



## **Agenda Item 12**

**Transport Projects – Acquisition  
Of Land for Icehouse Brae North  
and Laurieston Road  
Improvements (A9 to A904)**

Falkirk Council

**Title:** Transport Projects – Acquisition Of Land for Icehouse Brae North and Laurieston Road Improvements (A9 to A904)

**Meeting:** Executive

**Date:** 26<sup>th</sup> September 2017

**Submitted By:** Director of Development Services

**1. Purpose of Report**

- 1.1 This report seeks renewal of authority for a Compulsory Purchase Order (CPO) for a transport project where it has not been possible to acquire the land by negotiation.

**2. Recommendations**

**2.1 The Executive is asked to agree:-**

- (i) **The promotion of a Compulsory Purchase Order under the Roads (Scotland) Act 1984 over the private interests outlined in the report and subsequent referral to Scottish Ministers for Icehouse Brae North and Laurieston Road improvements (A9 to A904)**

**3. Background**

- 3.1 The Policy and Resources Committee, on 14<sup>th</sup> November 2006, approved acquisition of land by negotiation for the Icehouse Brae North and Laurieston Road improvement project. The Council was unsuccessful in acquiring the land by negotiation.
- 3.2 The Policy and Resources Committee, on 16 November 2010, approved the promotion of a Compulsory Purchase Order for the Icehouse Brae North and Laurieston Road improvement project, (A9 to A904). Due to the passage of time, while further discussions on the potential voluntary acquisition of the various interests at Laurieston Road have taken place, a renewal of authority for a CPO is sought from the Executive Committee.

**4. Considerations**

**Laurieston Road**

- 4.1 The Icehouse Brae North and Laurieston Road (A9 to A904) improvement project has been identified as part of the Tax Incremental Finance scheme (TIF). The improvement works are required to improve access for heavy goods vehicles to the industrial and distribution premises in the area.

- 4.2 The railway bridges on this route have been strengthened. The Council has completed the construction of a roundabout at the southern end of the route at its junction with A9 Laurieston Bypass. The improvement works will create an improved route between the A904 and the A9. The completion of these works will reduce the journey length and times, for HGV movements to the M9 and help address congestion on local roads.
- 4.3 Falkirk Council has already acquired land by negotiation from four out of the eight landowners in this section of the road. However, there has been difficulty in acquiring land beside the northern section of this road. Negotiations are still ongoing but not progressing timeously and a CPO should be used to acquire the land shown on the attached plan (Plan 1 Laurieston Road Upgrade – CPO Plan).
- 4.4 Funds have been identified as part of the TIF project for the construction of this road improvement scheme, including land acquisition.

## **5. Consultation**

- 5.1 As part of the Local Development Plan extensive public consultation exercises were carried out in the local communities in order to produce the plan. As part of the proposals under consultation were Local Development Plan Project INF12 – Falkirk A904 Corridor Improvements (including upgrade of Laurieston Road / Icehouse Brae North).
- 5.2 The Local Transport Strategy in 2006 and 2014 included extensive consultation with the public, industry and stakeholders regarding transport policies and projects. As result of the consultation the scheme to upgrade Laurieston Road / Icehouse Brae North and improve sustainable connections between Falkirk and Grangemouth was included in the adopted strategy.

## **6. Implications**

### **Policy**

- 6.1 The proposed CPO is for a scheme that will implement the Council's transport policy:

#### Road Network Review and Management Policies – NWK4

The Council will work with other authorities, Transport Scotland and developers to deliver network improvement schemes which contribute to the safety of the network reduce congestion or improve accessibility thus strengthening the economy as part of a package of measures that support sustainable transport.

### **Financial**

- 6.2 Funding is available through TIF for the CPO and land acquisition as well as the construction of the road improvement scheme. There may be costs of legal representation as per paragraph 6.3 below.

## **Resources**

- 6.3 Staff time will be required to conclude land acquisition and complete detailed design of the road improvement scheme.

## **Legal**

- 6.4 There may be objections to the CPO that will lead Scottish Ministers to order a Public Local Inquiry, conducted via a hearing or written representations. If this is the case the Council will require legal representation in preparing and presenting its case.

## **Risk**

- 6.5 If the outcome of any Public Local Inquiry is unsuccessful there is a risk that scheme would not progress and that costs may be awarded against the Council.

## **Equalities**

- 6.5 An equality and poverty impact assessment is not required.

## **Sustainability/Environmental Impact**

- 6.6 A full Strategic Environmental Assessment was carried out on the Local Development Plan which included the road scheme listed above.

## **7. Conclusions**

- 7.1 Based on the information above land is required by CPO to deliver the road improvement scheme at Laurieston Road which has been identified to improve transport links in the Falkirk Council area.

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Director of Development Services

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**Date:** 12 September 2017

**Appendices:**

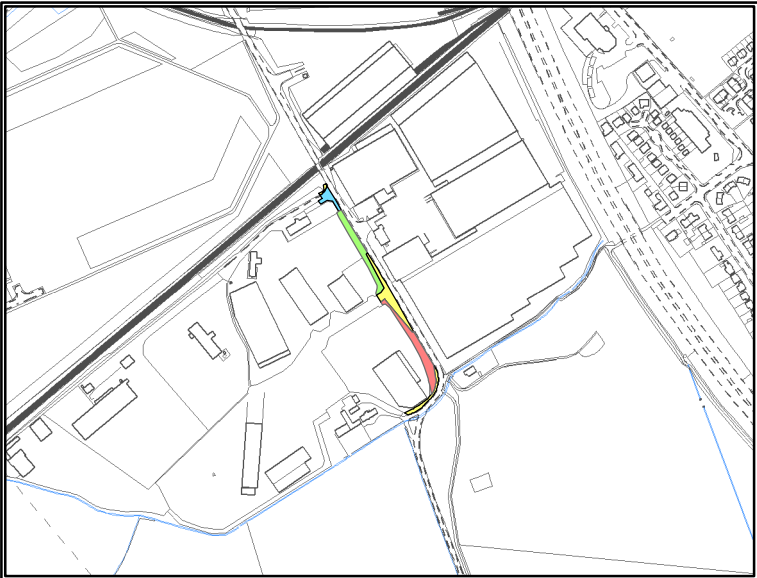
Appendix 1 - Plan 1 – Laurieston Road Upgrade – CPO Land Plan

**List of Background Papers:**

None



Falkirk Council



LOCATION PLAN scale: 1:10,000

Subject: CPO - Upgrading at Laurieston Road, Grangemouth

Scale:	Plan No:	Date:
1:1,500	2710	4.7.2017



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Plan 1 - Laurieston Road Upgrade - CPO Land Plan



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