

**NORTH LANARKSHIRE COUNCIL
REPORT**

| | | |
|---|---|---|
| To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE | Subject: MAIN STREET / LAUCHOPE STREET, CHAPELHALL | |
| From: ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE | PROPOSED ACQUISITION | |
| Date: 23 February 2016 | <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;">Ref: Lauchope/wp W11</td> </tr> </table> | Ref: Lauchope/wp W11 |
| Ref: Lauchope/wp W11 | | |

1. INTRODUCTION

- 1.1 The purpose of this report is to seek approval to progress the acquisition of land at the junction of Main Street and Lauchope Street, Chapelhall in connection with a proposed junction improvement.

2. BACKGROUND

- 2.1 Environmental Assets (Roads) have prepared plans to improve the existing traffic signalled junction at Main Street and Lauchope Street, Chapelhall, and asked Corporate Property and Procurement to pursue land acquisition.
- 2.2 This junction is included in the council's air quality management plans, and the proposed junction upgrade aims to improve traffic flows which will help improve local air quality.

3. DESCRIPTION

- 3.1 The land required for the proposed junction improvement impacts upon commercial and residential properties owned by Mr and Mrs Robert Speirs. The proposal requires the acquisition of part of an existing workshop building and the building will require to be demolished by the council as part of the project.
- 3.2 The area to be acquired extends to 244 square metres or thereby, as shown on the attached plan. This comprises land that currently provides access to the properties at 14 and 20 Lauchope Street, a yard area, and part of a workshop and yard together with footway extending on to Main Street. The temporary rights extend over a further area of 116 square metres or thereby, shown crosshatched on the plan attached.
- 3.3 The workshop and yard are currently being leased by the council on a short term arrangement to protect the council's position pending determination of the land acquisition for the proposed junction improvement.

3.4 In addition, the council requires temporary rights to neighbouring land for a period during project implementation in order to assist construction.

4. ACQUISITION PROPOSAL

4.1 Following negotiations with Mr and Mrs Speirs a figure of £81,000 has been provisionally agreed for the land being acquired together with the temporary rights to neighbouring land. The council will also be responsible for the sellers legal and surveyor's fees. As a result of the proposed works the council will be responsible for providing replacement boundary walls of an appropriate specification.

5. CORPORATE CONSIDERATIONS


5.1 The land acquisition is required to implement the proposed junction improvement.

5.2 Funding for the land acquisition and the construction of the junction improvement will be met from Roads capital budget, with possible assistance from other council and external sources.

6. RECOMMENDATIONS.

6.1 It is recommended that committee approve the acquisition of land on the junction of Main Street and Lauchope Street, Chapelhall as detailed within this report.

6.2 All other terms and conditions to be adjusted by the Assistant Chief Executive Infrastructure.



RF **ROBERT STEENSON**
Assistant Chief Executive Infrastructure

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Business Manager (Estates) on 01236 632667.

LOCATION PLAN - For Information Only

Title: Lauchope Street

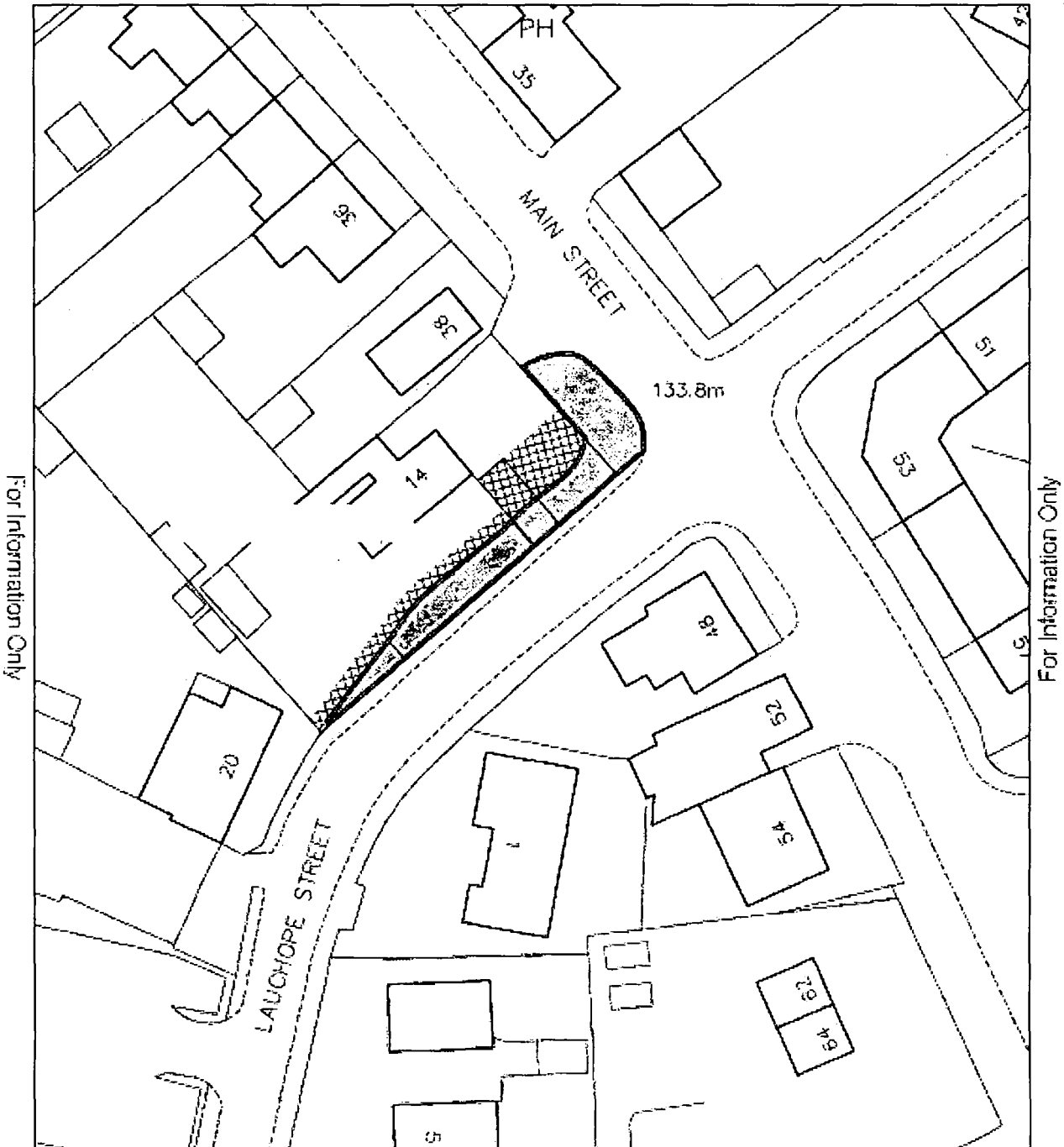
Scale 1:NTS



Town: Chapelhall

Date: 23/01/2017

INFRASTRUCTURE



For Information Only

For Information Only

CARTOGRAPHIC & MAPPING SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023366

Head of Corporate Property & Procurement
 North Lanarkshire Council
 Planning House
 2 Tryst Road, Cambuslang, G67 1JW