken forward in due course once statutory consents are granted and funding for the Project is approved at Final Business Case stage. The Council may have started a Compulsory Purchase Order which is not subsequently completed.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Risk** – provision of additional active travel routes with potential for impact on climate change, through reduction in the number of short, motorised journeys

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AMIDS South CPO Land Schedule

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
1	Network Rail Limited 1 Eversholt Street London NW1 2DN Registered Number 04402220	Owner
2	Unknown Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number SP2508RS	Owner Servitude Right Only
3	Unknown	Owner
4	Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number SP2508RS	Owner
5	Andrail Limited c/o McLay, McAlister & McGibbon LLP 145 St Vincent Street Glasgow G2 5JF Registered Number SC146547	Owner
6	Unknown	Owner
7	Unknown	Owner
8	Abercorn Estates	Owner
10A and 10B	Investacc Pension Trustees Ltd as Trustees of the Minerva SIPP Amar Poddar (2467) & Rashmi Poddar (2823)	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>Minerva House Port Road Business Park Carlisle CA2 7AF</p> <p>Registered Number 02875892</p> <p>Amar Poddar and Rashmi Poddar as Trustees of the Minerva SIPP Amar Poddar (2467) & Rashmi Poddar (2823)</p> <p>RAM 211 Ltd t/a Little Learners 4 Thomas Street Paisley PA3 6AX</p> <p>Registered Number SC384523</p>	<p>Owner</p> <p>Tenant</p>
11A and 11B	<p>S Brady Limited 31/33 Abercorn Street Paisley PA3 4AL</p> <p>Registered Number SC036035</p>	Owner
12	Abercorn Estates	Owner
13	<p>Network Rail Limited 1 Eversholt Street London NW1 2DN</p> <p>Registered Number 04402220</p>	Owner
14	Abercorn Estates	Owner
15	Abercorn Estates	Owner
16	Abercorn Estates	Owner
17	Joseph Robertson McNally	Owner
18	Abercorn Estates	Owner
19A and 19B	<p>Stephen McCallion</p> <p>William Gray</p>	<p>Owner</p> <p>Owner</p>
20	Abercorn Estates	Owner
21	<p>Storage Investments (Paisley Abercorn) Limited Scotland House North Quay</p>	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	Douglas Isle of Man IM1 4LE Registered Number 133185C	
22	Unknown	Owner
23	Atomic Investments Limited Scotland House North Quay Douglas Isle of man IM1 4LE Registered Number 12758733 Marcy Contracts Limited 4 Station Cre4scent Industrial Estate Station Road Renfrew PA4 8RA Registered Number SC538652 KN Group Limited 101 Hadfields Dun Works 39 Green Lane Sheffield S3 8EX Registered Number 12707963	Owner Tenant Occupier
24	Abercorn Estates	Owner
25	James & Elizabeth Gillespie Flogas Britain limited 81 Rayns Way Syston Leicester LE7 1PF Registered Number 00993638	Owner Servitude Right Only
26	Colin William MacKenzie	Owner
27	Mohammed Faheem	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
28	DMC Transportation Limited 106 Abercorn Street Paisley PA3 4AY Registered Number SC307458	Owner
29A	Trustee of R&B Property RoMech Facilities management limited 107C Abercorn Street Paisley PA3 4AT Registered Number SC401975	Owner Tenant
29B	@SIPP (Pension Trustees) Limited 6 th Floor Mercantile Building 53 Bothwell Street Glasgow G2 6TS Registered Number SC217251	Owner
29C	KLTR (Shoreham limited – Dissolved)	Owner
30	Flogas Britain limited 81 Rayns Way Syston Leicester LE7 1PF Registered Number 00993638	Owner
31	KLTR (Cawdaw Industrial Holding Limited – Dissolved)	Owner
33	Container Parks Limited 30 Cogan Street Glasgow G78 1EJ Registered Number SC257782	Owner
34	Yolund Limited 255 Glasgow Road Paisley PA1 3ER	Owner

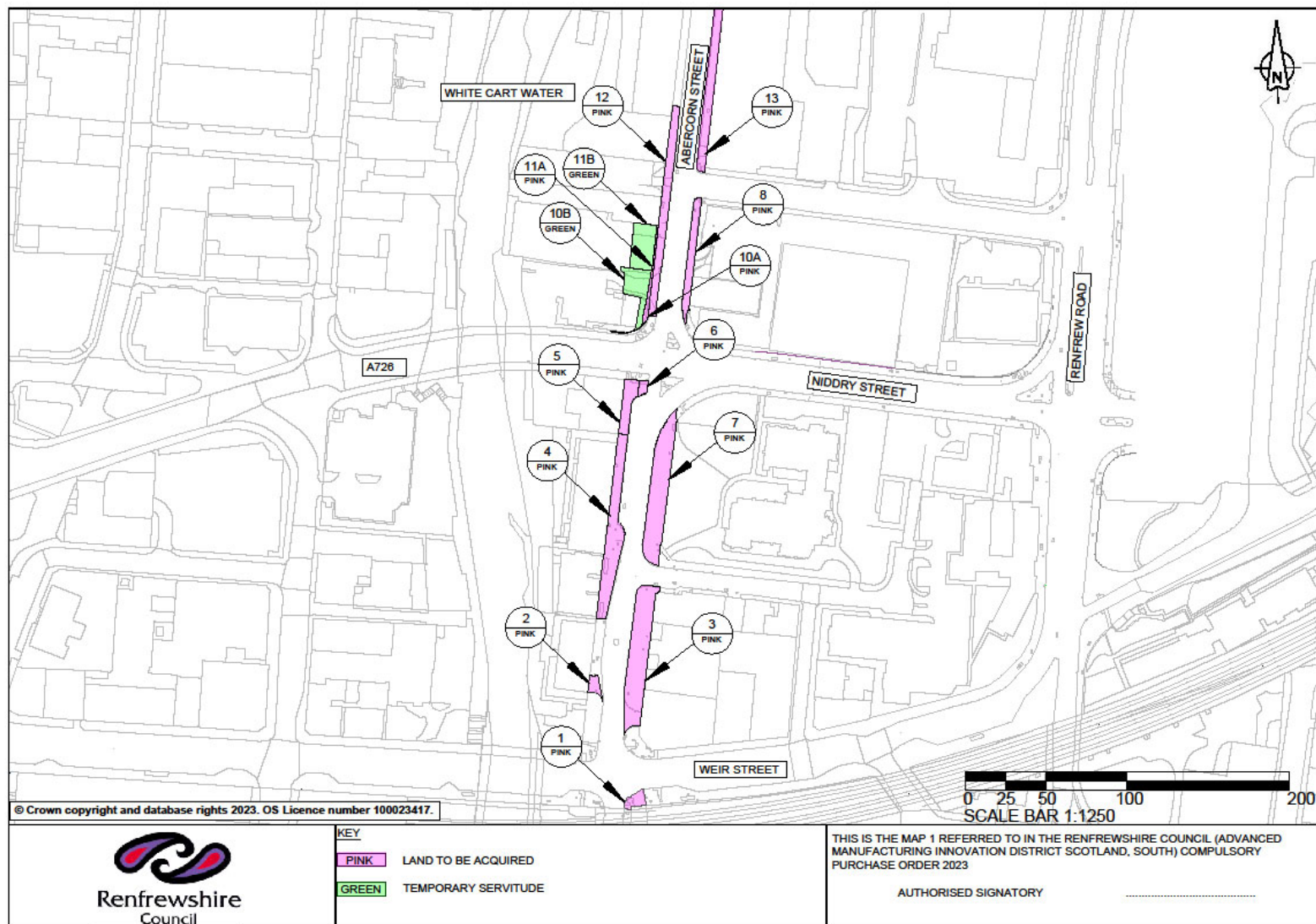
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>4 Vesta Street Manchester M4 6EQ</p> <p>Registered Number 11050268</p> <p>Jennifer Clarke</p> <p>Mr Martin Appleton-Clare</p> <p>Mrs Giora Schwartzberg</p> <p>Mrs Christine Marshall</p>	<p>Tenant</p> <p>Tenant</p> <p>Tenant</p> <p>Tenant</p>
37	<p>Barnaigh Group Limited 117 Abercorn Street Paisley PA3 4DH</p> <p>Registered Number SC289677</p> <p>Taylor & Fraser Limited 117 Abercorn Street Paisley PA3 4DH</p> <p>Registered Number SC155035</p>	<p>Owner</p> <p>Occupier</p>
38	<p>Corner property Company Limited 1 George Square Glasgow G2 1AL</p> <p>Registered Number SC026133</p>	<p>Owner</p>
39	<p>Container Parks Limited 30 Cogan Street Glasgow G78 1EJ</p> <p>Registered Number SC257782</p>	<p>Owner</p>
40	<p>Railway paths Limited 2 Cathedral Square Bristol BS1 5DD</p>	<p>Owner</p>

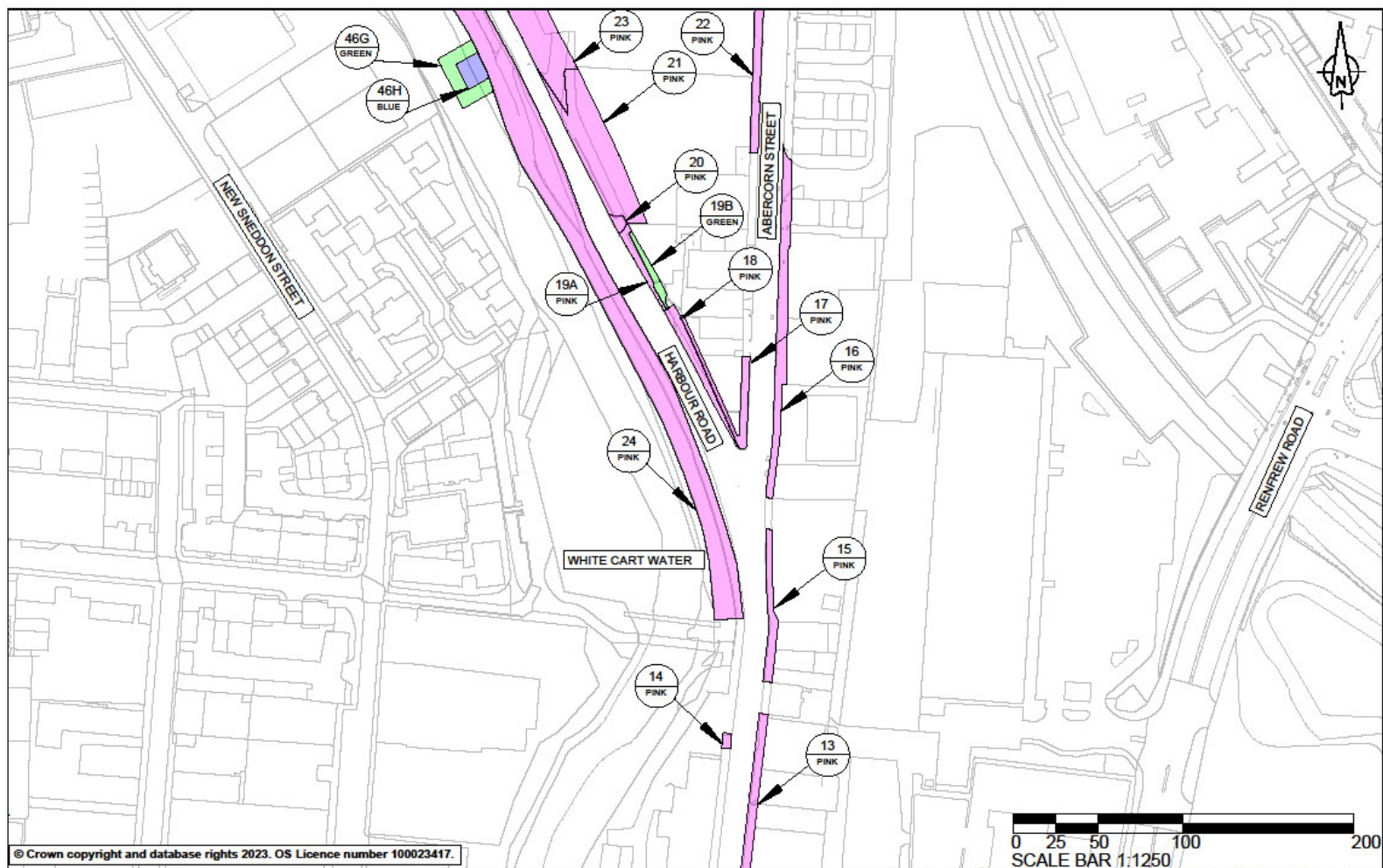
Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	Registered Number 03535618	
41	West College Scotland	Owner
43	<p>Charles & Catherine Ironside</p> <p>Trustees of the Firm of Richard Geddes and Son</p> <p>Williamsburgh Housing Association Limited Ralston House Cyril Street Paisley PA1 1RW</p> <p>Registered Number SP1991RS</p> <p>Thomas & Sheila Williamson</p> <p>Graeme Reid</p> <p>Ossian Maintenance Limited 1 Glasgow Road Paisley PA1 3PX</p> <p>Registered Number 204650</p> <p>Marion & Raymond Retson</p> <p>Unknown</p>	<p>Owner</p> <p>Owner</p> <p>Owner</p> <p>Owner</p> <p>Owner</p> <p>Owner</p> <p>Owner</p> <p>Owner</p>
44	West College Scotland	Owner
45	<p>M P Burke transport Limited 121 Abercorn Street Paisley PA3 4DF</p> <p>Registered Number SC368849</p>	Owner
46A, 46B, 46C, 46D,	Crown Estate	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
46E, 46F, 46G and 46H		
47	Abercorn Estates	Owner
48	SPG (Harbour Road) Limited Airlink First floor 16 Gordon Street Glasgow G1 3PT Registered Number SC344932	Owner
49	Unknown	Owner
50A, 50B and 50C	Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ Registered Number SC359905	Owner
51A and 51B	Consult Lift Services limited Thistle House Inchinnan Road Paisley PA3 2RE Registered Number SC196651	Owner
52A and 52B	Mirrin Enterprise limited 27 old Gloucester Street London WC1N 3AX Registered Number 12567309	Owner
53	Clowes Developments (Cart Corridor) Limited 9 Coats Crescent Edinburgh EH3 7AL Registered Number SC286815	Owner
54A and 54B	The Albex Group Limited Albex House 1 Marchfield Drive	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>Paisley PA3 2RB</p> <p>Registered Number SC253524</p> <p>Secretary of State for Communities and Local Government Maritime & Coastguard Agency 3/20 Spring Place 105 Commercial Road Southampton SO15 1EG</p> <p>Spectrum Service Solutions Limited 1 Marchfield drive Paisley PA3 2RB</p> <p>Registered Number SC245163</p> <p>York Archaeological Trust for Excavation & Research Limited 47 Aldwark York YO1 7BX</p> <p>Registered Number SC042846</p>	<p>Tenant</p> <p>Tenant</p> <p>Tenant</p>
55	<p>Songa Shipmanagement Limited 2 Marchfield Drive Paisley PA2 3RB</p> <p>Registered Number SC311252</p>	Owner
56	<p>Europcar UK Limited 1 Great Central Square Leicester LE1 4JS</p> <p>Registered Number 00875561</p>	Owner
57	<p>Aegon UK Property Fund limited Level 26 The Leadenhall Building 122 Leadenhall Street</p>	Owner

Plot Number	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)
	<p>London EC3V 4AB</p> <p>Registered Number 03821597</p> <p>Police Scotland</p>	Tenant
58	<p>Glasgow Airport Limited St Andrews Drive Glasgow Airport Paisley PA3 2SW</p> <p>Registered Number SC096624</p> <p>BAA Lynton Limited 1 park Row Leeds LS1 5AB</p> <p>Registered Number 0330278</p>	<p>Superiority Interest</p> <p>Owner</p>
59	<p>Friends Life limited Aviva Row York YO90 1WR</p> <p>Registered Number 04096141</p>	Owner
60	<p>Squarestone Growth LLP Sterling Ford Centurion Court 83 Camp Road St Albans AL1 5JN</p> <p>Registered Number OC399311</p>	Owner
61	<p>Glasgow Airport Limited St Andrews Drive Glasgow Airport Paisley PA3 2SW</p> <p>Registered Number SC096624</p>	Owner





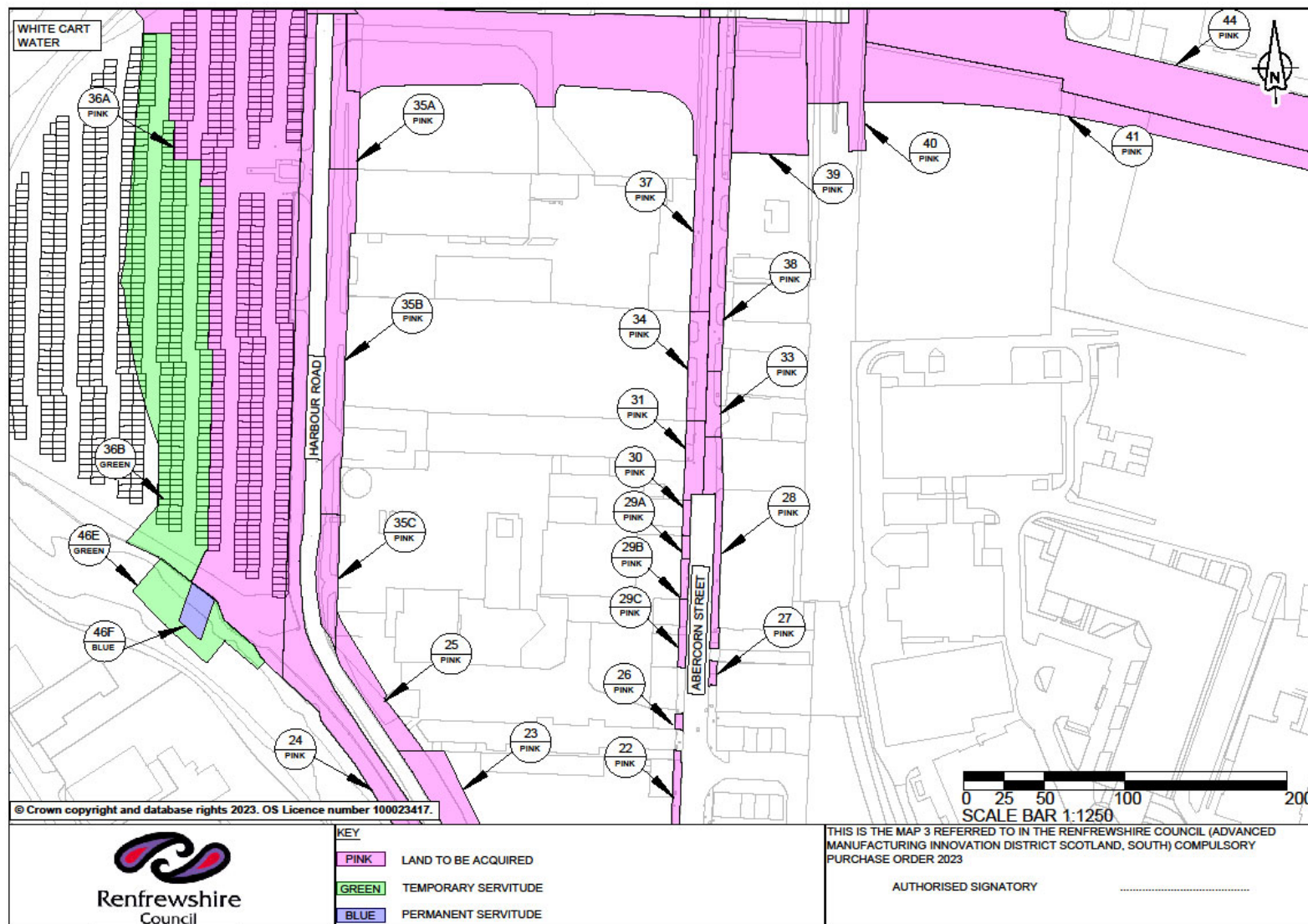
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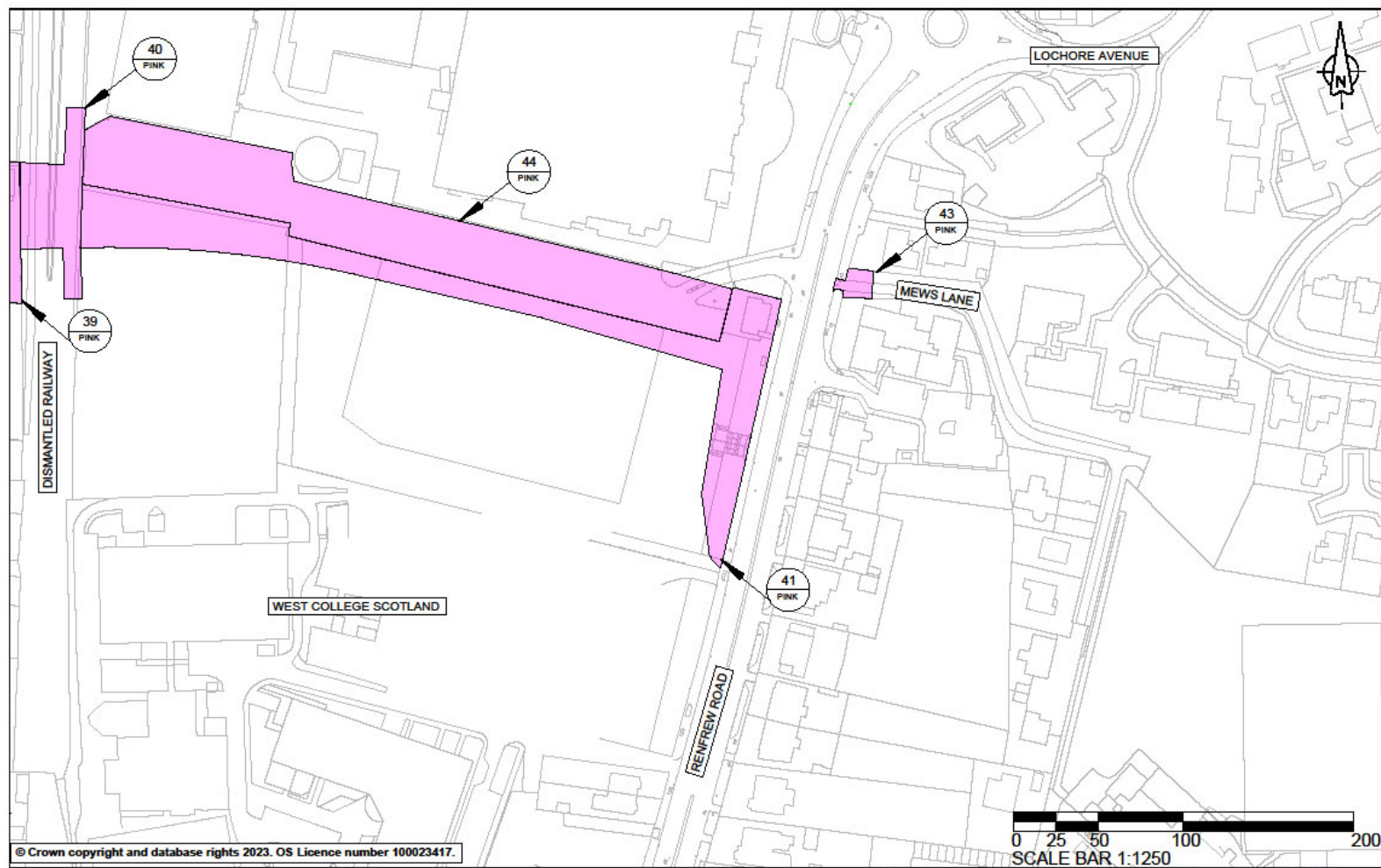


KEY	
 PINK	LAND TO BE ACQUIRED
 GREEN	TEMPORARY SERVITUDE
 BLUE	PERMANENT SERVITUDE

THIS IS THE MAP 2 REFERRED TO IN THE RENFREWSHIRE COUNCIL (ADVANCED MANUFACTURING INNOVATION DISTRICT SCOTLAND, SOUTH) COMPULSORY PURCHASE ORDER 2023

AUTHORISED SIGNATORY _____





KEY
 PINK LAND TO BE ACQUIRED

THIS IS THE MAP 4 REFERRED TO IN THE RENFREWSHIRE COUNCIL (ADVANCED MANUFACTURING INNOVATION DISTRICT SCOTLAND, SOUTH) COMPULSORY PURCHASE ORDER 2023

AUTHORISED SIGNATORY

