

REPORT

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE	SUBJECT: LAND TO THE REAR OF DRIMNIN ROAD, CARDOWAN
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	
DATE:	16 FEBRUARY 1999	REF: WP/HM X8893548(HOC2220)

1. PURPOSE OF REPORT

To consider the sale of land to the rear of Drimnin Road, Cardowan, highlighted on the accompanying plan.

2. BACKGROUND

Old Ordnance Survey records clearly show that the subject area was used in connection with the Cardowan Colliery, which is now a derelict site due to be rehabilitated by Morrison Homes/Alexander Russell PLC/W H Malcolm. When Alexander Russell PLC began the process of checking their title to the Colliery, it became evident that there was no recorded deed in their favour covering the subject area. This prompted them to approach the former Strathkelvin District Council back in 1994 as there was a suspicion that at the former District may have held title to the ground.

Strathkelvin District Council's Policy & Resources Committee on 16 June 1994 accepted a recommendation that negotiations for the sale of the ground be entered into subject to a plan showing the proposed development being made available to the Council. Following this decision nothing really happened until well after reorganisation and the question of land acquisition again came to the fore in February 1998 when planning permission was granted for the rehabilitation for Cardowan Colliery.

3. SITE DESCRIPTION

The land in question is irregular in shape and extends to 0.271 hectare or thereby (0.67 acre). The site bounds onto local authority housing at Drimnin Road, particularly numbers 24 and 32.

In isolation, the subject land is incapable of reasonable development given a lack of access and the irregular shape. There is also liable to be the question of poor ground conditions given that it once was used as part of Cardowan Colliery and there is evidence to suggest that buildings once stood on part of the area. The only party with a reasonable interest in acquiring the area to regulate their overall title boundary would be the proprietors of Cardowan Colliery.

4. /

4. CARDOWAN REGENERATION

Morrison Homes/Alexander Russell PLC/W H Malcolm are the Joint Venture Partners engaged in the proposed regeneration of Cardowan Colliery. It is suggested that an investment of £10.5M is required to create a new access road, forming a new bridge over the railway, consolidating the ground and regrading approximately 2 million cubic metres of colliery spoil. Once complete, the regenerated site will offer residential/industrial/commercial and leisure land. The Council's landholding falls within that area of the site designated for residential use.

5. SALE PROPOSAL

Following negotiations it has been provisionally agreed that the subject land be offered to the Joint Venture Company for a consideration of £7,000.

6. RECOMMENDATION

It is recommended that land to the rear of Drimnin Road, Cardowan, be offered to the Joint Venture Company engaged in the regeneration of Cardowan Colliery based on the terms detailed herein. All other terms and conditions to be adjusted by the Head of Economic Development & Property.



STANLEY COOK
Director of Planning & Development

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LOCATION PLAN - For Information Only

Title : LAND AT CARDOWAN COLLIERY

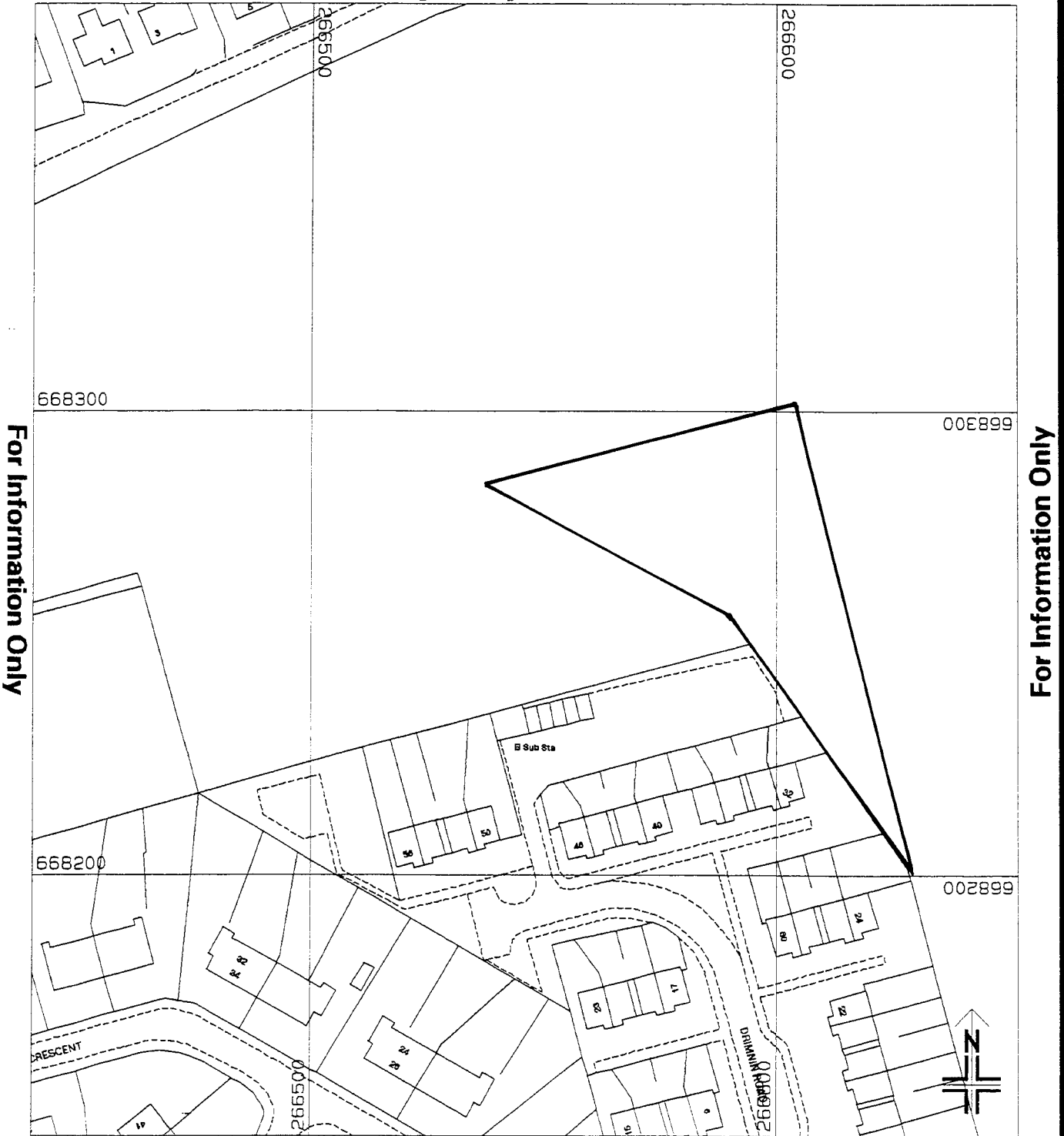
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Town: STEPPS

Date : 04 Feb 99



Property Division



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DEPARTMENT OF PLANNING & DEVELOPMENT

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