

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM NO. ...15.....

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: GARTCOSH Progress on Regeneration Site and Multi Modal Transport Interchange
From: DIRECTOR OF PLANNING AND ENVIRONMENT	
Date: 17 th January 2001	Ref: N/PL/42/02

1. Purpose of Report

The purpose of the report is to update Committee on progress with the development of the Gartcosh Regeneration site and the multi-modal transport interchange.

2. Background

2.1 The project to regenerate the former steelworks site at Gartcosh is a partnership project, at present between North Lanarkshire Council and Scottish Enterprise Lanarkshire. The project has attracted challenge funding and European funding. The original proposals identified in the challenge fund bid, with the aim of bringing the site into positive economic use as a strategic industrial location, were to provide a new junction on the M73, other road and rail infrastructure at the site, decontamination works and site stabilisation, landscaping and conservation works.

2.2 The first works to be implemented were decontamination and the formation of the M73 junction. During the course of these works, a species of amphibian, the Great Crested Newt, was discovered in a prominent area of the site. These newts are protected by a European Directive and must not be disturbed from their habitat. To protect the newts, a barrier has been erected meantime around their identified habitat. This discovery has however, set the programme back substantially and has incurred costs which were not part of the original estimate.

2.3 In early 2000, the Masterplan for the site, was presented to the Committee and subsequently to various community groups. The Masterplan updated and refined the proposals set out in the original challenge fund bid and detailed development proposals for

- 74 acres of an industrial park comprising a range of sizes of sites for industrial, distribution and commercial uses;
- 66 acres for a single user
- 71 acres of woodland reserve
- 5 acres for a multi-modal transport interchange.

The Masterplan sets out the phasing for development, recognising both the environmental and market needs, and permitting early implementation of the station, park and ride facility.

2.4 As noted above, already completed, is the new M73 interchange, decontamination of 120 acres of land, upgrading of the water supply and considerable negotiation and discussion on relocation of the protected newts. It is proposed that they will be transferred to the Woodland Reserve area to the north of the site, but the translocation will require a licence from the Scottish Executive.

2.5 The related proposal to provide a multi-modal transport interchange, comprising station, park and ride, bus link facilities and walking and cycling links, to the south west corner of the regeneration site, has also been successful in attracting challenge funding. In this case, the partners are North Lanarkshire Council, Scottish Enterprise Lanarkshire, Strathclyde Passenger Transport Executive with a contribution from J G Russell Transport Ltd related to a new housing development in Gartcosh. The feasibility study for the station is now complete, with the site investigation and Railtrack Works Agreement due to be complete later this month.

3. Current and Future Development and Funding

3.1 A planning application with an accompanying Environmental Impact Assessment has been recently submitted for the development in outline of the regeneration site.

3.2 The next phase of works will include the spine road through the site, linking the M73 junction with the station site, and the planning application for this has also been recently submitted, with works to commence around Easter.

3.3 Following determination of the planning application, the Partnership will make an application to the Scottish Executive (Rural Affairs Department) for an animal conservation licence to relocate the newts in the area identified for a woodland reserve. The future management and maintenance of this area will also require to be resolved and this may be a role for the Council, subject to the availability of funding, currently being investigated by the Partnership.

3.4 The multi-modal transport interchange will be carried out as a design and build project, with the contract estimated to be let in Spring of 2001 with an estimated completion date in early 2002.

4. Funding

4.1 Of the £12 million originally budgeted for the Regeneration project, approximately £8 million has been spent to date on the M73 junction, decontamination, part infrastructure with associated fees etc. The next phase to provide the internal link road, woodland reserve, complete the decontamination and demolish the remaining buildings on site is estimated to cost £4.5 million. Due to delays caused mainly by the discovery of the newts on site, not all the challenge fund money has yet been spent, nor has all of the Council's own contribution. Further contributions are anticipated from Scottish Enterprise Lanarkshire, and additional European Funding will be sought. Proposals for funding works beyond that phase will be subject of a future report to Committee.

4.2 The multi-modal transport interchange is estimated to cost £2.26 million with £1.26 of this having been awarded by the challenge fund. At present, this estimate is on target, however although the challenge funding was awarded for the year 2000/01, the bulk of the money will be spent in 2001/02, as advised to the Scottish Executive.

5. Conclusion

As noted above, progress is being made on both the main site regeneration and the provision of the multi-modal transport interchange but with some delay to the former, following the discovery of a species of protected amphibian. The Masterplan has identified detailed development and phasing and the planning application has been submitted. The contract for the link road and for the station design and build are both expected to be awarded in Spring of this year. A further report will be brought before Committee outlining future proposals and funding arrangements for the site.

6. Recommendation

Committee are asked to

- (a) note the content of this report,
- (b) note that a further report will be brought before Committee outlining future overall proposals and funding arrangements for the site.
- (c) refer the report to the Economic Development Committee for their interest.



David M Porch
DIRECTOR OF PLANNING AND ENVIRONMENT

28 December 2000

For further information please contact Shirley Linton on 01236 616405.