

DATE: 14 SEPTEMBER 2023

**THE RENFREWSHIRE COUNCIL (ADVANCED MANUFACTURING INNOVATION
DISTRICT SCOTLAND, SOUTH) COMPULSORY PURCHASE ORDER 2023
STATEMENT OF REASONS**

THE RENFREWSHIRE COUNCIL

ROADS (SCOTLAND) ACT 1984

THE ACQUISITION OF LAND (AUTHORISATION PROCEDURE) (SCOTLAND) ACT 1947

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1. INTRODUCTION

- 1.1 This Statement of Reasons (“**this Statement**”) has been prepared by Renfrewshire Council (“**the Council**”) to explain the reasons and justification for making “The Renfrewshire Council (Advanced Manufacturing Innovation District Scotland, South) Compulsory Purchase Order 2023” (“**the Order**”).
- 1.2 The Order is made under provisions of the Roads (Scotland) Act 1984 (“**the 1984 Act**”) and the Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 (“**the 1947 Act**”).
- 1.3 The Order has been made by the Council as the local roads authority for Renfrewshire in terms of the 1984 Act.
- 1.4 The Order will be submitted to the Scottish Ministers as confirming authority.
- 1.5 The Order is required to acquire the land and rights in land necessary for the purposes of the construction, improvement and upgrading of road and bridge infrastructure, associated landscaping and drainage works, together with the mitigation of the effects of the construction, improvement and upgrading of such infrastructure (being the “**Scheme**” described in Section 2 of the Statement).
- 1.6 The Statement has been prepared in accordance with Scottish Government guidance contained in Scottish Planning Circular 6/2011: Guidance on Using Compulsory Purchase Powers (“**the Circular**”).
- 1.7 As set out in the Circular, the use of compulsory purchase powers will be justified where the public benefit of the proposed scheme clearly outweighs the interference with the private rights of affected parties. This Statement sets out the purpose of the Order, the reasons why the powers of compulsory purchase contained in the Order are justified and why the public benefits of the scheme outweigh interference with the private rights.
- 1.8 As such, there is a compelling case in the public interest for the compulsory acquisition of the land and rights in land included within the Order.
- 1.9 The remainder of this Statement is set out as follows:
 - 1.9.1 **Section 2** describes the Scheme and the background to the making of the Order;
 - 1.9.2 **Section 3** sets out the statutory basis for the Order and why the Order is within the scope of the Council’s statutory powers of compulsory acquisition;
 - 1.9.3 **Section 4** describes the land and rights in land to be acquired and the use for which the land and rights in land are to be acquired;

- 1.9.4 **Section 5** describes the Council's engagement with communities and affected landowners;
- 1.9.5 **Section 6** describes the Council's consideration of alternatives;
- 1.9.6 **Section 7** sets out the need for the Scheme, the public benefits of the Scheme and policy background relevant to the Order;
- 1.9.7 **Section 8** describes the planning and policy position;
- 1.9.8 **Section 9** describes the funding of the Scheme;
- 1.9.9 **Section 10** considers any barriers to implementation of the Order and the Scheme;
- 1.9.10 **Section 11** describes the timetable for implementation of the Scheme;
- 1.9.11 **Section 12** describes related orders and applications;
- 1.9.12 **Section 13** explains the relationship between the Order and the Human Rights Act 1998; and
- 1.9.13 **Section 14** provides additional information on publicity and notification of the Order.

2. BACKGROUND AND PURPOSE

- 2.1 The Order is required to acquire land and rights in land necessary to implement the road construction, improvement and upgrading works (including a new bridge across the White Cart Water) together with landscaping, drainage and mitigation works comprising the Scheme described in more detail below.
- 2.2 The background to and purpose of the Scheme is more fully explained in Sections 1,3 and 4 of the Council's Outline Business Case for Levelling Up Funding ("**the OBC**") attached as **Appendix A**.

Glasgow City Region City Deal

- 2.3 The Glasgow City Region ("**GCR**") City Deal is an agreement signed in 2014 to deliver a range of projects to enable economic growth within the GCR. The GCR City Deal includes an Infrastructure Fund for a £1.13 billion programme aimed at supporting new growth in the regional economy and which is expected to:
 - Deliver £2.2 billion of net additional Gross Value Added per annum;
 - Create 29,000 new jobs throughout the GCR;
 - Improve employment opportunities by increasing accessibility to an average of 45,000 jobs within each local authority area; and

- Create approximately 15,000 construction jobs.

2.4 The GCR City Deal investment will directly deliver infrastructure which will:

- Improve transport networks across the Glasgow and Clyde valley;
- Improve access to and deliverability of key development and regeneration sites; and
- Improve public transport reliability and accessibility.

Advanced Manufacturing Innovation District Scotland Campus

2.5 The Council has promoted and delivered the “Glasgow Airport Investment Area” project using the GCR City Deal investment. This project included significant enabling infrastructure which was the catalyst for the creation of the Advanced Manufacturing Innovation District Scotland (“**AMIDS**”) campus. AMIDS has seen further investment by Scottish Government, academia and the private sector to create major employment facilities working in the advanced manufacturing sector. AMIDS is aiding the Scottish Government in the progression of a strategy to make Scotland a global leader in advanced manufacturing and is a key driver of regional economic development.

Levelling Up Funding

2.6 More recently, the introduction of the UK Levelling Up Fund (a £4.8 billion fund supporting town centre and high street regeneration, local transport projects and investment in cultural and heritage assets) has facilitated the funding of the AMIDS South project.

The Scheme

2.7 It has been long recognised that the physical and transport links between Paisley town centre, AMIDS and Glasgow Airport are poor. This has left communities and businesses disconnected, restricted ability to enhance public and active travel and left areas of unused and poorly used land close to Paisley town centre.

2.8 The AMIDS South scheme (“**the Scheme**”) is a major project to deliver new and improved high quality vehicular, pedestrian, cycling, and public transport links as part of a comprehensive integrated transport network joining key residential, employment, educational, cultural, retail and leisure centres, within the vicinity of AMIDS. The Scheme will improve access between Paisley town centre, AMIDS and Glasgow Airport. The Scheme will also stimulate wider economic regeneration by improving connectivity and linking other infrastructure investments both within and to the north of Paisley town centre and provide ecological enhancements within the Scheme area.

2.9 The Scheme comprise a north/south route approximately 1.7 kilometres in length, and an east/west route approximately 550m in length. The routes comprise combination of new roads and the improvement and upgrading of existing roads. The North/South Route comprises of

upgrades to Abercorn Street, Harbour Road and Inchinnan Road, and a new road and river crossing to connect Harbour Road with Inchinnan Road. The East/West Link comprises a new road to connect Harbour Road with Renfrew Road.

2.10 The new bridge across the White Cart Water, which will accommodate vehicles, pedestrians and cyclists, together with the construction of the North-South Route, means the Scheme will better link communities and businesses on both sides of the river.

2.11 The Scheme is shown on the plans attached as **Appendix B**.

2.12 The physical infrastructure, improvement and mitigation works comprising the Scheme are:

2.12.1 **Bridge:** A new bridge over the White Cart Water linking the North/South Route and the East-West Route to Glasgow Airport and the AMIDS area:

- 90m “Basket Handle” Bowstring Arch bridge with a 7.3m wide road accommodating 2 lanes of traffic; and
- 3.5m wide shared cycleway/footway on both sides of the North-South Route, running from Harbour Road to the tie-in of Inchinnan Road.

2.12.2 **North-South Route:** Upgrade of existing road space and junctions through Abercorn Street and Harbour Road, with new sections of road linking Harbour Road on the east of the White Cart Water to a new road section on the west bank, then linking to upgraded existing roads at Inchinnan Road:

- 500m of new 7.3m wide road accommodating two lanes of traffic from Harbour Road via the new bridge and over the west bank to the rear of Inchinnan Road;
- 1200m length of upgrading of the existing Abercorn Street, Harbour Road and Inchinnan Road; and
- 3.5m wide shared cycleway on both sides of the new North-South Route on the approach to and over the new bridge.

2.12.3 **East-West Link:** A new link road connecting Renfrew Road to the proposed North-South Route:

- 500m of new 7.3m wide road accommodating two lanes of traffic from the North-South Route and East-West Link junction to the new Renfrew Road junction tie-in; and
- 3.0m wide shared cycleway on both sides of the new North-South Route, separated from the carriageway by way of a 2.0m wide grassed drainage system (swale).

2.12.4 **Cycle Lane Connections:** additional new or improved active travel routes connecting the above infrastructure to key points, including:

- Conversion of 500m of existing footway on Inchinnan Road to provide a 3.5m wide shared cycleway connection between the tie-in of the new North-South Route to Inchinnan Road;
- Connection from the East-West Link to the recently completed Paisley to Renfrew cycleway;
- Connection from the upgraded Abercorn Street to the proposed Gallowhill Link cycleway; and
- Links to existing cycle routes (town centre to airport routes, core paths) and planned routes (Paisley / Renfrew).

2.12.5 **Junction Improvements:** New and improved junctions:

- Upgrading of the existing Abercorn Street and Niddry Street junction;
- New signalised junction at the tie-in of the North-South Route to Inchinnan Road;
- New signalised junction at the tie-in of the East-West Link and Renfrew Road;
- New signalised junction where the East-West Link crosses Abercorn Street; and
- New priority T-junction at the tie-in of the North-South Route and East-West Link Road.

2.12.6 **Landscaping:**

- Trees maintained, where possible, to reduce visual impact of the new roads and retain existing wildlife habitats; and
- Soft landscaped areas adjacent to the North-South Route and White Cart riverbank areas, reducing the visual impact of the new roads.

2.12.7 **Drainage:** Drainage for new road and cycleways:

- Grass drainage systems (swales) provided between the road and shared cycleways along the length of the East-West Link Road – 2.0m wide;
- Grass drainage systems (swales) provided on the east side of the North-South Route along Harbour Road – minimum width 1.5m;
- New Sustainable Urban Drainage Systems (SUDS) basin located adjacent to the new road infrastructure south of the new bridge;
- Outfall of surface water to White Cart Water from the SUDS basin; and
- Grass drainage system provided on the west bank area of the North-South route – minimum width 1.5m.

- 2.13 The precise alignments of the infrastructure which forms the Scheme have been determined using a progressive series of option evaluation stages, examining technical, economic and stakeholder feedback. This process included significant stakeholder engagement and public consultation and is documented in the OBC (**Appendix A**).
- 2.14 In May 2022, the project team submitted an application for planning permission for the Scheme to Renfrewshire Council. This application covered the formation of a two lane road, including a bridge crossing over the White Cart Water, road and footpath upgrades and other associated works linking Inchinnan Road and Harbour Road with Abercorn Street, Paisley as detailed on the approved plans, copies of which are attached as **Appendix C**. Full planning permission (reference: 22/0363/PP) was granted by the Council's Planning and Climate Change Policy Board on 24 January 2023.

3. ENABLING POWER

- 3.1 The Council is the local roads authority for the area in which the Scheme is located. The Council as local roads authority has compulsory purchase powers under the 1984 Act.
- 3.2 The Order is being promoted in terms of the powers contained in the 1984 Act, namely:
- 3.2.1 Section 103 which enables a roads authority to acquire land compulsorily or by agreement;
 - 3.2.2 Section 104 which enables a roads authority to acquire land in connection with the construction or improvement of a public road;
 - 3.2.3 Section 106 which enables a roads authority to acquire land for the purpose of mitigating adverse effects of construction of a road; and
 - 3.2.4 Section 110 which sets out the general provisions as to acquisition of land and provides that any power to acquire land in terms of Sections 104, 106 and 107 of the 1984 Act shall include a power to acquire a servitude or other right in or over land by the creation of a new right.
- 3.3 Consideration was given to using the Council's compulsory purchase powers under the Town and Country Planning (Scotland) Act 1997 ("**the 1997 Act**") to assemble the land necessary for the Scheme. However, as the Scheme relates specifically to the construction and improvement of roads, footway, cycleway and a pedestrian/cycle bridge, the powers contained in the 1984 Act are the most specific and appropriate powers available for that purpose. The Scheme also requires the acquisition of servitudes, which can be achieved pursuant to Section 110 of the 1984 Act, but not under the 1997 Act.
- 3.4 The Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 ("**the 1947 Act**") sets out the process for compulsory acquisition and applies to the Order.

Resolution to make the Order

- 3.5 On 31 August 2022, the Council's Infrastructure, Land and Environment Policy Board ("**ILE Board**") resolved to approve in principle the promotion of a compulsory purchase order for the purpose of acquiring the land and rights in land required for the AMIDS South Scheme.
- 3.6 On 15 March 2023, the ILE Board resolved to approve the recommendation to proceed with all stages of the compulsory purchase process (see ILE Board Report and Minute at **Appendix D Parts 1 and 2**).
- 3.7 The ILE Board exercises delegated powers in relation to the functions of the Council as Roads Authority, subject to the right of members of the Leadership Board to give notice within seven working days requiring the decision to be submitted to the next meeting of the Leadership Board for consideration (see Excerpts from Scheme of Delegated Functions and Procedural Standing Orders - **Appendix D Parts 3 and 4**). No such notices were given, and the ILE Board resolutions were accordingly implemented.
- 3.8 The Order is made by the Council under the appropriate statutory power and the purpose is within the scope of the compulsory purchase powers in the 1984 Act. The making of the Order has been approved by resolution of the Council.

4. LAND AND RIGHTS TO BE ACQUIRED

- 4.1 The land within the Order ("**Order Land**") is located in Renfrewshire and is generally bounded to the West by the White Cart Water and Inchinnan Road; the East by Renfrew Road, Paisley; the South by Old Sneddon Street; and the North by Sanderling Road (see **Appendix E – Location Plan**).
- 4.2 The majority of land required for the construction of the North-South route is a combination of upgrades to existing public roads, with land to be acquired predominantly within a former Harbour Road car park and west White Cart riverbank areas. Smaller plots of land are required adjacent to Abercorn Street, Harbour Road and Inchinnan Road all of which form part of the existing road/footway but are currently not adopted. The majority of land for the construction of the East-West route is comprised of the former Chivas car park and adjacent under-utilised land owned by West College Scotland with additional smaller plots required over the remaining part of the route.
- 4.3 The remaining plots within the Order are generally smaller and have less impact on current owners or occupiers and are identified in Table 1 below (see also **Appendix F – Land Interest Plans**). The Council proposes to upgrade and adopt the existing roads at Abercorn Street and Harbour Road as part of the Scheme and therefore will become liable for future maintenance of these roads.

Table 1

Plot	Description of the Land or Servitude Right	Owners or Reputed Owners	Lessees or Reputed Lessees or Occupiers (Other than tenants for a Month or Period Less than a Month)	Proposed Use for the Land Being Acquired	Community Council Area / Local Development Plan
2	All and Whole that plot or area of ground extending to 24 square metres or thereby of footway located on the west side of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the North by Abercorn Street footpath along which it extends 3.12 metres or thereby, on the East by Abercorn Street carriageway along which it extends a distance of 10.7 metres or thereby, on the South by Abercorn Street footpath along which it extends a distance of 6.49 metres or thereby and on the West by subjects registered in the Land Register of Scotland under Title Number REN129841 along which extends a distance of 6.56 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "2 PINK" on Map 1.	Unknown	Unknown Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number 2508RS Charity Number SCO24549 (Servitude Right Only)	Public footway	Gallowhill Community Council E3 – Transition Area
3	All and Whole that plot or area of ground extending to 403 square	Unknown	Unknown	Public Footway	Gallowhill Community Council

	metres or thereby of footway located on the east side of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the North by North Croft Street, Paisley along which it extends 9 metres or thereby; on the East by buildings at 6 to 14 Abercorn Street, Paisley along which it extends 53 metres or thereby; on the South by adopted footpath on Abercorn Street, Paisley along which it extends 5.9 metres or thereby; on the West by Abercorn Street carriageway, along which it extends 54.18 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "3 PINK" on Map 1.				E3 – Transition Area
4	All and Whole 342 square metres or thereby of footpath located at Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "4 PINK" on Map 1, forming part of the subjects registered in the Land Register of Scotland under Title Number REN72216.	Sanctuary Scotland Housing Association Limited 7 Freeland Drive Priesthill Glasgow G53 6PG Registered Number 2508RS Charity Number SCO24549	Owner	Public footway	Gallowhill Community Council E3 – Transition Area
5	All and Whole 103 square metres or thereby of footpath located on the west	Lana Lands Ltd 92 Netherhill Road,	Owner	Public footway	Gallowhill Community Council

	side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "5 PINK" on Map 1, forming part of the subjects registered in the Land Register of Scotland under Title Number REN40954.	Paisley, PA3 4RW Registered Number SC717436			E3 – Transition Area
6	All and Whole that plot or area of ground extending to 18 square metres or thereby of footway located on the west side of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the North by Abercorn Street footpath along which it extends a distance of 3.35 metres or thereby; on the East by Abercorn Street carriageway along which it extends a distance of 4.58 metres or thereby; on the South by Abercorn Street carriageway along which it extends 3.7 metres or thereby; on the West by Abercorn Street footpath being part of the subjects registered in the Land Register of Scotland under Title Number REN40954, along which it extends a distance of 6.3 metres or thereby, as the said plot or area of ground is shown delineated in red, coloured pink and numbered "6 PINK" on Map 1.	Lana Lands Ltd 92 Netherhill Road, Paisley, PA3 4RW Registered Number SC717436	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area

7	All and Whole that plot or area of ground extending to 375 square metres or thereby of footway located on the east side of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the East by land belonging to the Wallneuk Church along which it extends 60.47 metres or thereby; on the West, North-west and South-west by Abercorn Street carriageway, along which it extends 64.78 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "7 PINK" on Map 1.	Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area
8	All and Whole that plot or area of ground extending to 128 square metres or thereby of footway located on the East side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "8 PINK" on Map 1, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area

10A	<p>All and Whole 23 square metres or thereby of an area of ground on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "10A PINK" on Map 1, forming part of the subjects registered in the Land Register of Scotland under Title Number REN41416.</p>	<p>Investacc Pension Trustees Ltd as Trustees of the Minerva SIPP Amar Poddar (██████████) & Rashmi Poddar (██████████) Minerva House Port Road Business Park Carlisle CA2 7AF</p> <p>Registered Number 02875892</p> <p>Amar Poddar and Rashmi Poddar as Trustees of the Minerva SIPP Amar Poddar (██████████) & Rashmi Poddar (██████████) ██████████ ██████████ ██████████</p>	<p>RAM 211 Ltd 4 Thomas Street Paisley PA3 6AX</p> <p>Registered Number SC384523</p>	<p>Construction of new public shared footway/cycleway and to accommodate widened carriageway</p>	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>
10B	<p>A heritable and irredeemable servitude right over 134 square metres or thereby of access, footway and outdoor play area, located on the west side of Abercorn Street, Paisley at its junction with Niddry Street, Paisley, shown delineated in red, coloured green and marked "10B GREEN" on Map 1 (which subjects are for the purposes of this servitude right hereby nominated and identified as the</p>	<p>Investacc Pension Trustees Ltd as Trustees of the Minerva SIPP Amar Poddar (██████████) & Rashmi Poddar (██████████) Minerva House Port Road Business Park Carlisle CA2 7AF</p> <p>Registered Number 02875892</p>	<p>RAM 211 Ltd 4 Thomas Street Paisley PA3 6AX</p> <p>Registered Number SC384523</p>	<p>Temporary access to permit construction of cycleway, footway, supporting retaining structures and associated landscaping to enable construction of new carriageway and links to existing road</p>	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>


<p>burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 10A (which subjects are for the purposes of the servitude rights hereby nominated and identified as the benefited property) for the purpose of widening and re-construction of the existing footway to form a new 3.5 metre wide shared footway/cycleway which will result in a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, including a complete or partial demolition and removal, of existing boundary walls and the provision of additional support structures to the said construction works, for the duration of for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part and portion of the Subjects registered in the Land Register of Scotland under Title Number REN41416.</p>	<p>Amar Poddar and Rashmi Poddar as Trustees of the Minerva SIPP Amar Poddar [REDACTED] & Rashmi Poddar [REDACTED] [REDACTED]</p>			
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11A	All and Whole 11 square metres or thereby of land which is currently used as a wall located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "11A PINK" on Map 1, forming part of the subjects referred in the Disposition by Trustees for J. & S. Brady in favour of J. & S. Brady Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 23 June 1972.	S Brady Limited 31/33 Abercorn Street Paisley PA3 4AL Registered Number SC036035	Owner	Construction of new public shared footway/cycleway and to accommodate widened carriageway	Gallowhill Community Council E3 – Transition Area
11B	A heritable and irredeemable servitude right over 152 square metres or thereby of access and derelict building area, located on the west side of Abercorn Street, Paisley, as shown delineated coloured green and marked "11B GREEN" on Map 1 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 11A (which subjects are for the purposes of the servitude rights hereby nominated and identified as the benefited property) for the purposes of widening and re-construction of the existing	S Brady Limited 31/33 Abercorn Street Paisley PA3 4AL Registered Number SC036035	Owner	Temporary access to permit construction of cycleway, footway, supporting retaining structures and associated landscaping to enable construction of new carriageway and links to existing road, including complete or partial demolition and removal of existing boundary walls and the provision of additional support structures	Gallowhill Community Council E3 – Transition Area

	<p>footway to form a new 3.5 metre wide shared footway/cycleway which will result in a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, including a complete or partial demolition and removal, of existing boundary walls and the provision of additional support structures to the said construction works, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects referred to in the Disposition by Trustees for J. & S. Brady in favour of J. & S. Brady Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 23 June 1972.</p>				
12	<p>All and Whole 247 square metres or thereby of land which is currently used as access and footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "12 PINK" on Map 1, forming part of the subjects referred in</p>	<p>Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA</p>	Unknown	Public footway/cycleway	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>

	the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Unknown			
13	All and Whole 367 square metres or thereby of land which is currently used as access and footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "13 PINK" on Map 1, forming part of the subjects referred in the Notice of Title by British Railways Board recorded in the Division of the General Register of Sasines for the County of Renfrew on 26 April 1966.	Network Rail Limited Waterloo General Office London United Kingdom SE1 8SW Registered Number 04402220	Owner	Public footway	Gallowhill Community Council E3 – Transition Area
14	All and Whole 17 square metres or thereby of land which is currently used as a footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "14 PINK" on Map 1, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public footway/cycleway	Gallowhill Community Council E3 – Transition Area

	the County of Renfrew on 14 March 1958.				
15	All and Whole 150 square metres or thereby of land which is currently used as a footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "15 PINK" on Map 2, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area
16A	All and Whole 337 square metres or thereby of land which is currently used as access and footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "16A PINK" on Map 2, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area


16B	All and Whole 18 square metres or thereby of an area of ground which is currently used as verge located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "16B PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN98227.	THE ELECTRICAL NETWORK LIMITED 76 Abercorn Street Paisley PA3 4AZ Company Number SC200506	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area
16C	All and Whole 49 square metres or thereby of an area of ground which is currently used as footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "16C PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN54037.	THE ELECTRICAL NETWORK LIMITED 76 Abercorn Street Paisley PA3 4AZ Company Number SC200506	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area
17	All and Whole 148 square metres or thereby of an area of ground which is currently used as footway and verge located at the junction of Harbour Road and Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "17 PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN35084.	Joseph Robertson McNally 	Owner	Public road footway and carriageway	Gallowhill Community Council E3 – Transition Area


18	All and Whole 139 square metres or thereby of land which is currently used as verge and footway located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "18 PINK" on Map 2, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area
19A	All and Whole 70 square metres or thereby of an area of ground on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "19A PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN34292.	Tony Cheng 	Owner	Public road footway and carriageway	Gallowhill Community Council E3 – Transition Area
19B	A heritable and irredeemable servitude right over 60 square metres or thereby of hard surface area, verge and footway located on the east side of Harbour Road, Paisley, as shown delineated in red, coloured green and marked "19B GREEN" on Map 2 (which subjects are for the purposes of	Tony Cheng 	Owner	Temporary access to permit construction of cycleway, footway, supporting retaining structures and associated landscaping to	Gallowhill Community Council E3 – Transition Area


	<p>this servitude right are hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 19A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN34292.</p>			enable construction of new carriageway and links to existing road	
20	<p>All and Whole 23 square metres or thereby of land which is currently used as a hard surface area located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "20 PINK" on Map 2, forming part of the subjects referred in</p>	<p>Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA</p>	Unknown	Public verge and carriageway	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>



	the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Unknown			
21	All and Whole 689 square metres or thereby of an area of ground which is currently used as carriageway, verge and industrial land located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "21 PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN100506.	Storage Investments (Paisley Abercorn) Limited Scotland House North Quay Douglas Isle of Man IM1 4LE Registered Number 133185C Company number OE008858	KN Group Limited 101 Hadfields Dun Works 39 Green Lane Sheffield S3 8EX Registered Number 12707963	Public road carriageway, verge and drainage swale	Gallowhill Community Council E3 – Transition Area
22	All and Whole that plot or area of ground extending to 236 square metres or thereby of accesses and footway located on the west side of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the north by footway at Abercorn Street, Paisley along which it extends 2.65 metres or thereby, on the East by Abercorn Street carriageway, along which it extends 76,39 metres or thereby; on the South by an adopted	Unknown	Unknown	Public footway	Gallowhill Community Council E3 – Transition Area




	footway at Abercorn Street, Paisley along which it extends 3.04 metres or thereby; on the West by subjects registered in the Land Register of Scotland under Title Numbers REN100506, REN127228 and REN41042 along which it extends 76.17 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "22 PINK" on Map 2.				
23	All and Whole 764 square metres or thereby of an area of ground which is currently used as carriageway, verge and industrial land located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "23 PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN127228.	Atomic Investments Limited Scotland House North Quay Douglas Isle of man IM1 4LE Registered Number 131823C Company number OE008829	Marcy Contracts Limited 4 Station Crescent Industrial Estate Station Road Renfrew PA4 8RA Registered Number SC538652 KN Group Limited 101 Hadfields Dun Works 39 Green Lane Sheffield	Public road carriageway, verge and drainage swale	Gallowhill Community Council E3 – Transition Area




			S3 8EX Registered Number 12707963		
24	All and Whole 4,432 square metres or thereby of land which is currently used as an access and verge and located on the west side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "24 PINK" on Map 6, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public road carriageway, shared footway/cycleway and verge	Gallowhill Community Council E3 – Transition Area
25	All and Whole 23 square metres or thereby of an area of ground which is currently used as industrial land located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "25 PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN30065.	James Storrie Gillespie and Elizabeth Sloan Gillespie 	Owner Flogas Britain Limited 81 Rayns Way Syston Leicester LE7 1PF	Public road carriageway and verge	Gallowhill Community Council E3 – Transition Area

			Registered Number 00993638 (Servitude Right Only)		
26	All and Whole 17 square metres or thereby of an area of ground which is currently used as footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "26 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN96345.	Colin William MacKenzie 	Owner Flogas Britain Limited 81 Rayns Way Syston Leicester LE7 1PF Registered Number 00993638 (Servitude Right Only) PICARDY ENTERPRISES LIMITED 6 Castle Street, Edinburgh, EH2 3AT Company Number SC433174	Public footway	Gallowhill Community Council E3 – Transition Area


			<p>(Servitude Right Only)</p> <p>@SIPP (Pension Trustees) Limited Ref: G1396/R00788/ E0093 6th Floor Mercantile Building 53 Bothwell Street Glasgow G2 6TS Registered Number SC217251 (Servitude Right Only)</p> <p>Roderick Edward Owens as Partner of the Firm of R&B Property</p> 		
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			 Brian Philbin as Partner of the Firm of R & B Property  Firm of R & B Property c/o Romech Projects Limited 107b Abercorn Street, Paisley PA3 4AT Company Number SC261588 (Servitude Right Only) James Storrie Gillespie and Elizabeth Sloan Gillespie		
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			 (Servitude Right Only)		
27	All and Whole 27 square metres or thereby of an area of ground which is currently used as footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "27 PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN60516.	Mohammed Faheem 	Owner	Public footway	Gallowhill Community Council E3 – Transition Area
28A	All and Whole 314 square metres or thereby of an area of ground which is currently used as carriageway, access and footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "28A PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN73728.	D.M.C. Transportation Limited 106 Abercorn Street Paisley PA3 4AY Registered Number SC307458	Owner SCOTTISH WATER, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG (Servitude Right Only)	Public footway	Gallowhill Community Council E3 – Transition Area
28B	All and Whole 6 square metres or thereby of an area of ground which is	Mohammed Faheem 	Owner	Public footway	Gallowhill Community Council

	currently used as footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "28B PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN60516 and REN73728.	 D.M.C. Transportation Limited 106 Abercorn Street Paisley PA3 4AY Registered Number SC307458			E3 – Transition Area
29A	All and Whole 27 square metres or thereby of an area of ground which is currently used as footway located on the western side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "29A PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN129221.	Roderick Edward Owens as Partner of the Firm of R&B Property  Brian Philbin as Partner of the Firm of R  Firm of R & B Property c/o Romech Projects Limited 107b Abercorn Street, Paisley PA3 4AT Company Number SC261588	RoMech Facilities Management Limited 107C Abercorn Street Paisley PA3 4AT Registered Number SC401975	Public footway	Gallowhill Community Council E3 – Transition Area
29B	All and Whole 54 square metres or thereby of an area of ground which is currently used as a footway located on the west side of Abercorn Street,	@SIPP (Pension Trustees) Limited Ref: G1396/R00788/E0093 6 th Floor Mercantile Building 53 Bothwell Street	Owner	Public footway	Gallowhill Community Council E3 – Transition Area


	Paisley shown delineated in red, coloured pink and numbered "29B PINK" on Map 2, forming part of the subjects registered in the Land Register of Scotland under Title Number REN129155.	Glasgow G2 6TS Registered Number SC217251			
29C	All and Whole 85 square metres or thereby of an area of ground which is currently used as footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "29C PINK" on Map 2, forming part of the subjects referred to in the Disposition by William Knox Arthur, John Knox Arthur and Margaret Knox Arthur or Thomson as Partners and Trustees for the firm of William Arthur and Sons in favour of Shoreham Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 21 February 1979.	The Office of King's and Lord Treasurer's Remembrancer Shoreham Limited Provident House, Havilland Street, St Peter Port, Guernsey	Owner	Public footway	Gallowhill Community Council E3 – Transition Area
30	All and Whole 44 square metres or thereby of an area of ground which is currently used as footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "30 PINK" on Map 2, forming part of the subjects registered in the Land	Flogas Britain Limited 81 Rayns Way Syston Leicester LE7 1PF Registered Number 00993638	Owner CONTAINER PARKS LIMITED 30 Cogan Street, Barrhead, Glasgow, G78 1EJ.	Public footway	Gallowhill Community Council E3 – Transition Area




	<p>Register of Scotland under Title Number REN6437.</p>		<p>Company Number SC257782 (Servitude Right Only)</p> <p>PICARDY ENTERPRISES LIMITED 6 Castle Street, Edinburgh, EH2 3AT</p> <p>Company Number SC433174 (Servitude Right Only)</p> <p>GARRY SAMUEL MILLER</p>  <p>and</p> <p>ALLTRUST SIPP LIMITED (Company Number 05398985)</p>		
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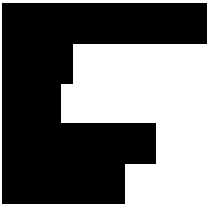
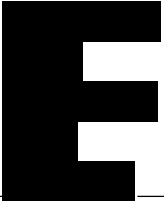
			Fountain House, Fountain Lane, St Mellons, Cardiff, CF3 0FB as Trustees of the Alltrust SIPP (Servitude Right Only)		
31	All and Whole 226 square metres or thereby of an area of ground which is currently used as carriageway and footway located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "31 PINK" on Map 3, forming part of the subjects referred to in the Disposition by Lighthpark Electric Motors Limited in favour of British Cotton & Wool Dyers' Association Limited recorded in the Division of the General Register of Sasines for the County of Renfrew on 13 November 1935.	The Office of King's and Lord Treasurer's Remembrancer Unknown	Unknown	Public footway and carriageway	Gallowhill Community Council E3 – Transition Area
32	All and Whole the triangular plot or area of ground extending to 116 square metres or thereby of carriageway, verge and industrial land located on the east side of Harbour Road, Paisley in the former County of Renfrew and bounded as follows: on	Unknown	Unknown Flogas Britain Limited 81 Rayns Way Syston Leicester	Public footway and carriageway	Gallowhill Community Council E3 – Transition Area

	the North by subjects registered in the Land Register of Scotland under Title Number REN30065 along which it extends 5.39 metres or thereby; on the East by an industrial land located to the east of Harbour Road, Paisley along which it extends 26.75 metres or thereby; on the West by the carriageway and verge adjoining Harbour Road, Paisley along which it extends 27.29 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "32 PINK" on Map 2.		LE7 1PF Registered Number 00993638 (Servitude Right Only)		
33	All and Whole 149 square metres or thereby of an area of ground which is currently used as carriageway, access and footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "33 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN43428.	Container Parks Limited 30 Cogan Street Barrhead Glasgow G78 1EJ Registered Number SC257782	Owner SCOTTISH WATER, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG (Servitude Right Only)	Public footway and carriageway	Gallowhill Community Council E3 – Transition Area
34	All and Whole 310 square metres or thereby of an area of ground which is currently used as carriageway, access and footway located on the west side	Yolund Limited 255 Glasgow Road Paisley PA1 3ER	Aquawash Ltd 30 Cogan Street Barrhead Glasgow	Public footway and carriageway	Gallowhill Community Council E3 – Transition Area

	<p>of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "34 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN34914.</p>	<p>Registered Number SC073208</p>	<p>G78 1EJ</p> <p>Registered Number SC147010</p> <p>SP Distribution Plc, 320 St. Vincent Street, Glasgow, Scotland, G2 5AD</p> <p>Registered Number SC189125 (Servitude Right Only)</p> <p>SCOTTISH WATER, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG (Servitude Right Only)</p>		
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35	All and Whole 2,269 square metres or thereby of land which is currently used as an access and verge located on the east side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "35 PINK" on Map 6, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown	Public road carriageway, shared footway/cycleway and verge	Gallowhill Community Council E3 – Transition Area
36A	All and Whole 11,012 square metres or thereby of an area of ground which is currently used as yard and parking located on the west side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "36A PINK" on Map 7, forming part of the subjects registered in the Land Register of Scotland under Title Number REN62742.	TDEH Limited 20/22 Wenlock Road London N1 7GU Registered Number 13446478	Owner HR 150 Limited 15 Esplanade St Helier Jersey JE1 1RB Registered Number OE015152 Karin Hirschorn 	Public road comprising carriageway, drainage swales, footway/cycleway	Gallowhill Community Council E3 – Transition Area

			 Mrs Helen Newman  Ofer Ben David  JAAP Enterprise Limited 16 Roxburghe Lodge Wynd Dunbar Scotland EH42 1LP Registered Number SC634800 Mrs Siew Hong Yee		
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			 Axis Investments Limited Apartment 4 4 Vesta Street Manchester M4 6EQ Registered Number 11050268 Jennifer Clarke 		
36B	A heritable and irredeemable servitude right over 4,883 square metres or thereby of yard and parking area located on the west side of Harbour Road, Paisley, as shown delineated in red, coloured green and	TDEH Limited 20/22 Wenlock Road London N1 7GU Registered Number 13446478	Owner HR 150 Limited 15 Esplanade St Hellier Jersey	Temporary access to permit construction of public road comprising carriageway,	Gallowhill Community Council E3 – Transition Area

<p>marked "36B GREEN" on Map 7 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 36A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN62742.</p>		<p>JE1 1RB</p> <p>Registered Number OE015152</p> <p>Mr Martin Appleton-Clare</p> <p>E</p> <p>Mrs Giora Schwartzberg</p> <p>F</p> <p>Mrs Christine Marshall</p> <p>F</p>	<p>drainage swales, footway/cycleway</p>	
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37	All and Whole 4,824 square metres or thereby of an area of ground which is currently used as an access, verge and industrial land located on the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "37 PINK" on Map 3, forming part of the subjects referred to in the Disposition by Barnaigh Limited in favour of Barnaigh Group recorded in the Division of the General Register of Sasines for the County of Renfrew on 25 April 2007.	Barnaigh Group Limited 117 Abercorn Street Paisley PA3 4DH Registered Number SC289677	Owner Taylor & Fraser Limited 117 Abercorn Street Paisley PA3 4DH Registered Number SC155035	Public road comprising carriageway, drainage swales, footway/cycleway	Gallowhill Community Council E3 – Transition Area
38	All and Whole 798 square metres or thereby of an area of ground which is currently used as carriageway, accesses and footway located on the east side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "38 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN32128.	Corner Property Company Limited 1 George Square Glasgow G2 1AL Registered Number SC026133	Owner SCOTTISH WATER, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG (Servitude Right Only)	Public road comprising carriageway, drainage swales, footway/cycleway	Gallowhill Community Council E3 – Transition Area
39	All and Whole 1,384 square metres or thereby of an area of ground which is currently used as industrial land located on the east side of Abercorn Street, Paisley shown delineated in	Container Parks Limited 30 Cogan Street Barrhead Glasgow G78 1EJ	Owner	Public road comprising carriageway, drainage swales, footway/cycleway	Gallowhill Community Council E3 – Transition Area

	red, coloured pink and numbered "39 PINK" on Map 3, forming All and Whole the subjects registered in the Land Register of Scotland under Title Number REN119528.	Registered Number SC257782			
41	All and Whole 4,023 square metres or thereby of an area of ground which is currently used as carparking located on the west side of Renfrew Road, Paisley shown delineated in red, coloured pink and numbered "41 PINK" on Map 3, forming part of the subjects referred to in the Notice of Title by West College Scotland recorded in the Division of the General Register of Sasines for the County of Renfrew on 16 July 2014.	West College Scotland College Square Queens Quay Clydebank G81 1BF Charity Number SC021185	Owner	Public road comprising carriageway, drainage swales, footway/cycleway	Gallowhill Community Council E3 – Transition Area

42A	<p>All and Whole that plot or area of ground extending to 1.4 square metres or thereby of access area located to the west of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the North by footway on Abercorn Street, Paisley along which it extends a distance of 3.2 metres or thereby; On the East by Abercorn Street carriageway along which it extends a distance of 0.7 metres or thereby; On the South East by subjects registered in the Land Register of Scotland under Title Number REN96345 along which it extend a distance of 3.1 metres or thereby; On the West by subjects known as 103 Abercorn Street, Paisley along which it extends 0.5 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "42A PINK" on Map 3.</p>	Unknown	Unknown	Public footway	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>
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42B	<p>All and Whole that triangular plot or area of ground extending to 0.5 square metres or thereby of access area located to the west of Abercorn Street, Paisley in the former County of Renfrew and bounded as follows: on the North by the subjects registered in the Land Register of Scotland under Title Number REN96345 along which it extends a distance of 2.3 metres or thereby; On the East by Abercorn Street carriageway along which it extends a distance of 0.7 metres or thereby; On the South East by footpath on Abercorn Street, Paisley along which it extends a distance of 2.4 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "42B PINK" on Map 3.</p>	Unknown	Unknown	Public footway	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>
43	<p>All and Whole 111 square metres or thereby of private road, access and verge forming part of the existing Mews Lane, Paisley, shown delineated in red, coloured pink and numbered "43 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under</p>	<p>RICHARD GEDDES Trustees of the Firm of Richard Geddes and Son  and</p>	<p>Owner</p> <p>Charles & Catherine Ironside </p>	Widen access	<p>Gallowhill Community Council</p>

	<p>Title Numbers REN8719, REN102273, and REN143400.</p>	<p>RICHARD GEDDES JUN. Trustees of the Firm of Richard Geddes and Son ██</p> <p>The Trustees of the Firm of Richard Geddes and Son ██</p> <p>Firm of Richard Geddes and Son ██</p> <p>Ossian Maintenance Limited 1 Glasgow Road Paisley PA1 3PX</p> <p>Registered Number SC204650</p> <p>Marion & Raymond Retson ██</p> <p>Unknown ██</p>	<p>(Servitude Right Only)</p> <p>Williamsburgh Housing Association Limited Ralston House Cyril Street Paisley PA1 1RW</p> <p>Registered Number SP1991RS (Servitude Right Only)</p> <p>Thomas & Sheila Williamson ██ (Servitude Right Only)</p> <p>Graeme Reid ██</p>		
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			<p>██████████ (Servitude Right Only)</p> <p>Jacqueline Collins</p> <p>██████████ (Right of Access Only)</p> <p>Archibald & Kay Craig</p> <p>██████████ (Right of Access Only)</p>		
44	All and Whole 4,641 square metres or thereby of an area of ground which is currently used as carparking located on the west side of Renfrew Road, Paisley shown delineated in red, coloured pink and numbered "44 PINK" on Map 3, forming part of the subjects referred to in the Notice of Title by West College Scotland recorded in the Division of the General	<p>West College Scotland College Square Queens Quay Clydebank G81 1BF</p> <p>Charity Number SC021185</p>	Owner	Public road comprising carriageway, drainage swales, footway/cycleway	<p>Gallowhill Community Council</p> <p>E3 – Transition Area</p>

	Register of Sasines for the County of Renfrew on 16 July 2014.				
45	All and Whole 55 square metres or thereby of an area of ground which is currently used as footway and verge lying to the west side of Abercorn Street, Paisley shown delineated in red, coloured pink and numbered "45 PINK" on Map 3, forming part of the subjects registered in the Land Register of Scotland under Title Number REN129749.	M. P. Burke Transport Limited 121 Abercorn Street Paisley PA3 4DF Registered Number SC368849	Owner	Public footway	Gallowhill Community Council E3 – Transition Area
47	All and Whole 1,510 square metres or thereby of land which is currently used as a vacant land located on the north side of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "47 PINK" on Map 4, forming part of the subjects referred in the Disposition by Abercorn Estates Company in favour of Trustees under Settlement between Duke of Abercorn and others recorded in the Division of the General Register of Sasines for the County of Renfrew on 14 March 1958.	Abercorn Estates c/o Gillespie Macandrew LLP Broxden House Lamberkine Drive Perth PH1 1RA Unknown	Unknown SPG (Harbour Road) Limited Airlink First floor 16 Gordon Street Glasgow G1 3PT Registered Number SC344932a (Servitude Right Only)	Green space	Gallowhill Community Council E3 – Transition Area
48	All and Whole 884 square metres or thereby of an area of ground which is currently vacant land lying to the north	SPG (Harbour Road) Limited Airlink First floor 16 Gordon Street	Owner	Green space	Gallowhill Community Council

	of Harbour Road, Paisley shown delineated in red, coloured pink and numbered "48 PINK" on Map 4, forming All and Whole the subjects registered in the Land Register of Scotland under Title Number REN122564.	Glasgow G1 3PT Registered Number SC344932			E3 – Transition Area
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49	<p>All and Whole that plot or area of ground extending to 3,054 square metres or thereby of vacant land located to the east of Inchinnan Road, Paisley in the former County of Renfrew and bounded as follows: on the North by ground which is currently vacant land forming part of the subjects registered in the Land Register of Scotland under Title Number REN64812 along which it extends a distance of 17.76 metres or thereby; on the East and South-east side partly by subjects belonging to the acquiring authority registered in the Land Register of Scotland under Title Number REN106661 along which it extends a distance of 74.70 metres or thereby; and 12.35 metres or thereby, respectively; on the East partly by the White Cart Water along which it extends a distance of 53 metres or thereby; on the South by industrial land located to the east of Inchinnan Road, Paisley, along which it extends 44.99 metres or thereby; and on the West by subjects</p>	Unknown	<p>Unknown</p> <p>Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ</p> <p>Registered Number SC359905 (Servitude Right Only)</p>	Public road comprising carriageway, footway/cycleway and verge	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>
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	registered in the Land Register of Scotland under Title Number REN35968 along which it extends 108.09 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "49 PINK" on Map 4.				
50A	All and Whole 7,718 square metres or thereby of an area of ground which is currently vacant land, carriageway and verge lying to the east of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "50A PINK" on Map 4, forming part of the subjects registered in the Land Register of Scotland under Title Number REN64812.	Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ Registered Number SC359905	Owner CLOCKWORK PROPERTIES LIMITED 11 West Harbour Road, Edinburgh EH5 1PU Company Number SC197325 (Servitude Right Only) CLS Fabrication Division Limited Thistle House Inchinnan Road Paisley PA3 2RE	Public road comprising carriageway, footway/cycleway and verge	Paisley North Community Council E3 - Transition Area

			<p>Registered Number SC363210 (Servitude Right Only)</p> <p>Mirrin Enterprise Limited 27 Old Gloucester Street London WC1N 3AX</p> <p>Registered Number 12567309 (Servitude Right Only)</p> <p>BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)</p>		
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50B	<p>A heritable and irredeemable servitude right over 75 square metres or thereby of parking area located on the east side of Inchinnan Road, Paisley, as shown delineated in red, coloured green and marked "50B GREEN" on Map 4 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 50A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN64812.</p>	<p>Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ</p> <p>Registered Number SC359905</p>	<p>Owner</p> <p>BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)</p>	<p>Temporary access to permit construction of public road comprising carriageway, footway/cycleway and verge</p>	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>
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50C	<p>A heritable and irredeemable servitude right over 140 square metres or thereby of verge located on the east side of Inchinnan Road, Paisley, as shown delineated in red, coloured green and marked "50C GREEN" on Map 4 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 50A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN64812.</p>	<p>Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ</p> <p>Registered Number SC359905</p>	<p>Owner</p> <p>BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)</p>	<p>Temporary access to permit construction of public road comprising carriageway, footway/cycleway and verge</p>	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>
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50D	All and Whole 2 square metres or thereby of an area of ground which is currently used as verge shown delineated in red, coloured pink and numbered "50D PINK" on Map 4, forming part of the subjects registered in the Land Register of Scotland under Title Number REN64812, REN122926 and REN106924.	<p>Property Nation Limited Javid House 115 Bath Street Glasgow G2 2SZ</p> <p>Registered Number SC359905</p> <p>CLOCKWORK PROPERTIES LIMITED 11 West Harbour Road Edinburgh EH5 1PU</p> <p>Company Number SC197325 (Shared Ownership)</p> <p>CLS Fabrication Division Limited Thistle House Inchinnan Road Paisley PA3 2RE</p> <p>Registered Number SC363210 (Shared Ownership)</p>	<p>Owner</p> <p>BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)</p>	<p>Public road comprising carriageway, footway/cycleway and verge</p>	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>
51A	All and Whole 175 square metres or thereby of an area of ground which is currently being used as carparking lying to the east of Inchinnan Road,	<p>CLS Fabrication Division Limited Thistle House Inchinnan Road Paisley</p>	<p>Owner</p> <p>BAA LYNTON PLC</p>	<p>Public footway and carriageway</p>	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>

	Paisley shown delineated in red, coloured pink and numbered "51A PINK" on Map 5, forming part of the subjects registered in the Land Register of Scotland under Title Number REN106924.	PA3 2RE Registered Number SC363210	1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)		
51B	A heritable and irredeemable servitude right for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 51A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP , over 134 square metres or thereby of footway and verge located on the east side of Inchinnan Road, Paisley, as shown delineated in red, coloured green and marked "51B GREEN" on Map 5 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new	CLS Fabrication Division Limited Thistle House Inchinnan Road Paisley PA3 2RE Registered Number SC363210 BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)	Owner	Temporary access to permit construction of public footway and carriageway	Paisley North Community Council E3 - Transition Area

	bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN106924.				
52A	All and Whole 179 square metres or thereby of an area of ground which is currently being used as footway, verge and carparking area lying to the east side of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "52A PINK" on Map 4, forming part of the subjects registered in the Land Register of Scotland under Title Number REN64811.	Mirrin Enterprise Limited 27 Old Gloucester Street London WC1N 3AX Registered Number 12567309	Owner BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)	Public footway and carriageway	Paisley North Community Council E3 - Transition Area
52B	A heritable and irredeemable servitude right over 188 square metres or thereby of carparking area located on the east side of Inchinnan Road, Paisley, as shown delineated in red, coloured green and marked "52B GREEN" on Map 4 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and	Mirrin Enterprise Limited 27 Old Gloucester Street London WC1N 3AX Registered Number 12567309	Owner BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)	Temporary access to permit construction of public footway and carriageway	Paisley North Community Council E3 - Transition Area

	equipment) to and from Plot 52A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN64811.				
53	A heritable and irredeemable servitude right over 25 square metres or thereby of an area of ground which is currently being used as carriageway lying to the east of Inchinnan Road, Paisley shown delineated in red, coloured green and numbered "53 GREEN" on Map 4, (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and	CLOCKWORK PROPERTIES LIMITED 11 West Harbour Road, Edinburgh, EH5 1PU. Company Number SC197325 (Shared Ownership) CLS Fabrication Division Limited Thistle House Inchinnan Road	Owner BAA LYNTON PLC 1 Park Row, Leeds, LS1 5AB Registered Number 03330278 (Servitude Right Only)	Public footway/cycleway	Paisley North Community Council E3 - Transition Area

	vehicles (including heavy vehicles and equipment) to and from Plot 50A (which subjects are for the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN122926 and REN106924.	Paisley PA3 2RE Registered Number SC363210 (Shared Ownership)			
54A	All and Whole 764 square metres or thereby of an area of ground which is currently being used as footway and green space lying to the west side of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "54A PINK" on Map 5, forming part of the subjects registered in the Land Register of Scotland under Title Number REN148025.	The Albex Group Limited c/o Kent Foods Limited Albex House 1 Marchfield Drive Paisley PA3 2RB Registered Number SC253524	Owner Secretary of State for Communities and Local Government Maritime & Coastguard	Public footway/cycleway	Paisley North Community Council E1 (LIA) – Local Industrial Area

			<p>Agency 3/20 Spring Place 105 Commercial Road Southampton SO15 1EG</p> <p>Spectrum Service Solutions Limited 1 Marchfield Drive Westpoint Business Park Paisley PA3 2RB</p> <p>Registered Number SC245163</p> <p>York Archaeological Trust for Excavation & Research Limited 47 Aldwark York</p>		
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			YO1 7BX Company Number 01430801 SCOTTISH WATER, Castle House, 6 Castle Drive, Carnegie Campus, Dunfermline KY11 8GG (Servitude Right Only)		
54B	A heritable and irredeemable servitude right over 165 square metres or thereby of footway and green space located on the west side of Inchinnan Road, Paisley, as shown delineated in red, coloured green and marked "54B GREEN" on Map 5 (which subjects are for the purposes of this servitude right hereby nominated and identified as the burdened property) of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) to and from Plot 54A (which subjects are for	The Albex Group Limited c/o Kent Foods Limited Albex House 1 Marchfield Drive Paisley PA3 2RB Registered Number SC253524	Owner Spectrum Service Solutions Limited 1 Marchfield Drive Westpoint Business Park Paisley PA3 2RB	Temporary access to permit construction of public footway/cycleway	Paisley North Community Council E1 (LIA) – Local Industrial Area

	the purposes of this servitude right hereby nominated and identified as the benefited property) for the purpose of constructing a new North-South route linking Paisley town centre, including Gilmour Street Station, via a new bridge across the White Cart Water at Paisley Harbour, to Glasgow Airport and AMIDS, for the duration of the works associated with planning consent granted on 24 January 2023 under reference 22/0363/PP, as the said burdened property forms part of the subjects registered in the Land Register of Scotland under Title Number REN148025.		Registered Number SC245163 York Archaeological Trust for Excavation & Research Limited 47 Aldwark York YO1 7BX Company Number 01430801		
56	All and Whole 294 square metres or thereby of an area of ground which is currently being used as a public footway, and verge lying to the west side of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "56 PINK" on Map 5 , forming part of the subjects registered in the Land Register of Scotland under Title Number REN53543.	Europcar UK Limited 1 Great Central Square Leicester LE1 4JS Registered Number 00875561	Owner	Public footway/cycleway	Paisley North Community Council E1 (LIA) – Local Industrial Area
59	All and Whole 649 square metres or thereby of an area of ground which is currently being used as a carriageway,	Friends Life Limited Aviva Wellington Row	Owner	Public footway/cycleway	Paisley North Community Council

	<p>footway and verge lying to the west side of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "59 PINK" on Map 5, forming part of the subjects registered in the Land Register of Scotland under Title Number REN47399.</p>	<p>York YO90 1WR</p> <p>Registered Number 04096141</p> <p>SQUARESTONE GROWTH LLP, (IN LIQUIDATION) Company number OC399311 Sterling Ford, Centurion Court 83 Camp Road, St. Albans, Herts AL1 5JN</p> <p>TILSTONE INDUSTRIAL LIMITED, Link Company Matters Limited 6th Floor, 65 Gresham Street London EC2V 7NQ</p> <p>(Registered Number 08588685)</p> <p>RR RAINBOW (NORTH) LIMITED Second Floor, NO. 4 THE FORUM, Greenville Place, ST. HELIER,</p>	<p>HARRY HALLIGAN LIMITED River House, Home Avenue, Newry, Co. Down, BT34 2DL Registered Number NI613793(Servit ude Right Only)</p> <p>LG 04 LIMITED Pavilion 3, 12 Marchburn Drive, Glasgow Airport Business Park, Paisley, Renfrewshire, Scotland, PA3 2SJ Registered Number SC285524 (Servitude Right Only)</p>		<p>E1 (LIA) – Local Industrial Area</p>
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		<p>Jersey JE2 4UF</p> <p>(Registered Number 120419) Company Number OE006115</p>	<p>CORPS MONITORING LIMITED 8 Marchburn Drive, Glasgow Airport, Paisley, PA3 2SJ. Company Number SC201997 (Servitude Right Only)</p> <p>OGILVIE SECURITIES LIMITED 200 Glasgow Road, Whins of Milton, Stirling, FK7 8ES Registered Number SC048308 (Servitude Right Only)</p> <p>COLEMAN INVESTMENTS LIMITED</p>		
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			<p>First Floor Offices, Park Chambers, 10 Hereford Road, Abergavenny, Monmouthshire, Wales, NP7 5PR Registered Number 00133936 (Servitude Right Only)</p> <p>Europcar UK Limited 1 Great Central Square Leicester LE1 4JS Registered Number 00875561 (Servitude Right Only)</p>		
60	All and Whole 392 square metres or thereby of an area of ground which is currently being used as a footway lying to the west side of Inchinnan Road, Paisley shown delineated in red, coloured pink and numbered "60	Squarestone Growth LLP (IN LIQUIDATION) Sterling Ford Centurion Court 83 Camp Road St Albans	Owner KUEHNE + NAGEL LIMITED,	Public footway/cycleway	Paisley North Community Council E1 (LIA) – Local Industrial Area

	<p>PINK" on Map 5, forming part of the subjects registered in the Land Register of Scotland under Title Number REN146979.</p>	<p>AL1 5JN</p> <p>Registered Number OC399311</p> <p>TILSTONE INDUSTRIAL LIMITED, Link Company Matters Limited 6th Floor, 65 Gresham Street London EC2V 7NQ</p> <p>(Registered Number 08588685)</p> <p>RR RAINBOW (NORTH) LIMITED Second Floor, NO. 4 THE FORUM, Greenville Place, ST. HELIER, Jersey JE2 4UF</p> <p>(Registered Number 120419) Company Number OE006115</p>	<p>1 ROUNDWOOD AVENUE, STOCKLEY PARK, UXBRIDGE, UB11 1AF (Tenant) (Company Number 01722216)</p> <p>FEDEX EXPRESS UK LIMITED, EXPRESS HOUSE, HOLLY LANE, ATHERSTONE, CV9 2RY (Tenant) (Company Number 10748439)</p> <p>HARRY HALLIGAN LIMITED River House, Home Avenue, Newry, Co.</p>		
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			<p>Down, BT34 2DL Registered Number NI613793(Servit ude Right Only)</p> <p>LG 04 LIMITED Pavilion 3, 12 Marchburn Drive, Glasgow Airport Business Park, Paisley, Renfrewshire, Scotland, PA3 2SJ Registered Number SC285524 (Servitude Right Only)</p> <p>CORPS MONITORING LIMITED 8 Marchburn Drive, Glasgow Airport, Paisley, PA3 2SJ.</p>		
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			<p>Company Number SC201997 (Servitude Right Only)</p> <p>OGILVIE SECURITIES LIMITED 200 Glasgow Road, Whins of Milton, Stirling, FK7 8ES Registered Number SC048308 (Servitude Right Only)</p> <p>COLEMAN INVESTMENTS LIMITED First Floor Offices, Park Chambers, 10 Hereford Road, Abergavenny, Monmouthshire, Wales, NP7 5PR</p>		
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			Registered Number 00133936 (Servitude Right Only)		
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61	<p>All and Whole that triangular plot or area of ground extending to 7 square metres or thereby of carriageway and footway located to the east side of Inchinnan Road, Paisley in the former County of Renfrew and bounded as follows: on the North by carriageway and footway located to the east of Inchinnan Road, Paisley being the subjects registered in the Land Register of Scotland under Title Number REN64812 along which it extends a distance of 3.9 metres or thereby; on the East and South-east by the subjects registered in the Land Register of Scotland under Title Number REN64811 along which it extends a distance of 10.6 metres or thereby; on the West by Inchinnan Road, Paisley along which it extends a distance of 3.8 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "61 PINK" on Map 4.</p>	Unknown	Unknown	Public footway/cycleway	<p>Paisley North Community Council</p> <p>E3 - Transition Area</p>
62	<p>All and Whole that plot or area of ground extending to 12 square metres or thereby of footway located at the</p>	Unknown	Unknown	Public footway/cycleway0	<p>Paisley North Community Council</p>

<p>junction of Sanderling Road and Inchinnan Road, Paisley in the former County of Renfrew and bounded as follows: on the East by Inchinnan Road carriageway along which it extends a distance of 7.86 metres or thereby and on the South side by footpath along which it extends a distance of 2.87 metres or thereby, which footpath forms part of the subjects registered in the Land Register of Scotland under Title Number REN146979, and on the West by footpath located at a junction with Sanderling Road and Inchinnan Road along which it extends a distance of 7.54 metres or thereby; as the said plot or area of ground is delineated in red, shown coloured pink and numbered "62 PINK" on Map 5.</p>				<p>E1 (LIA) – Local Industrial Area</p>
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63	<p>All and Whole that triangular plot or area of ground extending to 5 square metres or thereby of carriageway and footway located to the west side of Inchinnan Road, Paisley in the former County of Renfrew and bounded as follows: on the East by Inchinnan Road, Paisley along which it extends a distance of 4 metres or thereby; On the South by the subjects registered in the Land Register of Scotland under Title Number REN47399 along which it extends a distance of 2.4 metres or thereby; on the West by the subjects registered in the Land Register of Scotland under Title Number REN146979 along which extends a distance of 4.5 metres or thereby; as the said plot or area of ground is shown delineated in red, coloured pink and numbered "63 PINK" on Map 5.</p>	Unknown	<p>Unknown</p> <p>HARRY HALLIGAN LIMITED River House, Home Avenue, Newry, Co. Down, BT34 2DL Registered Number NI613793(Servit ude Right Only)</p> <p>LG 04 LIMITED Pavilion 3, 12 Marchburn Drive, Glasgow Airport Business Park, Paisley, Renfrewshire, Scotland, PA3 2SJ Registered Number SC285524 (Servitude Right Only)</p>	Public footway/cycleway	<p>Paisley North Community Council</p> <p>E1 (LIA) – Local Industrial Area</p>
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			<p>CORPS MONITORING LIMITED 8 Marchburn Drive, Glasgow Airport, Paisley, PA3 2SJ. Company Number SC201997 (Servitude Right Only)</p> <p>OGILVIE SECURITIES LIMITED 200 Glasgow Road, Whins of Milton, Stirling, FK7 8ES Registered Number SC048308 (Servitude Right Only)</p> <p>COLEMAN INVESTMENTS LIMITED</p>		
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			First Floor Offices, Park Chambers, 10 Hereford Road, Abergavenny, Monmouthshire, Wales, NP7 5PR Registered Number 00133936 (Servitude Right Only)		
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- 4.4 Land referencing exercises have been undertaken at various times starting in September 2022 with follow up exercises in November 2022 (twice), March 2023 and June 2023 (on three occasions). This has involved communication with all known affected parties. A copy of a typical letter and reference plan is included within **Appendix G**.

Statutory undertaker land

- 4.5 Plot 13 is owned by Network Rail.
- 4.6 SP Distribution PLC has an interest in Plot 34 and Scottish Water have an interest in Plots 34, 38 and 54A.

4.7 *Crown land*

- 4.8 A few areas of land required for the Scheme and located along the line of the White Cart Water fall within the ownership of the Crown. These areas of land are not included in the Order. The Crown Estate's agent has confirmed that the Council will be able to acquire these areas on commercial terms and discussions are well underway. The Council is satisfied that there is a reasonable prospect of securing the Crown Estate land required for the Scheme.

Other Crown land: KLTR

- 4.9 The ownership of plots 29C and 31 on Abercorn Street have been traced to dissolved companies, which were wound up some years ago. Remaining assets of dissolved companies fall to the Crown in the form of the Office of King's and Lord Treasurer's Remembrancer ("KLTR"). The KLTR generally disposes of *bona vacantia*, ownerless land, for the benefit of the public purse. The Council has initiated discussions with the Office of KLTR regarding the ground affected and has received confirmation that the KLTR was not aware of the plots before the Council's email of 6 June 2023 and is neither in possession nor control of the plots. The KLTR likewise is not currently in discussions with any other third parties in relation to asserting Crown rights over the plots. The Council is satisfied that there is a reasonable prospect of acquiring the land from the KLTR.
- 4.10 Due to this residual uncertainty, plots have been retained in the Order and notices will be served on both the companies and the KLTR. The Schedule confirms that the interest of the KLTR, as the Crown, is not to be acquired. If after further discussion, it is established that the plots are owned by the KLTR, the plots will be removed from the Order and acquired from the KLTR.

Special category land

- 4.11 The Council has considered whether the land comprised in the Order comprises any common or open spaces which would be subject to special procedure in terms of the 1947 Act. The definition of "common" for this purpose, under Section 7(1) of the 1947 Act, includes any town

or village green. "Open space" is defined as any land laid out as a public garden, or used for the purposes of public recreation, or land being a disused burial ground.

- 4.12 The Council is satisfied that no common or open spaces are affected by the Order. The Council is also satisfied that the Order does not affect ancient monuments, listed buildings, conservation area land, common good land or consecrated land.

Unknown Owners

- 4.13 There are a number of plots where ownership has been identified as "Unknown". These are detailed in Table 1 and comprise plots 2, 3, 6, 7, 22, 32, 43, 49 and 62. The Council conducted several searches with the Registers of Scotland and in addition issued letters and made personal calls to many of the surrounding occupiers but has been unable to identify details of current ownership.

- 4.14 In the circumstances, the Council has included Plots 2, 3, 6, 7, 8, 12, 14, 15, 16A, 18, 20, 22, 24, 31, 32, 35, 42A, 42B, 43, 47, 49, 61, 62 and 63 in the Order and will serve Notice of the Making of the Order by affixing Notice to the nearest lamppost, there being no objects on the land itself to which Notice can be affixed.

Existing real burdens and servitudes

- 4.15 The Council confirms its intention that real burdens and servitudes on the Order Land will be discharged following implementation of the Order.

Need for and use of the Order Land

Upgrade Existing Abercorn Street South of Harbour Road

- 4.16 Plots 2, 3, 4, 5, 6, 7, 8, 10A, 10B, 11A, 11B, 12, 13, 14 and 15 comprise land required to provide a new shared cycleway / footway along the existing adopted Abercorn Street from the existing Weir Street to the junction with Harbour Road.

- 4.17 The land is currently used as footway (unadopted) and does not encroach on any currently utilised land other than at plot 10A and 10B and plots 11A and 11B.

- 4.18 Plot 10A and 10B result in minimal encroachment onto an outdoor play area. The Scheme has been redesigned at this location to reduce the land take (plot 10A was reduced in size). Plot 10B is required to facilitate construction following which the land will be returned to its previous use and the Council will replace fences on a like for like basis.

- 4.19 Plot 11B will be used for accommodation works, including the removal of the front wall of a derelict building and the improvement of the access to the existing yard area to the rear of the derelict building and will also be returned to the landowner upon completion of the Scheme works with appropriate fencing to secure the site.

Upgrade of Existing Harbour Road

- 4.20 Plots 17, 18, 19A, 19B, 20, 21, 23, 24, 25, 32 and 35 comprise existing road, footway and verge and are required to provide a new shared cycleway / footway along the existing Harbour Road.
- 4.21 Plot 19 has been split into 19A (to be acquired) and 19B which is required to facilitate the construction of the new road/cycleway. Plot 19B is currently used a car parking for the adjacent office block and will be returned to its existing use and condition upon completion of the Scheme works. Ownership will be retained by the current landowner. Plots 21 and 24 include sections of yard area and discussions have been held with the respective landowner. [XXX]

Upgrade of Abercorn Street North of Harbour Road

- 4.22 Plots 16A, 16B, 16C, 22, 26, 27, 28A, 28B, 29A, 29B, 29C, 30, 31, 33, 34, 38, 42A, 42B and 45 comprise land required by the Council to upgrade and adopt this part of Abercorn Street as part of the Scheme. The Council will become liable for future maintenance of this stretch of road, saving the various owners this cost. These Plots currently comprise existing road, footway and verge.

New East West Road (including New Bridge)

- 4.23 Plots 36A, 36B, 37, 39, 41, 43, 44, 47, 48, 49, 50A, 50B, 50C, 50D, 51A, 51B, 52A, 52B and 53 relate to land required to provide a new two lane road, including a bridge crossing over the White Cart Water.
- 4.24 The Scheme has been redesigned at this location to reduce the land take (plot 36A reduced in size) with plot 36B required to facilitate construction following which the land will be returned to its previous use and the Council will replace fences on a like for like basis. Access to the remainder of the property owner's yard will be maintained during and following construction of the Scheme.
- 4.25 Plot 37 is part of Taylor Fraser's yard and discussions are well underway to accommodate their accommodation works requirements to minimise the impact of the loss of land. Alternative land within the Council's ownership may be suitable for part of their operations and has the potential to be part of the compensation agreement.
- 4.26 Plot 39 is an operational business premises, which will be relocated slightly further north on Abercorn Street to land currently owned by the Council. This will be completed prior to the Council taking access to plot 39.
- 4.27 Plots 41 and 44 are owned by West College Scotland and are currently under-utilised. The College are able to continue their operations on site following this acquisition.

- 4.28 Plot 43 is currently a private access road to several residential properties. This land is required to create a new access road with two lanes allowing cars to pull off Renfrew Road even when there are cars waiting to join the main carriageway. The works once completed will be adopted by the Council reducing the ongoing maintenance costs for the owners/users of Mews Lane.
- 4.29 Plots 47 and 48 and currently under-utilised/derelict land and are required to provide access to the new bridge.
- 4.30 Plots 49, 50A and 50D contain the main landing area for the new bridge and a new road link to Inchinnan Road. These plots are currently under-utilised scrub land.
- 4.31 Plots 50B, 50C, 51B, 52B and 53 are all required only during construction and will be returned to the respective landowners in their original condition.
- 4.32 Plot 51A is currently used as car parking for the adjacent office. The car parking will be recreated within land being acquired as part of the Scheme to ensure the office owner/occupier has access to car parking at all times. Plot 52A

Upgrade of Existing Inchinnan Road

- 4.33 Plots 54A, 54B, 56, 59, 60, 61, 62 and 63 relate to land required by the Council to upgrade and adopt this part of Inchinnan Road as part of the Scheme. The Council therefore will become liable for future maintenance of this stretch of road, saving the various owners this cost. These Plots currently comprise existing road, footway and verge.
- 4.34 The land acquired through the Order will be used to construct and maintain the works associated with the Scheme. It is necessary for the Council to acquire these plots to enable the construction works to be undertaken and thereafter maintained. The Council will adopt all new and upgraded roads and therefore assume ongoing responsibility for maintenance.
- 4.35 The land has been restricted to areas required to an extent which covers the physical works plus some allowance (generally 3m) for construction and future maintenance. The Council is satisfied that all the land identified is required and sufficient to deliver and maintain the Scheme.
- 4.36 The Scheme design has been developed to minimise the extent of the Order Land and the impact on adjacent land interests. The land to be acquired follows the route and alignment of the Scheme.

Servitude Rights

- 4.37 The Order includes the acquisition of new servitude rights of access and egress for pedestrians and vehicles (including heavy vehicles and equipment) on Plots 10B, 11B, 19B, 36B, 50B, 50C, 51B, 52B, 53 and 54B. These rights are granted in favour of adjacent plots where ownership is to be acquired and are necessary to permit the construction activity on the adjacent plot.

4.38 The servitude rights are limited to the duration of the works associated with planning permission 22/0363/PP, the effect being that only a temporary servitude right is being acquired.

4.39 The Order is a proportionate exercise of the Councils powers of compulsory purchase.

5. ENGAGEMENT WITH COMMUNITIES AND OWNERS

Communities

5.1 The Scheme has been the subject of extensive consultation and engagement. The proposals, which are based on a clear understanding of the project objectives, have evolved through an iterative process of consultation with key stakeholders, the local community and local elected representatives.

5.2 To ensure maximum public awareness of the Scheme and to enable public opinion to be gathered, a series of online publications and a feedback survey were made available. More than 260 people completed the public survey on the Scheme proposals. The survey found:

- 90% of respondents would use the riverside route;
- 86% confirmed they would be more likely to walk or cycle here following the infrastructure improvements;
- More than two-thirds of people would use the walking and cycling route between Gallowhill Road and Inchinnan Road; and
- 70% indicated they would consider leaving the car at home and walk or cycle instead.

5.3 Further details of engagement are provided in Section 4 of the OBC (**Appendix A**).

Landowners

5.4 There has been extensive communication with landowners. Methods employed have included standard mail and recorded delivery letters, emails, phone calls and face to face discussions. This communication has continued, where possible, from initial identification of potential routes for the planned infrastructure, through the refinement of various design options and into the final designs.

5.5 Most private landowners have been happy to accommodate requests for access to survey their land and to discuss the proposals including accommodation works.

5.6 A few private landowners have been reluctant to engage, and the Council continues to seek engagement.

5.7 Most negotiations have been positive, and the Council has sought to accommodate the reasonable requirements of landowners within the scheme design wherever possible:

- 5.7.1 The owners of plot 10A and 10B have concerns regarding the impact of the Scheme on their business. The land take at this location has been reduced from 88 to 23 square metres in response to these concerns;
- 5.7.2 The business premises on plot 39 will be relocated prior to the Council taking access to plot 39. The existing layout/set up on plot 39 will be replicated as far as practicable, with title to the alternative site being transferred as access is taken to plot 39;
- 5.7.3 The car parking forming plot 51A will be relocated and title to the new car parking area transferred to the owner of plot 51A; and
- 5.7.4 Taylor Fraser has supplied a list of accommodation works in relation to plot 37 and discussions are continuing to finalise this list and prepare a specification for the required works.
- 5.8 Voluntary agreements have been completed for the acquisition of land from both Railway Paths Limited (former railway line located between plots 39 and 41) and Clowes Development (Cart Corridor) Limited (adjoining the southern boundary of plot 54A).
- 5.9 However, the Circular recognises it may be impossible or impracticable to acquire all necessary interests by agreement in the project timeframe or at a reasonable cost. This may be particularly the case with large schemes involving multiple interests, where it may be more effective and avoid delays through acquiring the necessary land through compulsory purchase.
- 5.10 The Scheme is a large capital project of substantial public benefit, and the Council requires to progress the Scheme in accordance with agreed timescales and to utilise available funding. Acquisition of multiple land interests is required in order to implement the Scheme. The Council is satisfied that promotion of the Order is necessary to ensure that these rights are obtained within a reasonable timescale.
- 5.11 The Council remains committed to securing the required land by voluntary acquisition where possible and will continue to engage with affected parties in parallel with the compulsory purchase process. The Council will also continue dialogue in relation to the agreement of accommodation works and compensation.
- 5.12 The Council has updated affected parties with regard to the compulsory purchase process and other matters relevant to the Scheme. The Council has also issued to affected parties:
- Background Information on the Scheme; and
 - The Scottish Government's publication "Compulsory Purchase and Compensation – a Guide for Owners, Tenants and Occupiers in Scotland"
- 5.13 The Council has created a specific webpage (<https://www.renfrewshire.gov.uk/amids-south-cpo>) for the Order. The webpage will host a copy of the Order and the Order maps along with this Statement of Reasons and Appendices. Covering letters issued to affected parties along with

the statutory notice of the making of the Order contain details of the Council's webpage. A link to the Scottish Government's compulsory purchase webpage is also available through the Council's webpage.

5.14 The Council's approach to acquisition of the land and rights in land is in accordance with the Circular.

6. ASSESSING ALTERNATIVE WAYS OF REALISING THE PURPOSE

6.1 The need to improve the economic potential and regeneration of the White Cart Water and Abercorn Street area, and the benefits of such regeneration for Paisley and the wider area, has been recognised by the Council for some time. The area has been noted as Transition Zone in recent iterations of the Renfrewshire Local Development Plan. A number of alternative options have been considered to improve accessibility and the movement of pedestrians and traffic along the White Cart Corridor, whilst also supporting the plans for wider development in the area.

6.2 Section 5 of the OBC contains a detailed description of the robust and comprehensive options appraisal undertaken by the Council. A range of alternative options, as summarised below, were considered to inform the selection of the preferred project. The options were appraised against number of STAG (Scottish Transport Analysis Guidance), Scheme Specific and Scheme Delivery objectives to determine the likelihood of each option unlocking the area's development potential (resulting in employment, environmental improvements, and economic growth), increasing modal shift towards active travel options, enhancing travel experience, improving transport reliability, reducing carbon emissions, and creating the potential for an enhanced community environment.

6.3 The options appraisal resulted in selection of the Scheme.

Option 1 - Minimum Intervention

6.4 This option involved incremental environmental improvements including landscape and public realm, around existing residential, industrial, and commercial uses, promoting development and seeking to secure access improvements through development contributions. It was assessed that this option would do little to stimulate any additional investment beyond the existing conditions.

Option 2 - Transport Intervention

6.5 This option addressed connectivity issues for road, sustainable and active travel modes around Paisley Town Centre, the Love Street Corridor, AMIDS and Glasgow Airport through a variety of measures including traffic management and network integration. It was assessed that this option would stimulate slightly accelerated development of residential and commercial sites along the Love Street corridor. However, employment and residential opportunities along the east of the White Cart would remain undeveloped.

Option 3 - Active Travel Intervention

- 6.6 This option focussed on active travel measure and environmental improvements along the existing Airport Cycle Route before following Love Street, Carlile Place and New Sneddon Street. This route would link to the recently opened pedestrian bridge at Carlile Place forming a connection to Abercorn Street, and south along New Sneddon Street towards Paisley Gilmour Street station. This option would improve the marketability of sites along the Corridor, but it would be unlikely to stimulate significant improvements in current economic conditions.

Option 4 - Abercorn Focus

- 6.7 This option would address connectivity issues for road, sustainable and active travel modes in and around the Abercorn area. It was anticipated that this option would stimulate redevelopment of vacant retail, industrial and residential sites in the area, particularly around Harbour Road. This option might see some local improvement, however the lack of improved links to AMIDS and Glasgow Airport would not deliver the enhanced improvement sought.

Option 5 - Western Route Focus

- 6.8 This option concentrated on road, sustainable travel, active travel and environmental improvements to Love Street and Inchinnan Road only, aiming to improve the existing gateway to the area at the southern end of Love Street. Improvements include landscape, public realm, traffic management and network integration. Enhanced infrastructure leading to AMIDS via Inchinnan Road would help to improve the connectivity of the planned investment and stimulate some development along the western side of the White Cart. Improved connections to Glasgow Airport along Inchinnan Road will help to address the safety concerns along the corridor. This option would likely stimulate development on some sites to the west of the White Cart.

Option 6 - Paisley Gateway Focus (the Scheme)

- 6.9 This option consists of the creation of a new “Gateway Route” from AMIDS and Glasgow Airport to Paisley Town Centre, via a new road bridge across the White Cart from Inchinnan Road near Paisley Harbour. Increased accessibility will be in the form of public realm improvements a new road along Abercorn Street, traversing the former Chivas Site, connecting to Renfrew Road (which will itself see public realm improvements as part of ‘gateway’ enhancement) - a new East-West Link.
- 6.10 Economic evaluation and technical review of route appraisals within each option was undertaken by specialist consultants. This exercise identified the Scheme (termed the Paisley Gateway option within the OBC) with the routes shown within the current Scheme as the most effective at delivering the targeted outcomes.

7. PUBLIC BENEFIT

- 7.1 The Council has carefully considered both the public benefit of the Scheme, as facilitated by the Order, and the interests of the parties affected by the Order. While there will be interference with the private rights of a number of parties, this is outweighed by the substantial and ongoing public benefits generated by the Scheme. The Council is satisfied that there is a compelling case for the Order in the public interest.
- 7.2 Those affected by the Order may be entitled to compensation under the Land Compensation (Scotland) Act 1963 and the Land Compensation (Scotland) Act 1973.
- 7.3 Substantial infrastructure investment is needed to realise the economic potential and regeneration of the White Cart Water and Abercorn Street Transition area. The redevelopment and improvement resulting from the Scheme will contribute significantly to the economic, social and environmental well-being of Paisley and the wider Renfrewshire area.
- 7.4 It should be noted that the Scheme has already been granted the necessary planning permission. In granting planning permission the Council carefully considered the public benefits of and policy support for the Scheme.
- 7.5 The Scheme will create opportunities for transformational change resulting in improved business conditions and increased employment and development opportunities. The Scheme will deliver significant public benefits including:
- 7.5.1 The regeneration of the White Cart Waterfront as an attractive, vibrant and sustainable urban area by improving access to key development sites, providing new business and employment opportunities;
 - 7.5.2 Improved access for communities east and west of the White Cart Water to key residential, employment, healthcare, education, leisure and retail sites for all modes of transport, including improved opportunities for leisure and active travel alongside and across the White Cart Water;
 - 7.5.3 An enhanced local environment using high quality landscaping to encourage high quality development and regeneration and the improvement of currently poorly maintained woodland areas;
 - 7.5.4 Optimisation of the operation of the local road network, resulting in improved journey time reliability and safety;
 - 7.5.5 Reduction in congestion within Paisley town centre and improvements in air quality;
 - 7.5.6 Reduction in journey times between the newly connected communities;
 - 7.5.7 Significantly reduced traffic flow through Paisley town centre, particularly through the Renfrew Road and Old Sneddon/Niddry/Weir Street gyratory;

- 7.5.8 Safer and significantly expanded cycleway routes and opportunities for pedestrian movement, with the attendant health and wellbeing benefits of active travel;
 - 7.5.9 Improvement of street furniture placement on existing footways and cycleways to facilitate a better flow of pedestrian and cyclist routes; and
 - 7.5.10 Potential for significant areas adjacent to the White Cart Water to become accessible for leisure.
- 7.6 These benefits support wider Scottish Government and Council objectives including:
- 7.6.1 Active travel and reduction in carbon emissions;
 - 7.6.2 The experience of transport users;
 - 7.6.3 Access to employment and skills;
 - 7.6.4 Increased inclusion and equality;
 - 7.6.5 Support for economic growth;
 - 7.6.6 Regeneration of areas of Paisley including the town centre
 - 7.6.7 Placemaking and safe community space; and
 - 7.6.8 Building on and support the on-going investment in cultural heritage within the area.
- 7.7 The benefits of the Scheme are further detailed in Sections 5 to 9 of the OBC (**Appendix A**)
- 7.8 The Scheme represents value for money. Evaluation of the Scheme displays a healthy Benefits to Cost Ratio (“**BCR**”) of 4.9 against public sector only costs and 1.7 when related private sector investment is added. BCR of these levels is a strong indicator of the advantages of the proposed Scheme.
- 7.9 The Scheme is in an area of considerable economic potential; however, the area suffers from several barriers to growth and connectivity which are hindering development. It is located on what could be a very attractive riverside corridor and is near several key locations which, if better connected, could provide significant potential for growth and employment opportunity. It is intended to revitalise the White Cart corridor by improving connections and enhancing the physical and environmental conditions, which will result in enhanced economic conditions.
- 7.10 The Council recognises that the Order will affect the private interests of the affected parties. However:
- 7.10.1 The land and rights in land to be acquired are limited to those necessary to permit the delivery of the Scheme;

- 7.10.2 The extent of plots of Order Land has been minimised through careful iterative design to that necessary for delivery of the Scheme;
 - 7.10.3 The Order Land generally comprises small areas of land being unadopted road and footway or under-utilised or derelict land;
 - 7.10.4 The exercise of new servitude rights is limited to the duration of construction works to implement planning permission 22/0363/PP;
 - 7.10.5 The Council has sought and will continue to seek to accommodate reasonable accommodation works; and
 - 7.10.6 Parties affected by the Order may be entitled to compensation.
- 7.11 In developing the Scheme, discussions have taken place with affected landowners and wherever possible the Council have sought to minimise the impact on owners by reviewing and amending the proposed design to keep the interference with owners' interests to the minimum necessary.

Public Interest Test

- 7.12 The overriding test contained in the Circular is that compulsory purchase powers should be used only where the public benefit in the proposed scheme clearly outweighs the private rights of the owners.
- 7.13 The Council is satisfied that there is a compelling case in the public interest. The interference with the private rights of those with an interest in the Order Land is clearly outweighed by the public benefits of the Scheme.

8. THE PLANNING AND POLICY POSITION

- 8.1 A planning application "Site Linking Inchinnan Road and Harbour Road with Abercorn Street, Paisley" (reference 22/0363/PP)" was submitted to Renfrewshire Council in May 2022. This application was granted consent by the Planning and Climate Change Policy Board on 24 January 2023. A copy of the planning permission is attached at **Appendix H**.
- 8.2 It is important to note that the planning application was assessed against the statutory test set out in section 25 of the 1997 Act. It was found to accord with the provisions of the Development Plan and that there were no material considerations which indicated that planning permission should not be granted.

Development Plan

- 8.3 The relevant development plan comprises the National Planning Framework 4 ("**NPF4**") and the Renfrewshire Local Development Plan 2021 ("**the LDP**").

- 8.4 NPF4 provides the long-term national spatial strategy for planning in Scotland, together with national planning policies. It sets out the Scottish Government's view on delivering sustainable, liveable and productive places through the application of spatial principles. The Scheme draws strong support from NPF4:
- 8.4.1 It accords with the spatial principles of Just transition; Conserving and recycling assets; Local living; and Rebalanced development;
 - 8.4.2 It supports the delivery of:
 - (a) sustainable places, where we reduce emissions, restore and better connect biodiversity;
 - (b) liveable places, where we can all live better, healthier lives; and
 - (c) productive places, where we have a greener, fairer and more inclusive wellbeing economy; and
 - 8.4.3 It draws support from NPF4 policies including Policies 3 (Biodiversity), 9 (Brownfield, vacant and derelict land and buildings), 13 (Sustainable transport, 14 (Design, quality and place), 15 (Local living and 20 minute neighbourhoods), 25 (Community wealth building) and 27 (City, town, local and commercial centres).

Local Development Plan

- 8.5 As confirmed in the grant of planning permission 22/0363/PP, the Scheme accords with the LDP. In particular:
- 8.5.1 The East/West Link and the section of the North/South Route covering Abercorn Street, Harbour Road and the new bridge crossing are located within the Paisley Town Centre North Transition Area. Policy E3 states that transition areas aim to support a mix of uses. Development proposals within a transition area require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area.
 - 8.5.2 As the Scheme will improve access to Glasgow Airport and AMIDS, it is considered to accord with Policy E3 in principle. The Scheme is appropriate for the area. It is noted that the Scheme will not only enhance access to Glasgow Airport and AMIDS but will also improve connectivity for existing businesses within the area. The new roads will also provide a framework for further development in the area.
 - 8.5.3 Policy I1 states that development proposals require to ensure appropriate provision and accessibility to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local and trunk road network will be supported.
 - 8.5.4 A primary purpose of the Scheme is to improve accessibility to Glasgow Airport and AMIDS. Accessibility will be improved for all modes of transport. The development makes provision for travel by walking and cycling and will also complement other active travel

projects in this area including the newly developed Paisley – Renfrew cycle path. The Scheme incorporates a sustainable drainage system comprising a network of swales and basins which will drain surface water to the White Cart. The Scheme complies with the requirements of policy I1.

- 8.5.5 Policy I3 states that new development requires to avoid areas susceptible to flooding and must not increase the risk of flooding or have an adverse impact on existing drainage infrastructure. SEPA have confirmed that the proposal complies with (the then) Scottish Planning Policy relating to the flood risk framework. The Scheme complies with the requirements of policy I1.
- 8.5.6 Policy P5 states that development proposals should contribute to and enhance the wider integrated green/blue network where there are opportunities for activity and access to open space as well as increasing accessibility to active travel routes in and around communities and places.
- 8.5.7 The Scheme will improve connectivity and accessibility within Paisley Town Centre North Transition Area and will improve the existing core path links along Abercorn Street. The Scheme will also link into the Paisley to Renfrew active travel route. The development will enhance the green network and increase accessibility to active travel routes and complies with Policy P5.

Other policy

- 8.6 The Scheme is supported by other relevant policy including:
 - 8.6.1 The Scottish Government’s National Transport Strategy (2020) which supports the four priorities of reducing inequalities, taking climate action, delivering inclusive economic growth and improving health and wellbeing; and
 - 8.6.2 Transport Scotland’s Active Travel Framework (2019) which supports the delivery of high quality walking and cycling infrastructure available to all.
- 8.7 The Scheme is supported by relevant national and local planning and transport policy.

9. THE FUNDING POSITION

- 9.1 The Scheme is funded following a successful application to round one of the UK Government Levelling Up Fund. 90% of the project cost is funded by UK Government, with the remaining 10% is being financed by Renfrewshire Council.
- 9.2 A regular review of costs is undertaken to ensure value engineering is incorporated to maintain estimated costs within the available budget.
- 9.3 Available funding includes funds for potential compensation costs as a result of the Order.
- 9.4 Acquisition of the Order Land would not take place until all funding approvals are in place.

10. BARRIERS TO COMPLETING THE SCHEME

- 10.1 The Council has the required funding in place to complete the Scheme, along with planning permission.
- 10.2 There are no additional consents required for the Scheme.
- 10.3 The Council is satisfied that no potential barriers would prevent the Scheme being completed.

11. TIMETABLE / PROGRAMME

- 11.1 Subject to completion of legal procedures and conclusion of the procurement process, it is intended to award a construction contract for the Scheme in late Spring or early Summer 2024.
- 11.2 It is anticipated that the Scheme would be constructed over a period of approximately 18 months.

12. RELATED ORDERS OR APPLICATIONS

- 12.1 There are no related order or applications which may require a co-ordinated decision by the Scottish Ministers. As noted, planning permission for the Scheme has already been granted.

13. HUMAN RIGHTS AND EQUALITIES

- 13.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (“**ECHR**”). Various Convention rights may be engaged in the process of making and considering the Order, including those under Articles 6, 8 and Article 1 of the First Protocol.
- 13.2 The European Court of Human Rights has recognised in the context of Article 1 of the First Protocol that “*regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole*”, i.e. compulsory purchase must be proportionate in that the public interest achieved in making the Order must outweigh the interference with any private rights. Both public and private interests are to be taken into account in the exercise of the Acquiring authority’s powers and duties. Similarly, any interference with Article 8 rights must be “*necessary in a democratic society*”, i.e., proportionate.
- 13.3 In promoting the Order, the Council has carefully considered the balance to be struck between individual rights and the wider public interest. Interference with Convention rights, to the extent that there is any, is considered to be justified in order to secure the economic regeneration and public benefits which the Scheme will bring.

Entitlement to a Fair and Public Hearing

- 13.4 Such rights require a fair and public hearing in the determination of a person's several and political rights (ECHR, Article 6). This includes property rights and can include opportunities to be heard in a consultation process. The statutory procedures, taken with the right to object and the statutory challenge, satisfy the requirements of Article 6.

Right to Respect for Private and Family Life and Home

- 13.5 Such rights may be restricted if the infringement is in accordance with the law, has a legitimate aim and is fair and proportionate in the public interest (ECHR, Article 8). It is considered that such interferences as may occur as a result of the Order are in accordance with the law, pursue a legitimate aim and are proportionate having regard to the public interest in the Scheme.

Peaceful Enjoyment of Possessions (including Property)

- 13.6 Article 1 of the First Protocol does not impair the right to enforce such laws as the State considers necessary to control the use of property in accordance with general interest (ECHR, Article 1 of the First Protocol). It is considered that the Order strikes a fair balance between the public interest in the implementation of the Scheme and those private rights which will be affected by the Order. Compensation will be available under the compensation code to those who can prove they have a legitimate claim arising from the exercise of compulsory purchase powers.
- 13.7 The public benefits of the Scheme outweigh the private rights affected, the Order is necessary and proportionate, and there is a compelling case in the public interest for the exercise of the powers of compulsory acquisition included within the Order.

14. PUBLICITY, OBJECTION PERIOD AND FURTHER INFORMATION

- 14.1 The Council will publicise the Order in accordance with the statutory publicity requirements. Local newspaper notices of the making of the Order and the statutory notices served on landowners and other parties with an interest in the Order Land will provide details of where the Order documents may be viewed and the period during which objections may be submitted to the confirming authority.
- 14.2 A copy of the Order and the maps referred to therein along with this Statement of Reasons have been deposited at:
- Renfrewshire House
Cotton Street
Paisley PA1 1TT
- 14.3 The documents and may be viewed there without payment of fee, by prior appointment, between the hours of 9.00am and 4.00pm on business days.
- 14.4 The documentation may also be viewed by accessing the following link:

<https://www.renfrewshire.gov.uk/amids-south-cpo>

14.5 The Council reserves the right to add documents in the event of a public inquiry into the Order.

14.6 Further information on the Order may be obtained by emailing Barbara Walker, City Deal and Infrastructure Programme Director or Victor Suarez, CD&I Project Manager, citydeal@renfrewshire.gov.uk

15. CONCLUSION

15.1 The Council, as local roads authority, may exercise compulsory purchase powers in terms of the 1984 Act for the purposes of the construction or improvement of public roads. The land and rights in land to be acquired pursuant to the Order are required for these purposes.

15.2 The Order is a necessary and proportionate exercise of the Council's statutory powers. The public benefits of the Scheme outweigh the private rights affected. Delivery of the Scheme is in the public interest and is supported by relevant policy.

15.3 There is a compelling case in the public interest for the exercise of the powers of compulsory acquisition included within the Order.

15.4 The Scheme is fully funded and there are no substantial impediments to the implementation of the Scheme within a reasonable timescale.

15.5 For the reasons above, the Council respectfully submits that the Order should be confirmed.

16. APPENDICES

Appendix A Outline Business Case: Advanced Manufacturing Innovation District Scotland, South (AMIDS South).

Appendix B Scheme Plans.

Appendix C Planning Permission 22/0363/PP Approved Plans.

Appendix D Infrastructure, Land and Environment Reports, Scheme of Delegated Functions and Procedural Standing Orders Excerpts.

Appendix E Order Location Plan.

Appendix F Land Interest Plans.

Appendix G Example Land Referencing Letter and Reference Plan

Appendix H Planning Permission 22/0363/PP Decision Letter.

