

Report

Report to:	Community and Enterprise Resources Committee
Date of Meeting:	24 November 2020
Report by:	Executive Director (Community and Enterprise Resources)

Subject:	Replacement of Clyde Bridge by Pettinain – Authorisation to Proceed with Promotion of Compulsory Purchase Order for Revised Land Requirement
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ update Committee on project development work and seek authorisation to proceed with the promotion of a Compulsory Purchase Order (CPO) under the Roads (Scotland) Act 1984, Section 104, for the revised extent of the land required to enable construction of the replacement of Clyde Bridge and associated carriageway realignment

2. Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s) :-

- (1) that the project update be noted; and
- (2) that the Executive Director (Community and Enterprise Resources), in consultation with the Head of Administration and Legal Services as appropriate, if required, be authorised to proceed with promotion of the Compulsory Purchase Order of all land necessary to construct the replacement Clyde Bridge and associated local carriageway re-alignment.

3. Background

- 3.1 The Council is proposing to demolish the existing Clyde Bridge, which is located on Pettinain Road to the south of the village of Carstairs Junction, and replace it with a new modular steel structure designed and constructed in accordance with current standards. The location of the bridge is shown at Appendix A.
- 3.2 The existing bridge structure was installed in the early 20th century as a road crossing over the River Clyde. A 2-ton vehicular weight restriction was imposed on the structure in 1956. The bridge was therefore identified as weak at a relatively early point in its existence.
- 3.3 The bridge was subject to a structural assessment in 1991 which confirmed its inability to accommodate heavy vehicles. The restriction was amended to 3 tonnes to align with metric measurements and a vehicular width restriction of 1.9m was introduced to assist in the enforcement of the weight restriction.

- 3.4 The Council has continued to monitor the condition of the structure over many years. A monitoring inspection undertaken in August 2018 recorded significant further deterioration in the condition of the structure. Fundamental and longstanding structural defects had now deteriorated to an extent where the bridge was no longer considered manageable or safe for public use. A full road closure has been imposed since August 2018.
- 3.5 The structure provided an important local transportation link between the villages of Carstairs Junction to the north and Pettinain to the south.
- 3.6 The Council has allocated funding of £3m for the replacement of the existing bridge and associated ancillary work. Project development work is now well advanced.
- 3.7 Authorisation to proceed with promotion of a Compulsory Purchase Order was approved by Committee on 3 September 2019. However, following further work in relation to complex land ownership searches, additional land has been identified for acquisition to align and correct title boundaries. Consequently, it is considered necessary to seek further authorisation to include those areas within the scope of the CPO.

4. Current Position

- 4.1 The replacement bridge will be a modular steel structure which will be constructed on a new alignment to the west of the existing bridge. In addition, some localised realignment of Pettinain Road on the immediate approaches to the new bridge will be carried out. The superstructure of the original structure will be demolished and removed.
- 4.2 Discrepancies and omissions in records held by Registers of Scotland led to a delay in confirming the owners of the various parcels of land required and officers' ability to enter effective negotiations with all landowners. Covid19 has also had a significant impact on all parties ability to make timely progress, however, despite this officers continued to move the project forward.
- 4.3 The Registers of Scotland anomalies have now been resolved and the Land Register has been updated accordingly. The design phase of the project is largely complete, and the tender preparation is well underway, however, the acquisition of land remains outstanding.
- 4.4 The focus is still on securing the acquisition of the land required for the project on a voluntary basis by negotiation. All affected landowners have been identified, extent of ownerships confirmed, and negotiations are ongoing at this time. However, while these negotiations have been delayed and become somewhat protracted, recent progress has been positive and officers remain hopeful that land can be secured on a voluntary basis. Nonetheless, it remains prudent to have available the use of CPO powers should voluntary negotiations ultimately fail.
- 4.5 The revised areas of land for which authority to acquire compulsorily is now sought are shown outlined in red and coloured pink on the attached plan in Appendix B.
- 4.6 As mentioned above, voluntary negotiations with the affected landowners are continuing. The areas shown shaded blue on the plan attached in Appendix C is land that is required to facilitate the works and will be utilised as a working area and a site compound area. Should voluntary negotiations be successful the land outlined in red and coloured pink on the attached plan at Appendix C will be acquired permanently

with the land shaded blue by way of a temporary lease/licence agreement with landowners.

- 4.7 However, should voluntary negotiations with one or more landowner not reach a satisfactory conclusion, the formal Compulsory Purchase Order process will be used to seek to acquire all land as shown in Appendix B.
- 4.8 Appendix D has been prepared to highlight the additional areas of land required since the 3 September 2019 Committee approval. The black cross hatched, and hatched areas formed the extent of the land that was originally required and approved on 3 September 2019. The additional areas, shaded pink only, in the immediate vicinity of watercourse, are now also required for the reasons set out above.
- 4.9 The following is an indicative programme for the delivery of the scheme following a CPO process allowing for objections and assuming a Public Local Inquiry is required:
- Negotiations for acquisition including CPO if required: To end January 2023
 - Design and Procurement: May 2019 – January 2023
 - Construction of replacement Clyde Bridge and associated local road realignment April 2023 – March 2024
- 4.10 The commencement of construction will be brought forward if the CPO process progresses without objection or completes earlier than set out above. In this scenario it is currently anticipated that construction works would commence in summer 2022.
- 4.11 Notwithstanding the CPO timeline set out above, acquisition of land by voluntary means could see works commencing early summer of 2021 subject to tender returns being affordable. Recent developments would suggest that this timescale remains a realistic possibility.

5. Employee Implications

- 5.1 There are no employee implications.

6. Financial Implications

- 6.1 The estimate total compensation payment plus fees can be contained within the Council's agreed additional capital allocation for the project.

7. Climate Change, Sustainability and Environmental Implications

- 7.1 There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

8. Other Implications

- 8.1 There are no implications for risk in terms of the information contained within this report.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1 Legal Services and Housing and Technical Resources Property Services have been involved in the identification of affected landowners.

- 9.2 This report does not introduce new policy, function or strategy or recommend a change to existing policy, function, or strategy. Therefore, no impact assessment is required.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

2 November 2020

Link(s) to Council Values/Ambitions/Objectives

- ◆ Improve the road network, influence improvements in public transport and encourage active travel

Previous References

- ◆ Community and Enterprise Resources Committee, 3 September 2019, Replacement of Clyde Bridge by Pettinain - Authorisation to Proceed with Promotion of Compulsory Purchase Order

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact: -

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Title: C29 Clyde Bridge

Notes: Location Plan



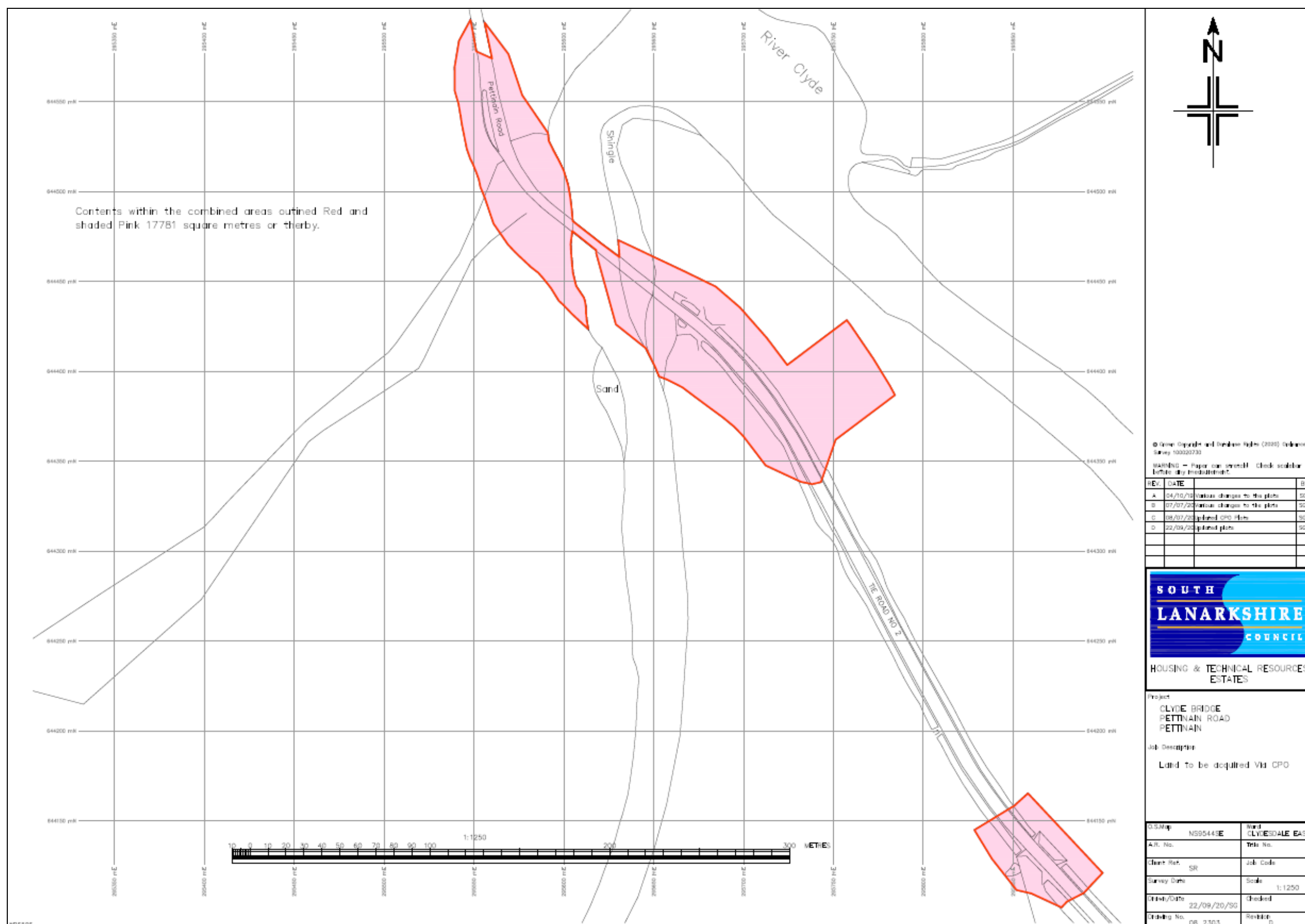
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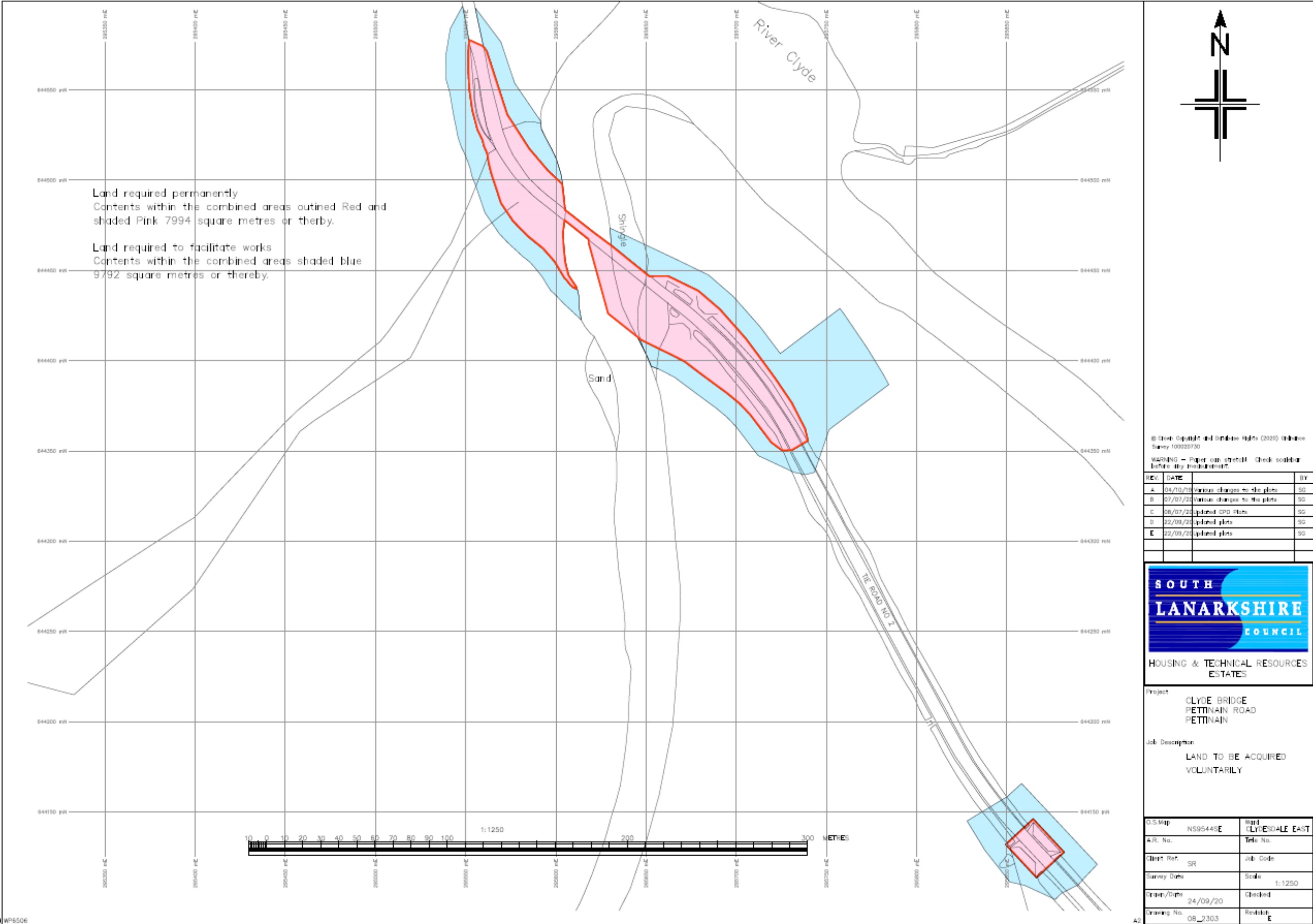
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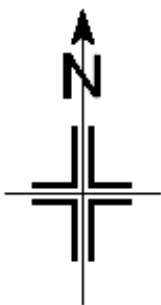
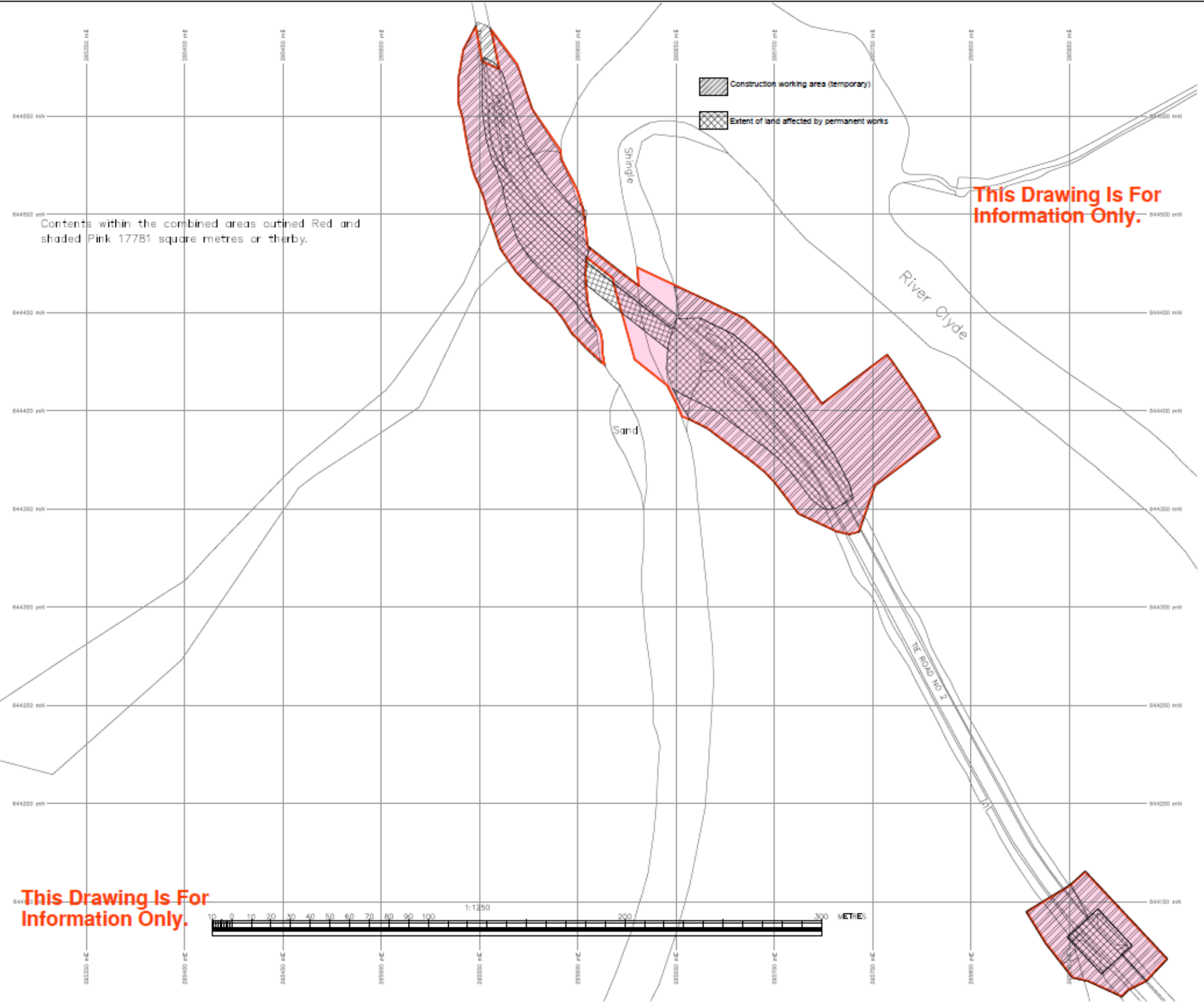
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Original Drawing Size: 210 x 297 (A4) (c)

Appendix B







This Drawing Is For Information Only.

Contents within the combined areas outlined Red and shaded Pink 17781 square metres or thereby.

Current proposed land to be acquired Via CPO outlined red and shaded Pink

Original extents of land proposed to be permanently acquired for project cross hatched Black

Original extents of land proposed for temporary working area for project hatched Black

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WARNING - Paper can stretch! Check scalebar before plotting/drawing!

REV	DATE	BY



HOUSING & TECHNICAL RESOURCES
ESTATES

Project
CLYDE BRIDGE
PETTINAIN ROAD
PETTINAIN

Job Description
Land to be acquired Via CPO

OSMap	NS9544SE	Ward	CLYDEDALE EAST
A/R No.		Title No.	
Client Ref.	SR	Job Code	
Survey Date		Scale	1:1250
Drawn/Date	28/10/20/SG	Checked	
Drawing No.	DB_2x2x2	Revision	

This Drawing Is For Information Only.

