

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>		Subject: <b>NEW SUBSTATION LEASE LAND AT RAITH INTERCHANGE (M74 JUNCTION 5), MOTHERWELL</b>  <b>LANDLORD: NORTH LANARKSHIRE COUNCIL</b>  <b>TENANT: SP DISTRIBUTION PLC</b>
From: <b>ASSISTANT CHIEF EXECUTIVE - INFRASTRUCTURE</b>		
Date: <b>23 FEBRUARY 2017</b>	Ref: <b>AMR/AF</b>	

**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek homologation of action taken to grant a lease within Strathclyde Country Park, Motherwell to SP Distribution PLC for an electrical substation and associated servitude right of access to the substation.

**2. BACKGROUND**

- 2.1 A new substation is required to provide an electrical supply for a new traffic signalling system which will be installed at Raith Interchange in Motherwell as part of the M8/M73/M74 Motorway Improvements Project by Transport Scotland.
- 2.2 SP Distribution PLC have confirmed that approval is required for the substation lease by mid December 2016 to facilitate the opening of roads at Raith Interchange in January 2017.

**3. DESCRIPTION**

- 3.1 The land is located opposite the sewage pumping station within the north west area of Strathclyde Country Park in Motherwell as shown on the attached plan.
- 3.2 The proposed area to be leased extends to 25 square metres (269 sq ft) or thereby.
- 3.3 A servitude right of access for pedestrian and vehicular access to the substation will be taken from the main road which runs through Strathclyde Country Park opposite the Holiday Inn Express hotel.

**4. PROPOSAL**

- 4.1 A provisional agreement has been reached with SP Distribution PLC on the following terms and conditions:

- (i) **Rent:** £1 per annum (if asked) exclusive of VAT.
- (ii) **Date of Entry:** Upon conclusion of missives or as agreed between the parties.
- (iii) **Term:** 99 years.

- (iv) **Legal Fees:** The Tenant will meet the cost of the Council's reasonably incurred legal expenses up to a maximum amount of £750 plus VAT and outlays.

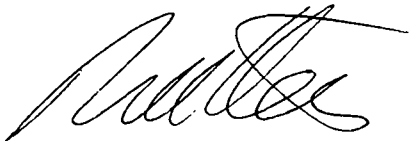
All other terms and conditions to be agreed by the Head of Corporate Property & Procurement.

**5. CORPORATE CONSIDERATIONS**

- 5.1 This transaction will enable the completion and ongoing operation of a major government funded transport project.
- 5.2 This report is consistent with current leasing policy dated 25 July 2011.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that the Sub Committee agree to grant a new lease to SP Distribution PLC or their nominees for a substation and associated servitude for pedestrian and vehicular right of access on land at Strathclyde Country Park in Motherwell.
- 6.2 All other terms of conditions to be adjusted by the Assistant Chief Executive – Infrastructure.



**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: Strathclyde Country Park

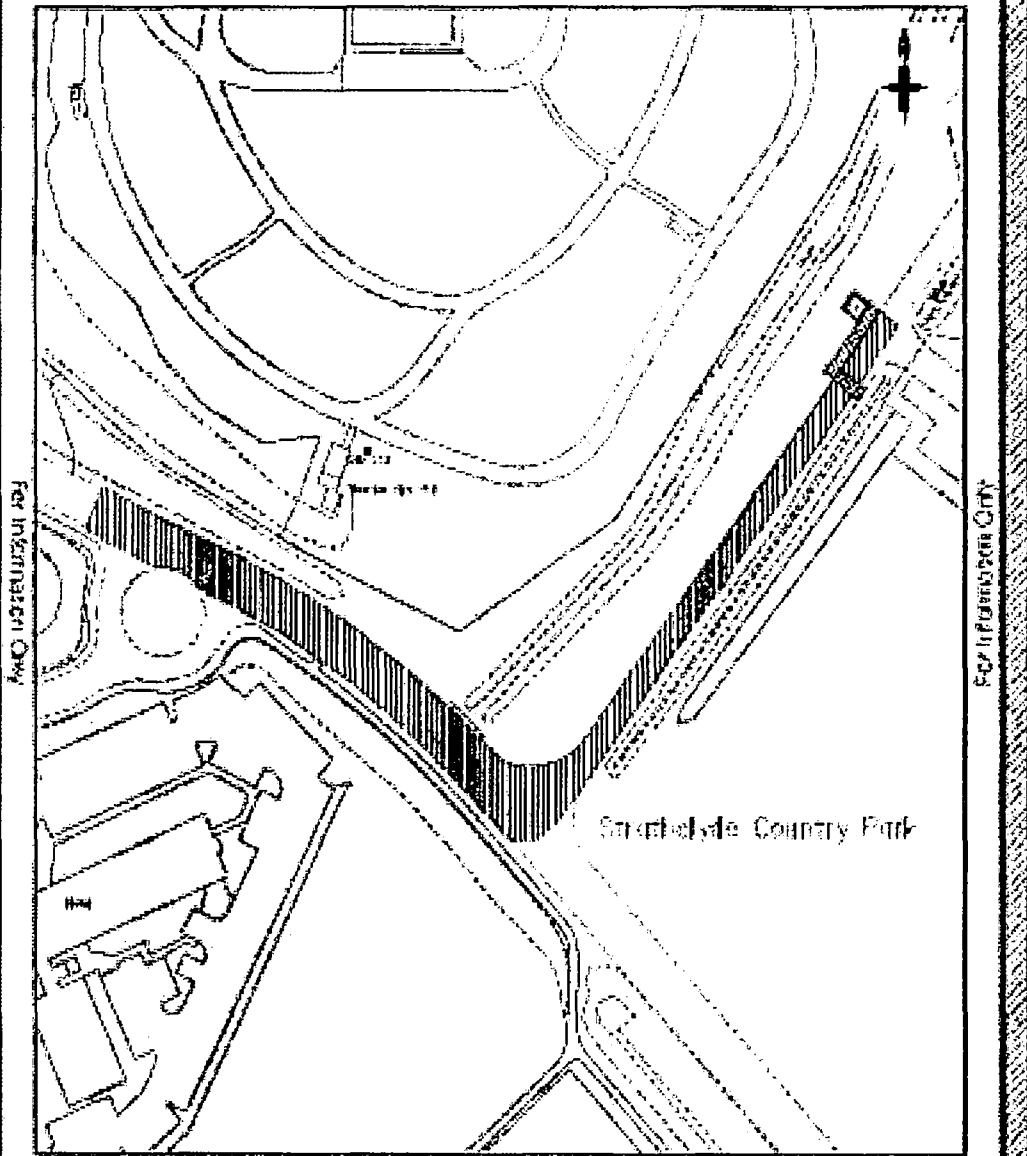
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Town: Motherwell

Date: 01/02/2017

## INFRASTRUCTURE



## CARTOGRAPHIC & MAPPING SERVICES

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