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**THE RENFREWSHIRE COUNCIL (CLYDE WATERFRONT AND RENFREW RIVERSIDE,  
CITY DEAL) COMPULSORY PURCHASE ORDER 2019  
STATEMENT OF REASONS**

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**THE RENFREWSHIRE COUNCIL**

**ROADS (SCOTLAND) ACT 1984**

**THE ACQUISITION OF LAND (AUTHORISATION PROCEDURE) (SCOTLAND) ACT 1947**

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Dated: 18 February 2019

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## 1. INTRODUCTION

- 1.1 This document is the Statement of Reasons of Renfrewshire Council (“**the Council**”) prepared by the Council in connection with a compulsory purchase order entitled The Renfrewshire Council (Clyde Waterfront and Renfrew Riverside, City Deal) Compulsory Purchase Order 2019 (“**the Order**”) which is to be submitted to the Scottish Ministers for confirmation.
- 1.2 The Statement of Reasons (“**SoR**”) has been prepared in accordance with the Scottish Government guidance contained in Scottish Planning Circular 6/2011. As set out in Circular 6/2011, the use of compulsory purchase powers will only be justified where the public benefit of the proposed Scheme clearly outweighs the interference with private rights of affected parties. This SoR provides that justification in accordance with the test set out in Circular 6/2011. It sets out the purpose of the Order, the reasons the Council believes the powers of compulsory purchase contained in the Order are justified and why this is in the public interest.

### SCHEME BACKGROUND

- 1.3 The Clyde Waterfront and Renfrew Riverside (“**CWRR**”) project is part of the Glasgow City Region (“**GCR**”) City Deal, an agreement signed in 2014 to deliver a range of projects which will enable economic growth within the City Region. The GCR City Deal includes an Infrastructure Fund for a £1.13 billion programme aimed at supporting new growth in the regional economy, which is expected to:
- Deliver £2.2 billion of net additional Gross Value Added (“**GVA**”) per annum;
  - 29,000 new jobs throughout the City Region;
  - Improve employment opportunities for people by increasing accessibility to an average of 45,000 jobs in each council area;
  - Create approximately 15,000 construction jobs;

The City Deal investment will directly deliver infrastructure which will:

- Improve transport networks across the Glasgow and Clyde valley;
- Improve access to and deliverability of key development and regeneration sites;

- Improve public transport reliability and accessibility.
- 1.4 The CWRR project aims to regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities.
- 1.5 With the construction of a new opening bridge across the River Clyde, which will accommodate vehicles, pedestrians and cyclists, and the construction of the Renfrew North Development Road, the project will better link communities and businesses on both sides of the river. This will increase the potential for business growth on both sides of the river, as access is gained to increased numbers of customers and suppliers throughout Renfrewshire, Clydebank, Glasgow and the wider Glasgow City Region.
- 1.6 This investment in infrastructure will help to create a more attractive, vibrant and sustainable place to live and work by better connecting communities and businesses; resulting in more employment opportunities for local residents and the wider Glasgow City Region residents.
- 1.7 The infrastructure being delivered as part of the CWRR project comprises;
- a new opening bridge across the River Clyde linking Renfrew, Yoker & Clydebank that maintains existing navigation rights;
  - a new Renfrew North Development Road from the new bridge to Meadowside Street / King's Inch Road and Inchinnan Road: and
  - improved facilities for public transport, cyclists and pedestrians throughout the extent of the works and extending to Yoker Rail Station and the Bascule Bridge at the White Cart River
- 1.8 The precise alignments of the infrastructure which forms the project (Appendix A – Project Layout), have been determined using a progressive series of option evaluation stages, examining technical, economic and stakeholder feedback. This process is documented in the project's Business Case, various progress reports, and included significant stakeholder engagement and public consultation.

## 2. ENABLING POWER AND PURPOSE OF THE ACQUISITION

### PURPOSE

- 2.1 The Order is being promoted by the Council who are the local Roads Authority in terms of the Roads (Scotland) Act 1984, for the purpose of the construction of the infrastructure and mitigating the effect of that construction, included within the CWRR project. The physical works included within CWRR are:

**Opening Bridge:** A new opening bridge linking Dock Street to Meadowside Street at Lobnitz Dock, Renfrew including:

- 184m long twin leaf cable stayed swing bridge with a 7.3m road accommodating 2 lanes of traffic
- 3m wide shared cycleway on west side only (2m footway on east)
- Lay-by berthing facility for ships at Rothesay Dock, Clydebank

- A plant room on the north bank and a plant & Control room on the south bank.

**Renfrew North Development Road:** A new 30mph road to link Meadowside Street to the A8 at Argyll Avenue, Renfrew:

- 750m of new 7.3m wide road accommodating 2 lanes of traffic from a new junction with Meadowside Street to the existing Argyll Avenue
- 400m of upgrading of the existing Argyll Avenue
- 3m wide shared cycleway on both sides of the new and upgraded road

**Cycle Lane Connections:** additional new / improved active travel routes connecting the above infrastructure to key points, including:

- Conversion of 100m of existing northern footway of the A8 Inchinnan Road to provide a 3m wide shared cycleway connection between Argyll Avenue and the new off road cycle link
- 420m of new 2.5m wide cycle only off-road link parallel to A8 Inchinnan road, between Argyll Avenue and the Bascule Bridge
- Conversion of 400m of existing footway on Glasgow Road and Mill Road to provide a shared cycleway connection from Dock Street to Yoker Railway Station
- Links to existing cycle routes (NCR7, core paths) and planned routes (Paisley / Renfrew)
- New toucan crossings on Glasgow Road and A8 Inchinnan Road

**Bridge Approach Roads:** New 30mph approach roads to provide access to the bridge from existing roads:

- 120m of upgrading & widening to 14m of Dock Street to accommodate 4 lanes of traffic from its junction with Glasgow Road to a new signalised junction
- 70m of new 11m wide road accommodating 3 lanes of traffic from the new signalised junction to the proposed Dock Street Roundabout
- 190m of new 7.3m wide road accommodating 2 lanes of traffic between Dock Street Roundabout and Meadowside Street West Roundabout
- 750m of new and upgraded 7.3m wide road (Meadowside Street) accommodating 2 lanes of traffic linking the bridge to Ferry Road / King's Inch Road. This includes a number of minor access roads maintaining connections to existing land and businesses

Other infrastructure proposed as part of CWRR includes the following;

- **New & improved junctions:**
  - Upgrading of the existing Glasgow Road / Dock Street Junction
  - New signalised junction on Dock Street
  - A new roundabout on the north approach to the bridge providing a turn back facility and link to existing and future developments
  - A new roundabout on the south approach to the bridge providing a turn back facility
  - A new roundabout connecting Meadowside Street with the new Renfrew North Development Road

- Upgrading of the existing Meadowside Street / Ferry Road / Kings Inch Road Junction
- Upgrading of the existing Argyll Avenue / A8 Inchinnan Road Junction

- **Landscaping:**

- New woodland planting to replace trees removed as a result of the Scheme
- Trees planted to provide continuity along proposed and existing road corridors
- Landscape design to reinforce the aesthetics of the Clyde Crossing
- Soft landscaping used to reduce the visual impact of the new roads
- New hedges to create habitats for wildlife

- **Drainage for new road and cycleways**

2.2 The Council submitted planning applications for the CWRR project to the three affected Authorities in July 2017. The applications were subsequently called in by Scottish Ministers in October 2017 under the references:

- CIN-RFS-001 – covers former application to Renfrewshire Council.
- CIN-GLW-001 – covers former application to Glasgow City Council.
- CIN-WDS-001 – covers former application to West Dunbartonshire Council.

The applications were determined by the Scottish Ministers on 16 November 2018 and planning permission for the CWRR infrastructure was granted. Further detail of the Planning Consent is contained in Section 7.

## **POWERS**

2.3 Renfrewshire Council is the local Roads Authority and intends to use its powers under section 20 of The Roads (Scotland) Act 1984 to construct the new opening bridge, public roads and cycleways, upgrade existing roads and associated drainage and landscaping in so far as these works are contained within Renfrewshire Council boundaries.

2.4 Land within the boundaries of West Dunbartonshire Council and Glasgow City Council is required to complete the project works. Key land in this area required for the north end of the bridge and approach roads has already been acquired by Renfrewshire Council. Heads of Terms have been agreed with the relevant land owners to acquire other small land parcels in this area and it is expected that missives will be concluded in the near future, with no difficulties being envisaged in the ability to acquire these land parcels.

2.5 The Order is being promoted in terms of the powers contained in the Roads (Scotland) Act 1984, namely

- Section 103 which enables a Local authority to acquire land compulsorily or by agreement

- Section 104 which enables a Local authority to acquire land in connection with the construction or improvement of a public road
- Section 106 which enables a Local Authority to acquire land for the purpose of mitigating adverse effects of construction of a road.
- Section 110 which sets out the general provisions as to acquisition of land and in particular provides that any power to acquire land in terms of Sections 104, 106 and 107 of the Roads (Scotland) Act 1984 shall include a power to acquire a servitude over land by the creation of a new right.

- 2.6 Consideration was given to using The Town and Country Planning (Scotland) Act 1997 powers to assemble the land necessary for the Scheme. However, the Council considered that as the Scheme relates specifically to the construction of a footway, cycleway and pedestrian/ cycle bridge, the powers contained in the Roads (Scotland) Act 1984 would be the most specific and appropriate powers available for the purpose. The Scheme also requires the acquisition of servitudes and temporary rights, which can be achieved in terms of Section 110 of the Roads (Scotland) Act 1984, but not under The Town and Country Planning (Scotland) Act 1997. The Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 (“the 1947 Act”) sets out the process for compulsory acquisition and therefore applies to the Order. The acquiring authority is Renfrewshire Council.
- 2.7 The Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 sets out the process for compulsory acquisition and so applies to the Order. The acquiring authority is Renfrewshire Council.
- 2.8 The making of the Order is consistent with the Guidance provided in the Scottish Government Circular 6/2011: Compulsory Purchase Orders.
- 2.9 The Council’s Infrastructure, Land and Environment Board (“**ILE Board**”) of 6 June 2017 approved in principle the promotion of a Compulsory Purchase Order for the purpose of acquiring the land required for the CWRR project. Thereafter the ILE Board of 30<sup>th</sup> May 2018 approved the recommendation to proceed with all stages of the Compulsory Purchase Process (see ILE Board Report and Minute at Appendix E Parts 1 and 2).
- 2.10 The ILE Board has delegated powers to exercise the functions of the Council as Roads Authority, subject to the right of members of the Leadership Board to give notice within seven working days requiring the decision to be submitted to the next meeting of the Leadership Board for consideration (see Excerpts from Scheme of Delegated Functions and Procedural Standing Orders- Appendix E Parts 3 and 4). No such notices were given and the decisions were accordingly implemented.

### **3. LAND AND RIGHTS TO BE ACQUIRED**

- 3.1 The land covered within the Order is located within Renfrewshire and is generally bounded to the North by the River Clyde; the West by The White Cart Water; South by Inchinnan Road, Renfrew; the East by the junction of Ferry Road, Meadowside Street, Kings Inch Road, Renfrew (see Appendix B - Location Plan and Maps).
- 3.2 The majority of the land which requires to be acquired for the construction of the CWRR project lies within an area adjacent to Lobnitz Dock on Meadowside Street Renfrew. This land has now been acquired by Renfrewshire Council.

- 3.3 The remaining land requirements covered by the Order generally relate to smaller areas which are estimated to have less impact on current owners or occupiers than the land already acquired voluntarily. The land covered by the Order is identified and described in Table 1 below (see also Appendix B - Location Plan and Maps).
- 3.4 The plots of land covered by the Order comprise areas of undeveloped scrubland/woodland, grass verges, yard areas/ areas of hardstanding, carriageways and footways. In the light of the scale of the land being acquired and the current land use, the Order is not anticipated to have significant impact on current owners or occupiers, identified and described below.
- 3.5 In relation to Plot 31, owned by Scottish Water, which is a larger area of undeveloped woodland, comprising 15,274 square metres, this is a non-operational area (see paragraphs below on “Statutory Undertaker Land”) and Scottish Water have agreed outline terms for the acquisition of the land by the Council on a voluntary basis. Plot 31 includes trees that are protected by tree preservation order. The planning permission granted for the development includes an appropriate condition requiring compensatory tree planting (see Section 7 on the Planning Position and Appendix G).
- 3.6 The Council is also seeking to acquire new rights over land, comprising permanent and temporary servitude rights of access. The permanent servitude rights of access are required for drainage purposes and the temporary servitude rights of access are required for construction purposes.
- 3.7 Brief details are provided in the table below of the relevant development plan policies and community council areas in relation to the land being acquired. Further information on the development plan policies applicable to the Scheme is given in Section 7 below (“The Planning Position”).

**Table 1**

<b>Plot</b>	<b>Description of the Land or Servitude Right</b>	<b>Owners or Reputed Owners</b>	<b>Lessees or Reputed Lessees or Occupiers</b> (Other than tenants for a Month or Period Less than a Month)	<b>Proposed Use for the Land Being Acquired</b>	<b>Community Council Area / Local Development Plan</b>
25(2)A	A heritable and irredeemable servitude right to lay a surface water drainage pipe not exceeding 600mm in width under 518 square metres or thereby of surfaced yard area currently used for parking/storage of vehicles and lying to the north-east of Neil Street, Renfrew as shown delineated red, coloured blue and numbered 25(2) A on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN35175 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe leading from Plots 26(1)D and 26(3)A (which subjects are for the purposes of this servitude right, hereby nominated and identified as the benefited property) on the realigned Meadowside Street via Plots 26(1)C, 26(1)B and 25(3) to the River Clyde.	Scania Real Estate (UK) Ltd Delaware Drive Tongwell Milton Keynes MK15 8HB	Reliable Vehicles Limited Scania (Great Britain) Limited Delaware Drive Tongwell Milton Keynes MK15 8HB	Construction of new surface water drain, with headwall and flap valves and maintenance access thereafter.	Renfrew Community Council  E3 - Transition Areas
25(2)B	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 26(1)(D) and 26(3)A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) via Plots 25(2)A, 25(3), 26(1)B and 26(1)C for the duration of the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 102 square metres or thereby of river bank, located 15 metres or thereby to the west of the western gable wall of the building known as Unit 1 Clyde Street, Renfrew, shown delineated in red, coloured green and marked "25(2)B" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) for the purpose of constructing a headwall flap and valve for new surface water drainage, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN35175.	Scania Real Estate (UK) Limited Delaware Drive Tongwell Milton Keynes MK15 8HB	Reliable Vehicles Limited Scania (Great Britain) Limited Delaware Drive Tongwell Milton Keynes MK15 8HB	Temporary access to permit construction of headwall and flap valve for new surface water drain.	Renfrew Community Council  E3 - Transition Areas
25(2)C	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 26(1)D and 26(3)A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) via Plots 25(2)A, 25(3), 26(1)B and 26(1)C for the duration of the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 85 square metres or thereby of river bank, located 20 metres or thereby to the west of the western gable wall of the building known as Unit 1 Clyde Street, Renfrew, shown delineated in red, coloured green and marked "25(2)C" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) for the purpose of constructing a headwall flap valve for new surface water drainage, as the said burdened property forms part of the Subjects registered in the Land Register of Scotland under Title Number REN35175.	Scania Real Estate (UK) Limited Delaware Drive Tongwell Milton Keynes MK15 8HB	Reliable Vehicles Limited Scania (Great Britain) Limited Delaware Drive Tongwell Milton Keynes MK15 8HB	Temporary access to permit construction of headwall and flap valve for new surface water drain.	Renfrew Community Council  E3 - Transition Areas
25(3)	A heritable and irredeemable servitude right to lay a surface water drainage pipe not exceeding 600 mm in width under 712 square metres or thereby of surfaced yard area currently used for parking/storage of vehicles and lying to	Scania Real Estate (UK) Limited Delaware Drive	Reliable Vehicles Limited Scania (Great Britain) Limited Delaware Drive	Construction of new surface water drain and maintenance	Renfrew Community Council

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	the north-east of Neil Street, Renfrew, shown delineated red, coloured blue and numbered 25(3) on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN73204 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe leading from Plots 26(1)D and 26(3)(A) (which subjects are for the purposes of this servitude right, hereby nominated and identified as the benefited property) on the realigned Meadowside Street, via Plots 26(1)C, 26(1)B and 25(2)B, to the River Clyde.	Tongwell Milton Keynes MK15 8HB	Tongwell Milton Keynes MK15 8HB	access thereafter.	E3 - Transition Areas
26(1)A	All and Whole 332 square metres or thereby of woodland and grass verge located on the north side of Meadowside Street, Renfrew at its junction with Ferry Road, Renfrew shown delineated in red, coloured pink and numbered "26(1)A" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN55226.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner	Construction of cycleway, footway and associated landscaping.	Renfrew Community Council  E3 - Transition Areas
26(1)B	A heritable and irredeemable servitude right to lay a surface water drainage pipe not exceeding 600 mm in width under 448 square metres or thereby of surfaced yard area and grass verge lying to the north-east of Neil Street, Renfrew, and shown delineated red, coloured blue and numbered "26(1)B" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN55226 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe leading from Plots 26(1) D and 26(3)A (which subjects are for the purposes of this servitude right, hereby nominated and identified as the benefited property) on the realigned Meadowside Street, via Plots 26(1)C, 25(3) and 25(2)B, to the River Clyde.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Gibson Direct Limited Unit 6 Neil Street Renfrew PA4 8TA	Construction of new surface water drain and maintenance access thereafter.	Renfrew Community Council  E3 - Transition Areas
26(1)C	A heritable and irredeemable servitude right to lay a surface water drainage pipe not exceeding 600 mm in width under 370 square metres or thereby of surfaced yard area and grass verge, and shown delineated red, coloured blue and numbered "26(1)C" on Map 3, located on the east side of Neil Street, Renfrew and forming part of the subjects registered in the Land Register of Scotland under Title Number REN55226 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe leading from Plots 26 (1) D and 26(3)A (which subjects are for the purposes of this servitude	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL		Construction of new surface water drain and maintenance access thereafter.	

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	right, hereby nominated and identified as the benefited property) on the realigned Meadowside Street, via Plots 26(1)B, 25(3) and 25(2)B, to the River Clyde.				
26(1)D	All and Whole 203 square metres or thereby of woodland and grass verge located on the corner of Neil Street and Meadowside Street, Renfrew shown delineated in red, coloured pink and numbered "26(1)D" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN55226.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner	Construction of cycleway, footway and associated landscaping to enable links to existing road on Neil Street.	Renfrew Community Council  E3 - Transition Areas
26(3)A	All and Whole 235 square metres or thereby of carriageway, footway and grass verge located on the north side of Meadowside Street and the corner of the west side of Neill Street, Renfrew shown delineated in red, coloured pink and numbered "26(3)A" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN46649.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Aeropair Limited Aero house 5 Neil Street Renfrew PA4 8TA	Construction of cycleway, footway, supporting retaining structures and associated landscaping to enable construction of new carriageway and links to existing road on Neil Street.	Renfrew Community Council  E3 - Transition Areas
26(3)B	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 26(3) A (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property), for the duration of the works associated with planning consent granted on 16 November 2018 under application number 17/0486/PP, over 322 square metres or thereby of carriageway, hardstanding, footway and grass verge located on the west side of Neil Street, Renfrew, shown delineated in red, coloured green and marked "26(3)B" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing cycleway, footpath and supporting retaining structures, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN46649.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Aeropair Limited Aero house 5 Neil Street Renfrew PA4 8TA	Temporary access to permit construction of cycleway, footway, supporting retaining structures and associated landscaping to enable construction of new carriageway and links to existing road on Neil Street.	Renfrew Community Council  E3 - Transition Areas
26(4)A	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 26(5)C (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Plots 26(5) A and 26(5)D and Meadowside Street for the duration of the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 217 square metres or thereby of carriageway located at the existing entrance to the premises known as Meadowside Street Industrial Estate, Meadowside Street, Renfrew, shown delineated in red, coloured green and marked "26(4)A" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads with associated services, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN89663.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Stage Hire Scotland Ltd The Wharf 41 Meadowside Street Renfrew PA4 8SY  Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA	Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Gary Greer t/a A1 Autos Renfrewshire ██████████ ██████ ██████</p> <p>Annie Lane Limited Unit B Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Chris Hall t/a CS Automotive Engineering Hilltop ██████████ ██████████ ██████</p> <p>IGM Resins Limited Hexagon Tower Blackley Manchester M9 8ZS</p> <p>Automotive Lighting Solutions Limited Unit E Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Headlightretrofits Limited Unit E Meadowside street Renfrew PA4 8SY</p> <p>Angelwax Limited 1 Auchingramont Road Hamilton ML3 6JP</p>		

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			<p>Onink Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Merlin Mobiles Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>010 Concepts Maasdal 17 2904 CN Capelle aan den IJssel Netherlands</p> <p>Ian Baird Units K/L Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p>		
26(4)B	All and Whole 1 square metre or thereby of carriageway on the south side of Meadowside Street between the unnamed access road to the west of Neil Street, and the entrance to Meadowside Street Industrial Estate, Meadowside Street, Renfrew, shown delineated in red, coloured pink and numbered "26(4) B" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN46649.	<p>Peel Land and Property (Ports) Limited</p> <p>Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL</p>	<p>Owner</p> <p>Stage Hire Scotland Ltd The Wharf 41 Meadowside Street Renfrew PA4 8SY</p> <p>Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA</p> <p>Gary Greer t/a A1 Autos Renfrewshire [REDACTED] [REDACTED] [REDACTED]</p> <p>Annie Lane Limited Unit B</p>	Construction of supporting embankment for new carriageway, footways, cycle ways and associated services and landscaping.	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Chris Hall t/a CS Automotive Engineering [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>IGM Resins Limited Hexagon Tower Blackley Manchester M9 8ZS</p> <p>Automotive Lighting Solutions Limited Unit E Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Headlightretrofits Limited Unit E Meadowside street Renfrew PA4 8SY</p> <p>Angelwax Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Onink Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Merlin Mobiles Limited 1 Auchingramont Road Hamilton</p>		

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			<p>ML3 6JP</p> <p>010 Concepts Maasdal 17 2904 CN Capelle aan den IJssel Netherlands</p> <p>Ian Baird Units K/L Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Ian Hazlitt Henderson Trustee of the Henderson Properties Pension Fund, c/o Henderson Properties Ltd. Registered Office, 27 Causeyside Street, Paisley, PA1 1UL;</p> <p>Peter Andrew Wylie, Trustee of the Henderson Properties Pension Fund, 26 New Street, Paisley, PA1 1YB</p> <p>Meadowview Windows Limited Unit 28 Meadowside Street Renfrew PA4 8SY</p> <p>McManus Properties ██████████ ██████████ ██████████</p>		
26(5)A	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 26(5) C (which subjects are for the purposes of this servitude right hereby nominated and identified as the	Peel Land and Property (Ports) Limited	Owner Stage Hire Scotland Ltd	Temporary access to permit construction of link roads and associated services from new infrastructure to existing access	Renfrew Community Council

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	<p>benefited property), via Plots 26(4)A and 26(5)(D) and Meadowside Street, for the duration of the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 108 square metres or thereby of carriageway located to the west of Meadowside Street, Renfrew, shown delineated in red, coloured green and marked "26(5)A" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new construction to the existing road, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN48625.</p>	<p>Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL</p>	<p>The Wharf 41 Meadowside Street Renfrew PA4 8SY</p> <p>Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA</p> <p>Gary Greer t/a A1 Autos Renfrewshire ██████████ ██████ ██████</p> <p>Annie Lane Limited Unit B Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Chris Hall t/a CS Automotive Engineering ██████ ██████████ ██████████ ██████</p> <p>IGM Resins Limited Hexagon Tower Blackley Manchester M9 8ZS</p> <p>Automotive Lighting Solutions Limited Unit E Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Headlightretrofits Limited</p>	<p>road.</p>	<p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Unit E Meadowside street Renfrew PA4 8SY</p> <p>Angelwax Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Onink Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Merlin Mobiles Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>010 Concepts Maasdal 17 2904 CN Capelle aan den IJssel Netherlands</p> <p>Ian Baird Units K/L Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p>		
26(5)B	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 26(5)C (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 154 square metres or thereby of carriageway and hardstanding located at the entrance to the property known as 41 Meadowside Street, Renfrew, shown delineated in red, coloured green and marked "26(5)B" on Map 3 (which subjects are for the purposes of this servitude right hereby	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Stage Hire Scotland Ltd The Wharf 41 Meadowside Street Renfrew PA4 8SY	Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new construction to the existing road, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN48625.		Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA		
26(5)C	A one third "pro indiviso" share of All and Whole 299 square metres or thereby of carriageway and hardstanding forming part of the existing Meadowside Street at the entrance to the property known as 41 Meadowside Street, Renfrew, shown delineated in red, coloured pink and numbered "26(5)C" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN48625.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Stage Hire Scotland Ltd 41 Meadowside Street Renfrew PA4 8SY  Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA	Construction of new carriageway, and associated services, linking new infrastructure to existing access roads.	Renfrew Community Council  E3 - Transition Areas
26(5)D	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 26(5)C (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property), for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 611 square metres or thereby of carriageway and hardstanding shown delineated in red, coloured green and marked "26(5)D" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new construction to the existing road, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN48625.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  Stage Hire Scotland Ltd The Wharf 41 Meadowside Street Renfrew PA4 8SY  Logos Logistics Limited 14 Stroud Road East Kilbride G75 0YA  Gary Greer t/a A1 Autos Renfrewshire ██████████ ██████████ ██████████  Annie Lane Limited Unit B Meadowside Street Industrial Estate Meadowside Street Renfrew	Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>PA4 8SY</p> <p>Chris Hall t/a CS Automotive Engineering [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>IGM Resins Limited Hexagon Tower Blackley Manchester M9 8ZS</p> <p>Automotive Lighting Solutions Limited Unit E Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY</p> <p>Headlightretrofits Limited Unit E Meadowside street Renfrew PA4 8SY</p> <p>Angelwax Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Onink Limited 1 Auchingramont Road Hamilton ML3 6JP</p> <p>Merlin Mobiles Limited 1 Auchingramont Road Hamilton ML3 6JP</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			010 Concepts Maasdal 17 2904 CN Capelle aan den IJssel Netherlands  Ian Baird Units K/L Meadowside Street Industrial Estate Meadowside Street Renfrew PA4 8SY		
26(6)A	All and Whole 246 square metres or thereby of woodland and flood prevention land located approximately 110 metres west of the access road leading to the site known as Meadow Complex, Meadowside Street, Renfrew, shown delineated in red, coloured pink and numbered "26(6) A" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN116979.	Peel Land and Property (Ports) Limited Peel Dome Intu Trafford Centre Traffordcity Manchester M17 8PL	Owner  TTAG Limited Meadowside Complex Meadowside Street Renfrew PA4 8LF  Caledonian Pavers Ltd 505 Great Western Road Glasgow G12 8HN  Palletworld Scotland Limited c/o Alexander Wood Accountants & Co Limited Unit 4 1 <sup>st</sup> Floor Mirren Court One 119 Renfrew Road Paisley PA3 4EA  Henderson Haulage Glasgow Limited 505 Great Western Road Glasgow G12 8HW  Graeme Fraser t/a Renfrew Car Breakers [REDACTED] [REDACTED] [REDACTED]	Construction of footways / cycleways, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Bond Bespoke Consultants Limited c/o Stevenson Kyles 25 Sandyford Place Glasgow G3 7NG</p> <p>Mobile Gritting Services Limited Meadowside Complex Meadowside Street Renfrew PA4 8LF</p> <p>Icecraker Salt Ltd Meadow Complex Meadowside Street Renfrew PA4 8LF</p> <p>Mrs G Elliott t/a Easy Gleam [REDACTED] [REDACTED] [REDACTED]</p>		
28(1)	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 47 and 26(3)A (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Meadowside Street, Renfrew for the duration of the works associated with planning consent granted on 16 November 2018 under reference number 17/0486/PP, over 69 square metres or thereby of carriageway and verge located to the north west of Meadowside Street, Renfrew, shown delineated in red, coloured green and marked "28(1)" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new infrastructure to existing access roads, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN16391.</p>	<p>Ian Hazlitt Henderson Trustee of the Henderson Properties Pension Fund, c/o Henderson Properties Ltd. Registered Office, 27 Causeyside Street, Paisley, PA1 1UL;</p> <p>Peter Andrew Wylie, Trustee of the Henderson Properties Pension Fund, 26 New Street, Paisley, PA1 1YB</p>	<p>Owner</p> <p>Aggregate Industries UK Limited Bardon Hall Copt Oak Road Markfield Leicestershire LE67 9PJ</p> <p>Meadowview Windows Limited Unit 28 Meadowside Street Renfrew PA4 8SR</p> <p>McManus Properties [REDACTED] [REDACTED] [REDACTED]</p>	<p>Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.</p>	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			M8 Recovery Limited 100 Penilee Road Hillington Glasgow G52 4UW		
28(2)A	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 26(3)A and 47 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Plots 26(3)B, 28(1), Meadowside Street, Renfrew and the unnamed cul-de-sac on the north-east side of Meadowside Street located adjacent to 28 Meadowside Street, for the duration of the works associated with planning consent granted on 16 November 2018 under reference number 17/0486/PP, over 4 square metres or thereby of verge located to the north east side of the said cul-de-sac , shown delineated in red, coloured green and marked "28(2)A" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and</p> <p>identified as, the burdened property)for the purpose of constructing link roads and associated services from the new infrastructure to existing access roads, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN16391.</p>	<p>Ian Hazlitt Henderson Trustee of the Henderson Properties Pension Fund, c/o Henderson Properties Ltd. Registered Office, 27 Causeyside Street, Paisley, PA1 1UL;</p> <p>Peter Andrew Wylie, Trustee of the Henderson Properties Pension Fund, 26 New Street, Paisley, PA1 1YB</p>	<p>Owner</p> <p>Aggregate Industries UK Limited Bardon Hall Copt Oak Road Markfield Leicestershire LE67 9PJ</p> <p>Meadowview Windows Limited Unit 28 Meadowside Street Renfrew</p> <p>PA4 8SR</p> <p>McManus Properties [REDACTED] [REDACTED] [REDACTED]</p> <p>M8 Recovery Limited 100 Penilee Road Hillington Glasgow G52 4UW</p>	<p>Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.</p>	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>
28(2)B	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 26(3)A and 47 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Plots 28(2)A, 26(3)B, 28(1) and 28(2)C, Meadowside Street and the unnamed cul-de-sac on the north-east side of Meadowside Street located adjacent to 28 Meadowside Street, for the duration of the works associated with planning consent granted on 16 November 2018 under reference number 17/0486/PP, over 35 square metres or thereby of carriageway located at the said cul-de-sac shown delineated in red, coloured green and marked "28(2) A" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new</p>	<p>Ian Hazlitt Henderson Trustee of the Henderson Properties Pension Fund, c/o Henderson Properties Ltd. Registered Office, 27 Causeyside Street, Paisley, PA1 1UL;</p> <p>Peter Andrew Wylie, Trustee of the Henderson</p>	<p>Owner</p> <p>Aggregate Industries UK Limited Bardon Hall Copt Oak Road Markfield Leicestershire LE67 9PJ</p> <p>Meadowview Windows Limited</p>	<p>Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.</p>	<p>Renfrewshire Community Council</p> <p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	infrastructure to existing access roads, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN16391.	Properties Pension Fund, 26 New Street, Paisley, PA1 1YB	Unit 28 Meadowside Street Renfrew PA4 8SR  McManus Properties ██████████ ██████████ ██████████  M8 Recovery Limited 100 Penilee Road Hillington Glasgow G52 4UW		
28(2)C	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 26(3)A and 47 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property), via Plots 28(1), 28(2)B, 28(2)A, 26(3)B, Meadowside Street and the unnamed cul-de-sac on the north-east side of Meadowside Street located adjacent to 28 Meadowside Street, for the duration of the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 7 square metres or thereby of verge located to the north west of the said cul-de-sac, shown delineated in red, coloured green and marked "28(2)C" on Map 3 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing link roads and associated services from the new infrastructure to existing access roads, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN16391.	Ian Hazlitt Henderson Trustee of the Henderson Properties Pension Fund, c/o Henderson Properties Ltd. Registered Office, 27 Causeyside Street, Paisley, PA1 1UL;  Peter Andrew Wylie, Trustee of the Henderson Properties Pension Fund, 26 New Street, Paisley, PA1 1YB	Owner  Aggregate Industries UK Limited Bardon Hall Copt Oak Road Markfield Leicestershire LE67 9PJ  Meadowview Windows Limited Unit 28 Meadowside Street Renfrew PA4 8SR  McManus Properties ██████████ ██████████ ██████████  M8 Recovery Limited 100 Penilee Road Hillington Glasgow G52 4UW	Temporary access to permit construction of link roads and associated services from new infrastructure to existing access road.	Renfrew Community Council  E3 - Transition Areas
31	All and Whole 15,274 square metres or thereby of land currently used for woodland located to the north east of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "31" on Map 2 and Map 3, forming part of the subjects registered or to be registered in the Land Register of Scotland under Title Number REN146962 and forming part and portion of All	Scottish Water Limited Castle House 6 Castle Drive Carnegie Campus Dunfermline	Vacant	Construction of footways / cycleways, carriageway with associated landscaping, lighting and services.	Renfrew Community Council

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	and Whole the lands and estate of Blythwood extending to 57.95 acres or thereby described in, disposed by and shown within boundaries coloured red on the plan annexed and signed as relative to Disposition by the Trustees of the deceased The Honourable Mrs. Olive Douglas Methuen Campbell of Blythwood in favour of Ravenstone Securities Limited dated 4 <sup>th</sup> and 5 <sup>th</sup> April and recorded or intended to be recorded in the Division of the General Register of Sasines for the County of Renfrew on 5 <sup>th</sup> April, all in the year 1967.	KY11 8GG			E3 - Transition Areas
33A	All and Whole 2,537 square metres or thereby of land currently used for woodland located to the north of Argyll Avenue, Renfrew in the former County of Renfrew, shown delineated in red, coloured pink and numbered "33A" on Map 2, forming part of the subjects described in Disposition by Ravenstone Securities Limited to the Trustees of Renfrewshire Gold Club recorded in the Division of the General Register of Sasines for the County of Renfrew on 18 <sup>th</sup> March 1974.	The Trustees of Renfrew Golf Club Blythwood Estate Inchinnan Road Renfrew PA4 9EG  Captain: Gary Muchan ██████████ ██████████ ██████████  Vice Captain: Eleanor McNish ██████████ ██████████ ██████████  Managing Secretary: Alex Hammell ████████████████████ ██████████ ██████████	Owner	Construction of footways / cycleways, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  Green Belt
33B	A heritable and irredeemable servitude right to connect to the existing water drainage pipe under 1,425 square metres or thereby of woodland and golf course practice area, as shown delineated red, coloured blue and numbered "33B" on Map 2, located to the west of Argyll Avenue, Renfrew and forming part of the subjects described in Disposition by Ravenstone Securities Limited to the Trustees of Renfrewshire Gold Club recorded in the Division of the General Register of Sasines for the County of Renfrew on 18 <sup>th</sup> March 1974 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe from Plot 48A (which subjects are, for the purposes of this servitude right, hereby nominated and identified as the benefited property) and Argyll Avenue via Plots 48B, 36 and 33C to the White Cart Water. .	The Trustees of Renfrew Golf Club Blythwood Estate Inchinnan Road Renfrew PA4 9EG  Captain: Gary Muchan ██████████ ██████████ ██████████  Vice Captain: Eleanor McNish ██████████	Owner  Cosmopolitan Hotels Limited Titanium 1 Kings Inch Place Renfrew PA4 8WF  AP Wireless II (UK) Ltd 16-18 Conduit Street Lichfield Staffordshire England WS13 6JR	Connection to and future maintenance of existing surface water drain.	Renfrew Community Council  Green Belt

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
		<p>[REDACTED] [REDACTED]</p> <p>Managing Secretary: Alex Hammell [REDACTED] [REDACTED] [REDACTED]</p>	<p>Hammerson (Renfrew) limited Kings Place 90 York Way London N1 9GE</p> <p>Trustees of Renfrew Football Club President: Tom Johnston [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>Vice President: George Johnston [REDACTED] [REDACTED] [REDACTED]</p> <p>Secretary: Will Johnston [REDACTED] [REDACTED] [REDACTED]</p> <p>Treasurer: Robert Oliphant [REDACTED] [REDACTED] [REDACTED]</p> <p>Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT</p> <p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl c/o M7 Real Estate Limited Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p> <p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT</p> <p>Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p> <p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p> <p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyle Avenue Renfrew PA4 9EB</p>		
33C	<p>A heritable and irredeemable servitude right to connect to the existing water drainage pipe under 72 square metres or thereby of woodland and golf course practice area as shown delineated red, coloured blue and numbered "33C" on Map 2, located to the west of Argyll Avenue forming part of the subjects described in Disposition by Ravenstone Securities Limited to the Trustees of Renfrewshire Gold Club recorded in the Division of the General Register of Sasines for the County of Renfrew on 18<sup>th</sup> March 1974 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe from Plot 48A (which subjects are, for the purposes of this servitude right, hereby nominated and identified as the benefited property) and Argyll Avenue via Plots 48B, 33B and 36 to the White Cart Water.</p>	<p>The Trustees of Renfrew Golf Club Blythswood Estate Inchinnan Road Renfrew PA4 9EG</p> <p>Captain: Gary Muchan ██████████ ██████████ ██████████</p> <p>Vice Captain: Eleanor McNish ██████████ ██████████ ██████████</p> <p>Managing Secretary: Alex Hammell ██████████ ██████████</p>	<p>Owner</p> <p>Cosmopolitan Hotels Limited Titanium 1 Kings Inch Place Renfrew PA4 8WF</p> <p>AP Wireless II (UK) Ltd 16-18 Conduit Street Lichfield Staffordshire England WS13 6JR</p> <p>Hammerson (Renfrew) limited Kings Place 90 York Way London N1 9GE</p>	<p>Connection to and future and maintenance of existing surface water drain, headwall and flap valve.</p>	<p>Renfrew Community Council</p> <p>Green Belt</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
		<p>[REDACTED]</p>	<p>Trustees of Renfrew Football Club President: Tom Johnston</p> <p>[REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>Vice President: George Johnston</p> <p>[REDACTED] [REDACTED] [REDACTED]</p> <p>Secretary: Will Johnston</p> <p>[REDACTED] [REDACTED] [REDACTED]</p> <p>Treasurer: Robert Oliphant</p> <p>[REDACTED] [REDACTED] [REDACTED]</p> <p>Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT</p> <p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl c/o M7 Real Estate Limited Suite 8</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p> <p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT</p> <p>Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p> <p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p> <p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB  Abbey Accounting & Book-keeping Limited Transport House Unit 2 3 Argyle Avenue Renfrew PA4 9EB		
34A	All and Whole 341 square metres or thereby of land currently used a footway and grassed area located on the south east side of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "34A" on Map 2 forming part of the subjects described in Disposition by Ravenstone Securities Limited to International Distillers and Vintners Limited recorded in Division of the General Register of Sasines for the County of Renfrew on 5 <sup>th</sup> April 1957.	Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT	Owner	Construction of cycleway, footway and associated landscaping.	Renfrew Community Council  E3 - Transition Areas/ I3 Potential Transport Improvements.
34B	All and Whole 18 square metres or thereby of land currently used for carriageway located on the south east side side of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "34B" on Map 2 forming part of the subjects described in Disposition by Ravenstone Securities Limited to International Distillers and Vintners Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 5 <sup>th</sup> April 1957.	Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT	Owner	Construction of cycleway, footway and associated landscaping.	Renfrew Community Council.  E3 - Transition Areas.
34C	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plots 34A, 48D, 34B, and 48C (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) and Argyll Avenue for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 84 square metres or thereby of carriageway located to the south east of Argyll Avenue, Renfrew, shown delineated in red, coloured green and marked "34C" on Map 2 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of construction of cycleway, footway and links to existing access roads, as the said burdened property forms part of the subjects described in Disposition by Ravenstone Securities Limited to International Distillers and Vintners Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 5 <sup>th</sup> April 1957.	Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT	Owner	Temporary access to permit Construction of cycleway, footway and links to existing access roads.	Renfrew Community Council  E3 - Transition Areas
34D	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 48A, (which subjects are for the purposes of this servitude right hereby nominated and identified as, the	Diageo Scotland Limited Edinburgh Park 5 Lochside Way	Owner	Temporary access to permit Construction of cycleway, footway, services and	Renfrew Community Council

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	benefited property) for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 30 square metres or thereby of carriageway located to the north of Argyll Avenue, Renfrew, shown delineated in red, coloured green and marked "34D on Map 2 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of construction of cycleway, footway, services and associated landscaping, as the said burdened property forms part of the subjects described in Disposition by Ravenstone Securities Limited to International Distillers and Vintners Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 5 <sup>th</sup> April 1957.	Edinburgh EH12 9DT		associated landscape.	E3 - Transition Areas
36	A heritable and irredeemable servitude right to use the existing surface water drainage pipe under 1,138 square metres or thereby of grassed parking area and shown delineated in red, coloured blue and numbered "36" on Map 2, located to the rear of the Normandy Hotel, Inchinnan Road, Renfrew and forming part of the subjects registered in the Land Register of Scotland under Title Number REN42365 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe from Plots 48A and 33A (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Plots 48B, 33B and 33C to the White Cart Water.	Cosmopolitan Hotels Limited Titanium 1 Kings Inch Place Renfrew PA4 8WF	Owner  The Trustees of Renfrew Golf Club Blythswood Estate Inchinnan Road Renfrew PA4 9EG  Captain: Gary Muchan ██████████ ██████████  Vice Captain: Eleanor McNish ██████████ ██████████ ██████████  Managing Secretary: Alex Hammell ██████████ ██████████  Hammerson (Renfrew) limited Kings Place 90 York Way London N1 9GE  Trustees of Renfrew Football Club President: Tom Johnston ██████████ ██████████ ██████████  Vice President: George Johnston	Connection to and future and maintenance of existing surface water drain, headwall and flap valve.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>██████████ ██████████ ██████████</p> <p>Secretary: Will Johnston ██████████ ██████████ ██████████</p> <p>Treasurer: Robert Oliphant ██████████ ██████████ ██████████</p> <p>Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT</p> <p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl c/o M7 Real Estate Limited Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p> <p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Purfleet Bypass Purfleet Essex RM19 1TT</p> <p>Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p> <p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p> <p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AP Wireless II (UK) Ltd 16-18 Conduit Street</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			Lichfield Staffordshire England WS13 6JR		
42(2)	All and Whole 570 square metres or thereby of land currently used for carriageway, footway and grassed verge located on the north side of Inchinnan Road at the corner of Inchinnan Road and Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "42(2)" on Map 1 forming part of the subjects registered in the Land Register of Scotland under Title Number REN78108.	Hammerson (Renfrew) Limited Kings Place 90 York Way London N1 9GE	Owner	Construction of widened footway / cycleway, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas / I3 – Potential Transport Improvements
47	All and Whole 269 square metres or thereby of land currently used as hardstanding located on the south-west side of Meadowside Street, Renfrew shown delineated in red, coloured pink and numbered "47" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN100081.	Paul Girasoli [REDACTED] [REDACTED] [REDACTED]	Meadowview Windows Limited Unit 28 Meadowside Street Renfrew PA4 8SR	Construction of footways / cycleways, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas
48A	All and Whole 2,027 square metres or thereby of land currently used for woodland/ grass verge/ carriageway located to the west and north of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "48A" on Map 1 and Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN120798.	Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg  Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO  Colcaster A Sarl c/o M7 Real Estate Limited Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS	Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ  Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT  Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ  Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP  All Ways Freight Solutions	Construction of widened footway / cycleway, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas / I3 – Potential Transport Improvements

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyle Avenue Renfrew PA4 9EB</p>		
48B	<p>A heritable and irredeemable servitude right to connect to existing surface water drainage pipe under 409 square metres or thereby of grass verge and carriageway shown delineated red, coloured blue and numbered "48B on Map 2, located to the rear of the property known as Unit 3, Argyll Avenue, Blythswood Industrial Estate, Renfrew and forming part of the subjects registered in the Land Register of Scotland under said Title Number REN120798 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property), together with all necessary servitude rights of access at all times for pedestrians and vehicles (including heavy vehicles and equipment) over the burdened property for the purpose of constructing, maintaining, repairing, improving and renewing the said surface water drainage pipe from Plots 48A and 33A (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) via Plots 33B, 36 and 33C to the White Cart Water.</p>	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl c/o M7 Real Estate Limited Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p>	<p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p>	<p>Connection to and future maintenance of existing surface water drain.</p>	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Cosmopolitan Hotels Limited Titanium 1 Kings Inch Place Renfrew PA4 8WF</p> <p>AP Wireless II (UK) Ltd 16-18 Conduit Street Lichfield Staffordshire England WS13 6JR</p> <p>The Trustees of Renfrew Golf Club Blythwood Estate Inchinnan Road Renfrew PA4 9EG</p> <p>Captain: Gary Muchan ██████████ ██████ ██████</p> <p>Vice Captain: Eleanor McNish ██████████ ██████ ██████</p> <p>Managing Secretary: Alex Hammell ██████████ ██████ ██████</p> <p>Hammerson (Renfrew) limited Kings Place 90 York Way London N1 9GE</p>		

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Trustees of Renfrew Football Club President: Tom Johnston ██████████ ██████████ ██████████ ██████████</p> <p>Vice President: George Johnston ██████████ ██████████ ██████████</p> <p>Secretary: Will Johnston ██████████ ██████████ ██████████</p> <p>Treasurer: Robert Oliphant ██████████ ██████████ ██████████</p> <p>Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT</p>		
48C	All and Whole 92 square metres or thereby of land which is currently used as carriageway located on the east side of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "48C" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN120798.	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl Per M7 Real Estate Ltd Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p>	<p>Owner</p> <p>Diageo Scotland Limited Edinburgh Park 5 Lochside Way Edinburgh EH12 9DT</p>	Construction of widened footway / cycleway, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
48D	All and Whole 251 square metres or thereby of land which is currently used as a footway located on the east side of Argyll Avenue, Renfrew shown delineated in red, coloured pink and numbered "48D" on Map 1 and Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN120798.	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl Per M7 Real Estate Ltd Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p>	Owner	Construction of widened footway / cycleway, carriageway with associated landscaping, lighting and services.	<p>Renfrew Community Council</p> <p>E3 - Transition Areas / I3 Potential Transport Improvements</p>
48E	A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 48A, (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property), for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 66 square metres or thereby of carriageway located on the west side of Argyll Avenue, Renfrew, shown delineated in red, coloured green and marked "48E" on Map 1 and Map 2 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing a carriageway, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN120798.	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl Per M7 Real Estate Ltd Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p>	<p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT</p> <p>Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p> <p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p> <p>All Ways Freight Solutions Unit 3 Transport House</p>	Temporary servitude to permit construction of carriageway.	<p>Renfrew Community Council</p> <p>E3 - Transition Areas / I3 Potential Transport Improvements</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyll Avenue Renfrew PA4 9EB</p>		
48F	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 48A and 49A, (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 76 square metres or thereby of verge located at the junction of Argyll Avenue and West Lodge Road, Renfrew, shown delineated in red, coloured green and marked "48F" on Map 1 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing a carriageway, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under said Title Number REN120798.</p>	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl Per M7 Real Estate Ltd Suite 8 The Mercantile Building 53 Bothwell Street Glasgow G2 6TS</p>	<p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p> <p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p>	<p>Temporary servitude to permit construction of carriageway.</p>	<p>Renfrew Community Council</p> <p>E3 - Transition Areas/ 13 Potential Transport Improvements</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
			<p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyll Avenue Renfrew PA4 9EB</p>		
48G	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 48A, (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 391 square metres or thereby of carriageway located to the north west of Argyll Avenue, Renfrew, shown delineated in red, coloured green and marked "48G" on Map 2 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing adjusted access road and linking road to new carriageway, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under said Title Number REN120798.</p>	<p>Company Secretary Colcaster A S.a.R.L. 121 Avenue de la Fiaencerie L - 1511 Luxembourg</p> <p>Colcaster A Sarl c/o DWF LLP 110 Queen Street Glasgow G1 3HO</p> <p>Colcaster A Sarl Per M7 Real Estate Ltd Suite 8 The Mercantile Building 53 Bothwell Street Glasgow</p>	<p>Matalan Retail Limited Matalan Head Office Perimeter Road Knowsley Industrial Park Liverpool L33 7SZ</p> <p>Carpetright PLC Purfleet Bypass Purfleet Essex RM19 1TT</p> <p>Wright Leisure Limited Unit 1 Kirkstall Industrial Estate Kirkstall Road Burley Leeds LS4 2AZ</p>	<p>Temporary servitude to permit construction of adjusted access road linking to new carriageway.</p>	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
		G2 6TS	<p>Property Portfolio (No 15) Limited 520 Europa Boulevard Warrington WA5 7TP</p> <p>All Ways Freight Solutions Unit 3 Transport House Argyll Avenue Renfrew PA4 9EB</p> <p>AKM Freight Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>AKMH Employment Agency Limited Transport House Unit 3 Argyll Avenue Renfrew PA4 9EB</p> <p>Abbey Accounting &amp; Book-keeping Limited Transport House Unit 2 3 Argyll Avenue Renfrew PA4 9EB</p>		
49A	All and Whole 1,158 square metres or thereby of carriageway, footway and grass verge located on the west side of Argyll Avenue, leading from the junction with West Lodge Road first in a southerly and then in a south-westerly direction to Inchinnan Road, Renfrew shown delineated in red, coloured pink and numbered "49A" on Map 1, forming part and portion of All and Whole the subjects registered in the Land Register of Scotland under Title Number REN141745.	<p>The Trustees of Renfrew Football Club New Western Park 1 Argyll Avenue Renfrew PA4 9EF</p> <p>President: Tom Johnston ██████ ██████████ ██████████ ██████</p> <p>Vice President: George Johnston</p>	Owner	Construction of widened footway / cycleway, carriageway with associated landscaping, lighting and services.	Renfrew Community Council  E3 - Transition Areas

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
		<p>[REDACTED] [REDACTED] [REDACTED]</p> <p>Secretary: Will Johnston [REDACTED] [REDACTED]</p> <p>Treasurer: Robert Oliphant [REDACTED] [REDACTED]</p>			
49B	<p>A temporary servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 49A (which subjects are for the purposes of this servitude right hereby nominated and identified as, the benefited property) for the duration of the construction contract for the works associated with planning consent granted on 16 November 2018 under reference 17/0486/PP, over 31 square metres or thereby of carriageway located approximately 43 metres to the north of the roundabout at the junction of Inchinnan Road and Argyll Avenue, Renfrew, shown delineated in red, coloured green and marked "49B" on Map 1 (which subjects are for the purposes of this servitude right hereby nominated and identified as, the burdened property) for the purpose of constructing new carriageway, as the said burdened property forms part and portion of All and Whole the subjects registered in the Land Register of Scotland under Title Number REN141745.</p>	<p>The Trustees of Renfrew Football Club New Western Park 1 Argyll Avenue Renfrew PA4 9EF</p> <p>President: Tom Johnston [REDACTED] [REDACTED] [REDACTED]</p> <p>Vice President: George Johnston [REDACTED] [REDACTED] [REDACTED]</p> <p>Secretary: Will Johnston [REDACTED] [REDACTED] [REDACTED]</p> <p>Treasurer: Robert Oliphant [REDACTED] [REDACTED] [REDACTED]</p>	Owner	Temporary servitude to permit construction of carriageway.	<p>Renfrew Community Council</p> <p>E3 - Transition Areas</p>
61	<p>All and Whole 61 square metres or thereby of land currently used as hardstanding, carriageway and footway located to the west of Fishers Road, Renfrew shown delineated in red, coloured pink and numbered "61" on Map 3, forming part and portion of ALL and Whole the subjects in the former County of Renfrew known as the lands and estate of Blythwood I, II, III, IV, V, VI and VII referred to in Disposition and Deed of Entail by Archibald Campbell Campbell in favour of himself and others recorded in the Division of the General Register</p>	<p>The Trustees of Blythwood Estates c/o Anderson Strathern 1 Rutland Court Edinburgh EH3 8EY</p>	Owner	Construction of cycleway and footpath linking to existing core path network.	<p>Renfrew Community Council</p> <p>E3 - Transition Areas/ Core Paths</p>

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
	of Sasines for the County of Renfrew on 24 October 1887.				
62	All and Whole that plot or area of land extending to 358 square metres or thereby currently used as a scrapyard and concrete hardstanding located to the north west of Lobnitz Dock, Meadowside Industrial Estate, Meadowside Street, Renfrew in the former County of Renfrew and bounded as follows: on the North-east, South-east and South-west by a former scrapyard formerly belonging to Christie and Son (Metal Merchants) Limited and now belonging to the acquiring authority along which it extends a distance of 84.4 metres or thereby; 5.5 metres or thereby; and 84.4 metres or thereby, respectively; and on the North-west by a footpath forming a Core Path leading from the south bank of the River Clyde to Fishers Road along which it extends a distance of 3.3 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "62" on Map 3.	Unknown	Christie & Son (Metal Merchants) Limited Lobnitz Dock Meadowside Street Renfrew	Construction of New bridge control room, access road, parking and associated landscaping and services.	Renfrew Community Council  E3 - Transition Areas/ Core Paths
64(1)	All and Whole that triangular plot or area of ground extending to 31 square metres or thereby of verge located at the junction of Meadowside Street and Fishers Road, Renfrew, in the former County of Renfrew and bounded as follows: on the North-east by adopted footway and verge on the South-west side of Meadowside Street, along which it extends a distance of 16.5 metres or thereby; on the South-east by an area of scrubland belonging to the acquiring authority, along which it extends a distance of 16.6 metres or thereby; and on the North-west by unadopted footway on the South-east side of Fishers Road along which it extends a distance of 3.5 metres or thereby, as the said plot or area of ground is shown delineated in red, coloured pink and numbered "64(1)" on Map 3.	Unknown	Vacant	Construction of footways / cycleways, carriageway with associated landscaping, lighting and services	Renfrew Community Council  E3 - Transition Areas

### **Statutory Undertaker Land**

- 3.8 Plot 31 is land required for the creation of the Renfrew North Development Road and is currently owned by Scottish Water, a statutory undertaker (as listed above and below). None of the land required from Scottish Water for the Scheme is currently utilised by Scottish Water to perform any statutory undertaker functions, being land remaining in the ownership of Scottish Water following the removal of an historical treatment works.
- 3.9 The Council has agreed outline terms for the voluntary purchase of this land from Scottish Water.
- 3.10 The Council therefore considers that all the land required for the project currently owned by Scottish Water can be acquired without any detriment to the statutory undertaking.

### **Crown Land**

- 3.11 There are a few plots of land required for the Scheme which do not form part of the Order and are not detailed on the plans. Various areas of land along the line of the River Clyde fall within the ownership of the Crown and are therefore excluded from the Order. The Crown Estate's agent has confirmed that the Council will be able to acquire these plots on commercial terms and discussions are well underway. Therefore the Council is satisfied that there is a reasonable prospect of securing the land required from the Crown Estate.

### **Other Crown Land: QLTR**

- 3.12 In addition, the ownership of a plot of ground at Meadowside Street has been traced to a dissolved company, which was wound up some years ago. Assets of dissolved companies fall to the Crown in the form of the Office of Queen's and Lord Treasurer's Remembrancer ("QLTR"), in terms of the Companies Acts, when a company has been dissolved but at the date of dissolution continues to own assets. The QLTR generally dispose of Bona Vacantia, ownerless goods, for the benefit of the public purse. The Council is in discussions with the Office of QLTR regarding the ground affected and is satisfied that there is a reasonable prospect of acquiring the land from the QLTR.

### **3.13 Land Located within West Dunbartonshire/Glasgow City Council boundaries**

There are a number of plots of land on the North side of the River Clyde which are required for the successful construction of the new infrastructure. These are not located within Renfrewshire Council's boundaries and do not therefore form part of this Order. There are eight different entities with an interest in this land. The Council has acquired the necessary land and interests in land from four of these parties. Heads of Terms have been agreed with the remaining four parties having an interest in these areas and missives are currently underway for the purchase of the land and rights. As agreement has been reached in principle, no difficulties are envisaged in the acquisition of this land.

### **Other Land**

- 3.14 The Council has considered whether the land comprised in the Order comprises any common or open spaces which would be subject to special procedure in terms of the

1947 Act. The definition of “common” for this purpose, under Section 7(1) of the 1947 Act, includes any town or village green. “Open space” is defined as any land laid out as a public garden, or used for the purposes of public recreation, or land being a disused burial ground.

- 3.15 The Council is satisfied that no common or open spaces are affected by the Order and is also satisfied that the Order does not affect ancient monuments, listed buildings, conservation area land, Common Good land or consecrated land.
- 3.16 The land acquired through the Order will be used to construct and maintain the works associated with the CWRR project. The land has been restricted to areas required to an extent which covers the physical works plus some allowance (generally 3m) for construction and future maintenance. The Council is satisfied that all the land identified is required and sufficient to deliver and maintain the CWRR Project.
- 3.17 The design has been developed to minimise impact on adjacent land interests and the land to be acquired follows the route and alignment of the Scheme.
- 3.18 The Council acknowledges and confirms its intention that real burdens and servitudes will be discharged following completion of this Order.

#### **Unknown Owners**

- 3.19 The ownership of Plot 62, consisting of a small section of the scrapyard currently operated by Christie & Son (Metal Merchants) Limited, has been identified as “Unknown”. After having made reasonable inquiries with the Registers of Scotland, Clydeport Limited and Christie & Son (Metal Merchants) Limited, it has been confirmed that the land is not owned by either Clydeport Limited or Christie & Son Metal Merchants) Limited and the Council has been unable to identify details of current ownership.
- 3.20 The ownership of Plot 64(1), consisting of a small section of verge located at the junction of Meadowside Street and Fishers Road, Renfrew, has been identified as “Unknown”. After having made reasonable inquiries with the Registers of Scotland and Network Rail, the Council has been unable to identify details of current ownership.
- 3.21 In the circumstances, the Council has included Plots 62 and 64(1) in the Order and will serve Notice of the Making of the Order by affixing Notice to the nearest lamp-post, there being no object on the land itself to which Notice can be affixed.

## **4 ENGAGEMENT WITH COMMUNITIES AND OWNERS COMMUNITIES**

- 4.1 The CWRR project has been the subject of extensive consultation and engagement. The proposals, which are based on a clear understanding of the project objectives, have evolved from an iterative process of consultation with key stakeholders, the local community and local elected representatives.
- 4.2 The approach to engagement has been based on The National Standards for Community Engagement, 2005, PAN3/2010 and was designed to facilitate the early identification of issues, concerns and suggestions from owners, the local community and other interested groups, as well as facilitating buy-in to the implementation of the

projects. It was also designed with the aim of developing and maintaining relationships, understanding, acceptance and eventually advocacy.

4.3 To ensure maximum public awareness of the project and to enable public opinion to be gathered, a series of well publicised and well attended Public Exhibitions and presentations were held in May/June 2016 and December 2016.

4.4 As part of the planning application a Pre-application Consultation Exercise involved neighbour notifications, press advertisement procedures and a further round of public exhibitions (held in May 2017). A Pre-application Consultation Report was prepared and submitted providing extensive details of this exercise. This is contained in Appendix F.

#### **OWNERS**

4.5 Communication with owners has been extensive in nature and variable depending upon individual circumstances, with most private landowners happy to cooperate with requests for access to survey, requests to discuss the proposals including accommodation works and impact on their land.

4.6 One private landowner (Meadowview Windows) has been reluctant to engage and the Council continues to encourage them to do so. Details of the approaches made to negotiate appropriate settlement with Meadowview Windows is contained in Appendix C – CWRR Consultation Log. The Council has recently agreed to meet the fees for a valuation of the required property and discussions are now progressing.

4.7 Most negotiations have been positive, with the Council attempting to meet the reasonable requirements of owners wherever possible. For example, in relation to the voluntary purchase of the key development sites at Lobnitz Dock, the Council have agreed terms which enable the current owner to remain on the land for a period up to nine months after acquisition, to enable a controlled closure of the business. Agreements for voluntary acquisition of land on both sides of the River Clyde adjacent to Lobnitz Dock required links to the agreement of other land acquisition due to the interconnection of leases and businesses uses on adjacent parcels. These agreements were reached amicably.

4.8 Methods employed have included standard mail and recorded delivery letters; emails; phone calls; and face to face discussions. This communication has continued, where possible, through initial identification of routes for the planned infrastructure, through the refinement of various design options and onto the final designs. Appendix C – CWRR Consultation Log records the engagement with affected parties. Feedback from these consultations has influenced the preferred route of the roads and bridge infrastructure and the extent and nature of accommodation works.

4.9 The pre-planning application consultation process required neighbour notification and press advertisements.

4.10 Despite being a “local planning application” in scale and scope, the “major application” process was followed to ensure maximum opportunity for stakeholder and public contribution.

4.11 Due to the requirement for a Marine Environmental Impact Assessment, Pre-Application Consultations notices were also issued.

- 4.12 Proposal of Application Notices (PAN) were submitted to Renfrewshire Council, West Dunbartonshire Council and Glasgow City Council on 17<sup>th</sup> March 2017.
- 4.13 Adverts advising of the Proposal of Application Notices (PAN) were published in:
- Clydebank Post on 26<sup>th</sup> April 2017
  - Glasgow Evening Times on 26<sup>th</sup> April 2017
  - Clydebank Post on 26<sup>th</sup> April 2017
  - Paisley Daily Express on 26<sup>th</sup> April 2017
  - Dumbarton & Vale of Leven Reporter on 25<sup>th</sup> April 2017.
- 4.14 Adverts advising of the Pre- Application Consultation Notices (PAC) were published in:
- Clydebank Post on 22<sup>nd</sup> March 2017
  - Glasgow Evening Times on 22<sup>nd</sup> March 2017
  - Clydebank Post on 26<sup>th</sup> 22<sup>nd</sup> March 2017
  - Paisley Daily Express on 22<sup>nd</sup> March 2017
  - Dumbarton & Vale of Leven Reporter on 21<sup>st</sup> March 2017
- 4.15 Community Councils with a possible interest in the CWRR project were emailed a copy of the PAN Notice on 23<sup>rd</sup> March 2017. The Community Councils advised were:
- Clydebank East
  - Dalmuir and Mountblow
  - Inchinnan
  - Linnvale and Drumry
  - Paisley North
  - Parkhall, North Kilbowie and Central
  - Renfrew
  - Yoker
- 4.16 As part of the Planning application, a standard neighbour notification procedure was carried out, and for land without an associated postal address adjoining the boundary of the application site, a neighbour notification advertisement was displayed in various publications. As the Planning application was submitted to three Local Authorities, a number of adverts were published. These included:
- The Edinburgh Gazette on 14<sup>th</sup> July 2017 for the Renfrewshire Council application.
  - The Edinburgh Gazette on 21<sup>st</sup> July 2017 for the West Dunbartonshire Council application.
  - The Edinburgh Gazette on 28<sup>th</sup> July 2017 for the Glasgow City Council application and
  - Paisley and Renfrewshire Gazette on 19<sup>th</sup> July 2017.
- 4.17 Neighbour notification letters were sent out by each of the member Authorities managing the planning application.
- 4.18 Detailed information on the statutory consultation is contained in the Pre-application Consultation Report in Appendix F.
- 4.19 The planning application “Clyde Waterfront and Renfrew Riverside” was submitted to Renfrewshire Council, Glasgow City Council and West Dunbartonshire Council in July

2017. The application was called in by Scottish Ministers on 6<sup>th</sup> October 2017 under the following references:

- CIN-RFS-001 – covers former application to Renfrewshire Council.
- CIN-GLW-001 – covers former application to Glasgow City Council.
- CIN-WDS-001 – covers former application to West Dunbartonshire Council.

- 4.20 Planning permission was granted with conditions appropriate to the scale and complexity of the project, on the 16<sup>th</sup> of November 2018. A copy of the planning permission is attached at Appendix G.
- 4.21 A further land referencing exercise was undertaken, in August 2018, using known title boundaries and the final project design. This involved communication with all known affected parties. A copy of a typical letter and reference plan is included within Appendix D.
- 4.22 A Senior Asset and Estates Surveyor at Renfrewshire Council is acting on behalf of the Council and Project Team in the negotiation of land purchase.
- 4.23 Early attempts to secure voluntary agreements are generally positive and this has resulted in the appropriate Council Policy Board (Infrastructure, Land and Environment) on 8<sup>th</sup> November 2017 approving the acquisition of two key sites for this project. The decision included the acquisition(s) being completed subject to satisfactory planning consent for the project. Planning permission for the project was granted by the Scottish Ministers on 16 November 2018. Further detail regarding the Planning Process and permission is noted in Section 7. Acquisition of these two significant sites for the southern approach to the bridge proceeded to settlement in February 2019.
- 4.24 The Council's Infrastructure, Land and Environment Board on 30 May 2018 approved a further acquisition of an additional key site to allow construction of aspects of the bridge and approach roads on the north of the river. The decision included the acquisition being completed subject to satisfactory planning consent for the project. Planning permission for the project was granted by the Scottish Ministers on 16 November 2018 and the acquisition of this land parcel progressed to settlement in February 2019.
- 4.25 The Council remains committed to securing the required land by voluntary acquisition and will continue to engage with the affected parties throughout the process. As part of this process, the Council is willing as part of this process to meet the Sellers reasonable requirements where this is possible in the context of the Scheme. Negotiations will continue in parallel until either successful voluntary agreements are achieved or the required land has been secured through the confirmation of this Order.
- 4.26 This is in line with Scottish Government Guidance (Planning Circular 6/2011, Compulsory Purchase Orders). The Order will only be relied upon, should voluntary agreement not be satisfactorily concluded within the required timescales for the Scheme.
- 4.27 Negotiations continue with remaining owners and the design has accommodated their requirements wherever possible. The Council is hopeful that they will be successful in agreeing voluntary terms in relation to the majority of the required land.

- 4.28 The Council has updated affected parties with regard to the Compulsory Purchase Process and any other matters relevant to the Scheme all in line with the guidance. The Council has also issued to affected parties:
- The Scottish Governments publication “Compulsory Purchase and Compensation – a Guide for Owners, Tenants and Occupiers in Scotland”
  - Background Information on the CWRR project
- 4.29 The Council has created a specific webpage ([www.renfrewshire.gov.uk/citydealcpo3](http://www.renfrewshire.gov.uk/citydealcpo3)) for this CPO to host a copy of the Order and the maps referred to therein along with this Statement of Reasons. Covering letters issued to land owners, tenants etc. contain details of the Council’s CPO webpage. A link to the Scottish Government’s web page where additional information can be sought is available from the Council’s CPO webpage.

## **5 ASSESSING ALTERNATIVE WAYS OF REALISING THE PURPOSE**

- 5.1 As noted earlier, the CWRR project is required to address a number of specific strategic needs. Alternative ways of addressing these needs were appraised against the specific project SMART (specific; measured; achievable; relevant; timed) objectives noted below:
- Delivery of better cross river infrastructure to reduce the physical and psychological barrier created by the River Clyde, allowing for a greater flow of labour and general populations as well as opening opportunities for active travel between the north and the south of the river.
  - Deliver network infrastructure to unlock the development potential, enhance the attractiveness of and entice private investment into existing, vacant or derelict sites within the locality for employment and housing opportunities.
  - Enabling the project to build on existing planned developments in a holistic manner to deliver further economic regeneration, by facilitating physical access opportunities to the core facilities at the Glasgow Airport Investment Area (GAIA) and the Advanced Manufacturing Innovation District Scotland (AMIDS), including the National Manufacturing Institute for Scotland (NMIS) and Medicines Manufacturing Innovation Centre (MMIC), within Renfrewshire and the City Region.
  - Create construction and operational jobs both during the infrastructure delivery and beyond.
- 5.2 The infrastructure proposals to be delivered as part of the CWRR project, reflect the outcome of a multi stage options identification and appraisal process.
- 5.3 Initially a City Region Programme Level strategic SWOT and cost-benefit analysis was undertaken.
- At the City Region Programme Level, the strategic SWOT and cost-benefit analysis formed the basis of the options appraisal for the grouped City Deal projects, of which the CWRR project was one. The projects were appraised primarily against the ability to unlock the City Region development potential and generate additional GVA i.e. increase the value of goods and services produced in the area, with additional consideration given to potential wider regeneration

benefits. Evaluation of the GVA generated by the CWRR project during this high level study, identified that it delivers the greatest contribution to the City Region of all projects considered. This evaluation was undertaken by consultants KPMG on behalf of the City Region.

5.4 A range of interventions which may meet the project objectives, together with a counterfactual position were developed in sufficient detail to enable evaluation. This long list included:

- Option 1 - Do nothing

This option assumes no additional capital investment is available for infrastructure works aimed at projects which will tackle existing issues of accessibility and poor connectivity, which would have the potential to increase economic activity and increase GVA.

- Option 2 – Do Minimum

This option assumes minimal spend on existing infrastructure endeavouring to address some of the existing constraints to economic growth, while not increasing the availability of additional infrastructure to address accessibility and connectivity.

- Option 3 – Improved Ferry Link

This option would reintroduce the previously suspended vehicular ferry with a modern equivalent.

- Option 4 – Renfrew North Development Road Only

This option considers the impact of constructing the Renfrew North Development road only with no further capital investment for infrastructure works.

- Option 5 – River Clyde Crossing by way of a Tunnel Only

This option considers the potential for creating a north/south link across the River Clyde in the vicinity of Renfrew, Clydebank / Yoker by way of a tunnel.

- Option 6 – River Clyde Crossing by way of a Bridge Only

This option considers the impact of constructing a north / south connection across the River Clyde in the vicinity of Renfrew and Yoker by way of a bridge.

- Option 7: Renfrew North Development Road and River Clyde Bridge Crossing including other improvements to accessibility, walking, cycling and public transport links

This option considers the potential for addressing the significant connectivity issues between the north and south of the River Clyde between Renfrew, Clydebank and Yoker whilst addressing the current congestion issues in and around Renfrew Town Centre. The option includes improvements to walking, cycling and public transport aspects around the surrounding areas. The option therefore enhances accessibility to key development sites along both sides of the River Clyde.

- The long list was evaluated against technical, environmental, economic and traffic constraints as well as its ability to deliver the project objectives. This resulted in a short list of options, which included:
  - Option 1 - Do nothing
  - Option 2 – Do Minimum
  - Option 4 – Renfrew North Development Road Only
  - Option 7: Renfrew North Development Road and River Clyde Bridge Crossing including other improvements to accessibility, walking, cycling and public transport links

5.5 A detailed Green Book compliant evaluation of the short list of options was undertaken.

5.6 The detailed evaluation identified Option 7: Renfrew North Development Road and River Clyde Bridge Crossing including other improvements to accessibility, walking, cycling and public transport links as the most effective option, with a strong Benefit Cost Ratio (BCR) of 11.1, the ability to meet all of the project objectives and to contribute £859m GVA to the City Region by 2043.

5.7 Further detail of the Option appraisal process is enclosed within Appendix H.

5.8 The design of the CWRR project, included route selection followed by a bespoke 3 stage objective based option assessment process for the Outline Business Case. This process considered the environmental, engineering, economic and traffic effects of alternative proposals, with the aim of identifying preferred options of each infrastructure intervention and allowing refinement of the scope of the project. The method adopted for this options assessment followed the broad principles of the Design Manual for Roads and Bridges DMRB - Volume 5 Assessment and Preparation of Road Schemes, Section 1 Assessment of Road Schemes and of STAG (Scottish Transport Appraisal Guidelines), in terms of understanding the transport challenges, issues and opportunities. The outcome of public and stakeholder consultation, technical evaluation and engineering design were key factors in the development of the project design.

5.9 The route selection process led to the following options being discounted:

- Vehicular Ferry
- Tunnel
- High level fixed bridge
- Low level bridge linking to roads at: Yoker Ferry Road; Ellerslie Road; disused railline east of Lasswade Road.
- Roads along disused rail lines in Renfrew,
- Road routes through Blythswood adjacent to Renfrew Golf Club.

## **6 PUBLIC BENEFIT**

6.1 The Council believes there is a compelling case in the public interest to acquire the Order land.

6.2 Substantial infrastructure investment is needed to realise Renfrewshire and the wider City Region economic potential. The CWRR project is a key element of the City

Region City Deal programme and contributes the greatest GVA of all projects within the programme. The Council is of the view that the redevelopment and improvement which will result as a consequence of the CWRR Project will contribute significantly to the economic, social and environmental well-being of Renfrewshire and the greater Glasgow city region area.

6.3 It is considered that the public benefits of the CWRR project to the residents of Renfrewshire and the wider population of the Glasgow City Region will outweigh the interference with individual property owners' interests and that the Order is reasonable and proportionate. The CWRR Project will create opportunities for transformational change resulting in improved business conditions and increased employment and development opportunities including the contribution of £859m GVA to the City Region by 2043. The CWRR Project will deliver significant public benefits including:

- The regeneration of the waterfront as an attractive, vibrant and sustainable urban area by improving access to key development sites, providing new housing, business and employment opportunities
- Improved access for communities north & south of the Clyde to key residential, employment (including NMIS, MMIC and AMIDS), healthcare, education, leisure and retail sites for all modes of transport, including improved opportunities for leisure and active travel alongside and across the Clyde
- Enhanced local environment through the use of high quality landscaping to encourage high quality development and regeneration and the improvement of currently poorly maintained woodland areas.
- Optimisation of the operation of the local road network, resulting in improved journey time reliability and safety. Reduction in congestion within Renfrew town centre and improvements in air quality.

6.4 It is also noted that a City Deal project being delivered in West Dunbartonshire at the former Exxon site aims to generate the potential for 5,750 new jobs through the project resulting in economic growth. The important new crossing provided by CWRR will open those employment opportunities to communities over a much wider geographical area, than would otherwise be the case and assist in the delivery of those benefits.

6.5 Development of the project design, in consultation with stakeholders and the public, will enable the following additional benefits to be delivered by the project:

- Reduction in journey times between the newly connected communities
- Significantly reduced traffic flow through Renfrew Town Centre, particularly Inchinnan Road (east) and reduced "rat-running" on residential streets.
- Safer and significantly expanded cycleways
- Cycle links extended to Yoker Railway Station, with a connection to National Cycle Route 7 (NCR7)
- Improvements to Dock Street / Glasgow Road junction including provision for safe crossing for pedestrians and cyclists
- Opportunity for enhanced public transport on both sides of the river including enhanced reliability through Renfrew town centre
- Potential for significant areas adjacent to the River Clyde to become an accessible area for leisure
- Reduction in greenhouse gas emissions from vehicles by over 500 tonnes in 2020

- One of the first projects in the world to follow the new standard (PAS 2080) to minimise greenhouse gas emissions - directly contributing to the achievement of the UN's Sustainable Development Goals
- 6.6 Value for money evaluation of the CWRR project displays a healthy Benefits to Cost Ratio (BCR) of 11.1 against public sector only costs and 3.95 when related private sector investment is added. BCR of these levels is a strong indicator of the advantages of the proposed project.
- 6.7 The CWRR project is in an area of considerable economic potential, however the area suffers from several barriers to growth and connectivity which are hindering development. It is located on what could be a very attractive riverside corridor and is in close proximity to a number of key locations which if better connected, could provide significant potential for growth. These include the Clyde Riverside, Glasgow Airport Investment Area, Clydebank, Renfrew and Paisley Town Centres, and Braehead Centre. It is intended to revitalise the River Clyde section of the Development Corridor by reconnecting its communities across the river and providing a focus for growth of the city region.
- 6.8 In addition to these growth centres, the area contains a plentiful supply of vacant, derelict and underused sites that offer great potential for development of new and enhanced commercial, business and housing uses. Improved connections between key educational and health centres, such as: Queen Elizabeth University Hospital; Golden Jubilee Hospital; West College Scotland (Clydebank and Paisley Campuses) and West of Scotland University, would also improve educational and health opportunities for people within the local communities as well as aiding employees to access these major employment centres.
- 6.9 The project will also provide access to former industrial land which is currently underused or unused. The lack of suitable access and poor environmental conditions have in a period of challenging market conditions, resulted in the progression of development on these areas stalling.
- 6.10 The CWRR project delivers significant benefits for the local communities, Renfrewshire and the Glasgow City Region. CWRR also links to the complementary City Deal Project – Glasgow Airport Investment Area (GAIA) (where the Advanced Manufacturing Innovation District Scotland (AMIDS) including the National Manufacturing Institute for Scotland (NMIS) will be located) and enables improved access to that project area, and the significant job and skills development opportunities from AMIDS, for communities north and east of Renfrew. While CWRR is of significant benefit as a project, there are additional benefits which result due to the complimentary nature of CWRR and GAIA.
- 6.11 Delivery of this infrastructure will therefore aid the development of the Glasgow Airport Investment Area, providing considerably enhanced connectivity to and between the existing business parks and key economic development sites clustered around the Airport, improve access across the Cart Corridor, the successful progression of NMIS, MMIC and the business growth they will stimulate, whilst also enabling the continued growth and expansion of Glasgow Airport as a key gateway for business and tourists as prioritised in National Planning Framework 3 (NPF3)

- 6.12 These benefits clearly demonstrate that there is a compelling case in the public interest for the Order. If this Scheme does not take place in its entirety within a reasonable timeframe or possibly not occur at all, then these much needed public benefits will be lost.
- 6.13 In developing the Scheme discussions have taken place with affected landowners and wherever possible the Council have sought to minimise the impact on owners by reviewing and amending the final design to keep the interference with owners' interests to the minimum necessary.
- 6.14 On balance it is considered that interference with private rights of those with an interest in the land required is outweighed by the public benefits which the Project will bring. In principle compulsion is, therefore, considered to be not only necessary but justified in the public interest.

## **7.0 THE PLANNING POSITION**

7.1 Due to the project spanning three council boundaries, a Planning application "Clyde Waterfront & Renfrew Riverside" was submitted to Renfrewshire Council, Glasgow City Council and West Dunbartonshire Council on 4<sup>th</sup> July 2017. The three applications were subsequently called in by Scottish Ministers on 6<sup>th</sup> October 2017 under references:

- CIN-RFS-001 – covers former application to Renfrewshire Council.
- CIN-GLW-001 – covers former application to Glasgow City Council.
- CIN-WDS-001 – covers former application to West Dunbartonshire Council.

7.2 The Scheme obtained Planning Permission, with conditions appropriate to the scale and complexity of the project, on 16<sup>th</sup> of November 2018.

7.3 The Project is supported by and consistent with, national, regional and local planning and transport policy and a copy of the planning consent and conclusions of the Reporter's consideration of the application, is contained within Appendix G

## **8.0 THE FUNDING POSITION**

8.1 The project costs are funded by the City Deal Grant and Renfrewshire Council contribution as set out in the City Deal Agreement. The total funding for the CWRR Project is £90.68 million which includes all Project costs.

8.2 Renfrewshire Council's contribution has been allowed for through normal financial planning processes and incorporated within the Council's financial planning model.

8.3 Additional funding of £43,744 has been secured from Sustrans Community Links Fund towards design costs for active travel routes within the project. This is match funded from within the overall project budget and was fully drawn down in financial year 2016/17. There is potential for further funding available subject to approval by Sustrans of a grant application in later rounds of the Community Links Fund however no assumption of further funding has currently been incorporated into the funding package.

8.4 Whilst no other third-party funding has been secured, the Council will continue to explore opportunities for contributions for specific work elements from external parties

which may assist in delivering an enhanced final scope of work. However, delivery of the base project does not rely on any external funding.

- 8.5 The City Deal Grant Funding is drawn down through the process of Business Case approval. The Strategic Business Case for this project was approved by the City Region Cabinet in June 2016 and the Outline Business Case approved in August 2018. This gave authority for the project team to draw down up to £13.866m of City Deal funding prior to the Full Business Case being approved. This funding included the expenditure required to acquire land to the deliver the project.
- 8.6 A Full Business Case will be submitted following evaluation of design and build tenders and will confirm final costs for the project. This will not require a further Cabinet approval and will be signed off by the City Region Chief Executives confirming the Full Business Case does not contain significant changes to the approved Outline Business Case. Due to the significant benefits delivered by the completed project and the approval of the Outline Business Case, there is no obvious reason why the Full Business Case will not be approved.
- 8.7 Transfer of the required land through the Compulsory Purchase process will not be finalised until these approvals are in place. Land to be acquired by voluntary agreement will be finalised in advance of Full Business Case.

## **9.0 BARRIERS TO COMPLETING THE SCHEME**

- 9.1 The Council has the required funding in place to complete the Scheme, along with planning consent. An application for a marine licence is presently being considered by Marine Scotland and is expected to be issued within the next 2-3 months. Marine Scotland have not indicated any reason why this will not be issued.
- 9.2 An application to Scottish Ministers under Section 75 (Roads Scotland Act 1984), has been submitted to gain appropriate powers to construct the bridge over navigable waters. One statutory consultee (West Dunbartonshire Council) objected to this application. Subsequently at the WDC Infrastructure Regeneration and Economic Development Board on 23<sup>rd</sup> January 2019, councillors agreed to withdraw the previously submitted objection and this was done on 13<sup>th</sup> February 2019. As the Section 75 application includes arrangements previously agreed with the Harbour Authority and there now being no objections, we anticipate the Section 75 Scheme to be confirmed by Scottish Ministers in due course.
- 9.3 If there are any objections to the CPO which are not withdrawn, this could delay commencement of works, however this would not be a barrier to completion of the Scheme.
- 9.4 The Council has therefore considered potential barriers and is satisfied that no potential barriers would prevent the Scheme being completed.

## **10.0 TIMETABLE / PROGRAMME**

- 10.1 Subject to completion of legal procedures and conclusion of the procurement process, it is intended to award a design and construction contract for the CWRR Project in Early 2020. This will enable construction start in early 2020, with completion of the project in mid 2022.

## **11.0 RELATED ORDERS OR APPLICATIONS**

11.1 A Section 75 application (Roads (Scotland) Act 1984) has been submitted by Renfrewshire Council to permit construction of the opening bridge over the navigable waters of the River Clyde. The Section 75 application is in a form which has been fully agreed with the relevant Harbour Authority and incorporates measures agreed with the Royal Yachting Association. The Scottish Ministers are required to confirm they are satisfied in accordance with Section 75(3) (a) of that Act. One objection was submitted to the Section 75 application, however this was subsequently withdrawn by the objector. There is no obvious reason why the Section 75 application will not be approved by Scottish Ministers.

## **12.0 HUMAN RIGHTS AND EQUALITIES**

12.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the CPO, including those under Articles 6, 8 and Article 1 of the First Protocol.

12.2 The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”, i.e. compulsory purchase must be proportionate in that in pursuing the public interest the objective to be achieved in making the CPO must outweigh the interference with any private rights. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Similarly, any interference with Article 8 rights must be “necessary in a democratic society”, i.e. proportionate. The Council is of the view that in pursuing this CPO, it has carefully considered the balance to be struck between individual rights and the wider public interest. Interference with Convention rights, to the extent that there is any, is considered to be justified in order to secure the economic regeneration and public benefits which the Scheme will bring and to secure compliance with local regional and national planning policy.

### **Entitlement to a Fair and Public Hearing**

12.3 Such rights require a fair and public hearing in the determination of a person’s several and political rights (ECHR, Article 6). This includes property rights and can include opportunities to be heard in a consultation process. The statutory procedures, taken with the right to object and the statutory challenge, satisfy the requirements of Article 6.

### **Rights to Respect for Private and Family Life and Home**

12.4 Such rights may be restricted if the infringement is in accordance with the law, has a legitimate aim and is fair and proportionate in the public interest (ECHR, Article 8). It is considered that such interferences as may occur as a result of the CPO are in accordance with the law, pursue a legitimate aim and are proportionate having regard to the public interest in the Scheme referred to in this statement.

### **Peaceful Enjoyment of Possessions (including Property)**

12.5 This does not impair the right to enforce such laws as the State considers necessary to control the use of property in accordance with general interest (ECHR, Article 1 of the First Protocol). It is considered that the CPO will strike a fair balance between the

public interest in the implementation of the Scheme and those private rights which will be affected by the CPO. Compensation will be available under the compensation code to those who can prove they have a legitimate claim arising from the exercise of compulsory purchase powers.

- 12.6 A copy of the Order and the maps referred to therein along with this Statement of Reasons have been deposited at Renfrewshire House, Cotton Street, Paisley, PA1 1TT and may be seen there without payment of fee between the hours of 9am and 4.30pm on business days. The documentation may also be viewed by accessing the following link - [www.renfrewshire.gov.uk/citydealcpo3](http://www.renfrewshire.gov.uk/citydealcpo3).

### **13.0 CONTACT DETAILS FOR FURTHER INFORMATION**

Barbara Walker, Depute Project Director

Margaret Law, Senior Estates Surveyor

<mailto:citydeal@renfrewshire.gov.uk>

[www.renfrewshire.gov.uk/citydealcpo3](http://www.renfrewshire.gov.uk/citydealcpo3)

## **List of Appendices (separate documents)**

Please refer to the separate documents as listed below:

Appendix A	Project Layout
Appendix B	Location Plan and Maps
Appendix C	Consultation Log
Appendix D	Example Land Referencing Letter and Reference Plan
Appendix E	Infrastructure, Land and Environment Reports, Scheme of Delegated Functions and Procedural Standing Orders Excerpts
Appendix F	Pre-Application Consultation Report
Appendix G	Planning Permission
Appendix H	Options Appraisals

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