


Proposed Property Disposal

Application by Network Rail Infrastructure Limited to dispose of land in accordance with the Land Disposal Condition of the Network Licence

1. Site	
 <p>Site location and description</p>	<p>PLAINS- Land at Brownieside Road, Plains, Airdrie, ML6 8NP</p> <p>The site (disposal property) is located at Brownieside Road, Plains, Airdrie, North Lanarkshire. The disposal area of approximately 2,831m² is shaded blue on the attached disposal plan.</p> <p>The land forms the footprint of a former residential property with a stable that was acquired by Network Rail under compulsory purchase powers in 2007 to support the construction of the Airdrie to Bathgate Rail Link that opened in December 2010. The residential property was demolished during construction of the railway as the property would have been less than 1 metre from the operational railway. Plains is located approximately 2.6 miles from the centre of Airdrie. Drumgelloch and Caldercruix railway stations are local to the site, which provides access to Glasgow, Edinburgh and surrounding areas.</p>
<p>Plans attached:</p> <p>(all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)</p>	<p>The following plan is attached at Appendix 1.</p> <ol style="list-style-type: none"> 1. <u>Sale Plan</u> (Plan Number 6413131-sale)- Disposal area highlighted in blue. 2. <u>Deed Plan</u> (Plan Number 6413131-deed)- This plan highlights Network Rail's registered title plan in the Plains area registered in November 2009 delineated in red.
<p>Clearance Ref:</p>	<p>Business Clearance CR/37899 dated 2nd November 2018 (Certificate number: 46643)</p> <p>Technical Clearance CR/37899 dated 22nd November 2018 (Certificate number: 46888)</p>
<p>Project No.</p>	<p>GB/Brownieside Rd Plains</p>
<p>Ordnance survey coordinates</p>	<p>E: 279,720 N: 666,719 Postcode: ML6 8NP</p>

Details of attached photographs (as required)	<p>The following photograph is attached in Appendix 2</p> <ul style="list-style-type: none"> Brownieside Road Plains Aerial- This image highlights the disposal area in the centre of the image with the railway running alongside the eastern boundary, which is fenced with palisade fencing, Brownieside Road to the south and a residential property to the west.
2. Proposal	
Type of disposal	Freehold sale of the land extending to approximately 2,831m ² at Brownieside Road, Plains, Airdrie, North Lanarkshire.
Proposed party taking disposal	and trading as Aspire Construction (Scotland) Limited. Although purchased as part of a compulsory purchase, crichel downs rules do not apply as the previous owner forewent their right to buy the land back. They received market value for their house and subsequently moved.
Proposed use / scheme	The proposed purchaser wishes to acquire the site to construct a residential property on the land. Outline planning consent has been obtained from the local authority.
Access arrangements to / from the disposal land	The proposed purchaser intends to access the land directly from Brownieside Road, Plains. No access over Network Rail retained infrastructure will be granted or implied. The land is securely fenced from the operational railway.
Replacement rail facilities (if appropriate)	Not applicable as no rail facilities will be lost by the proposed disposal.
Anticipated rail benefits	<p>There will be no direct rail benefits created by the disposal.</p> <p>Network Rail will however lose the maintenance responsibility associated with the land. The disposal area, albeit fenced is susceptible to fly-tipping. The land is currently overgrown.</p>

Anticipated non-rail benefits	The sale of the land will create a residential dwelling in a popular commuter town that has increased in attractiveness since the construction of the Airdrie to Bathgate rail link.
3. Timescales	
Comments on timescales	It is anticipated that the land purchase will complete in March 2019 subject to receipt of ORR consent to the disposal.
4. Railway Related Issues	
History of railway related use	The land was acquired by Network Rail to help support the construction of the Airdrie to Bathgate Railway link. Passenger services commenced in December 2010 with an official opening by the Scottish Transport Minister in March 2011. Prior to the construction of the rail link a private residential property as well as a stable was located on the land. This was demolished to support the railway construction.
When last used for railway related purposes	The land has been unused since the Airdrie to Bathgate Railway link was completed in 2010.
Any railway proposals affecting the site since that last relative use	Not aware of any such proposals. The disposal property is fenced off from the operational railway line. Network Rail internal clearances have not identified any proposals that would affect the site.

Impact on current railway related proposals	There are no known impacts on current railway proposals. As noted above the disposal area is separated from the operational railway by a palisade fence. The disposal will not have a negative impact on Network Rail being able to carry out operational maintenance requirements in the future. Network can access the operational infrastructure through a track access gate close to the disposal area located off Station Road, Plains. The track access gate can be seen on the attached image
Potential for future railway related use	The RUS has been reviewed and this has not revealed any specific strategic plans that require the use of the disposal land. The land is remote from Caldercruix and Drumgelloch stations and surrounded by residential dwellings.
Any closure or station change or network change related issues	No. The property is remote from Caldercruix and Drumgelloch Stations and there are no physical track connections or any operational infrastructure on the land.
Whether disposal affects any railway (including train operator) related access needs, and how these are to be addressed in future	The disposal will not affect any train operator access needs as the disposed land is remote from Caldercruix and Drumgelloch railway stations and there are no physical rail connections.

Position as regards safety / operational issues on severance of land from railway	<p>The disposal does not include any requirement for new fencing of the railway boundary, as sufficient fencing already exists. There is not a risk of trespass on to the operational railway. The proposed purchaser will install additional fencing along the new boundary and to Main Street.</p> <p>The disposal is on a basis under which Network Rail has had due regard (where applicable) to impact of the disposal on lineside works, including railway troughing, signalling and their maintenance. The disposal is without prejudice to Network Rail's safety obligations, with which Network Rail will continue to comply. Network Rail's network licence requires compliance with Railway Group Standards. These set out requirements for – amongst other things – fencing, access and signal sighting. In addition, the Railways and Other Guided Transport Systems (Safety) Regulations 2006 require Network Rail to have a safety management system and safety authorisation in respect of its mainline railway system and its railway infrastructure. These, in turn, require Network Rail to comply with Railway Group Standards as well as its own internal standards; and also continually to monitor changes to the risks arising from its operations and to introduce new control measures as appropriate.</p>
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5. Planning History and Land Contamination

Planning permissions / Local Plan allocation (if applicable)	Network Rail marketed the site with outline planning consent granted by North Lanarkshire Council for the erection of a single detached, two storey detached dwelling house. Planning reference: 17/00845/PPP
Contamination / Environmental Issues (if applicable)	No specific issues are known relating to this purchase. The purchaser will be advised to satisfy their own environmental survey.

6. Local Authorities

Names & Email Addresses:	North Lanarkshire Council
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Local Transport Authorities:	Strathclyde Passenger Transport
Other Relevant Local Authorities:	Sustrans- As part of the Airdrie to Bathgate project, Network Rail invested in a replacement cycle path.
7. Internal approval to consult	
Recommendation:	<p>By proceeding to consult I am:</p> <ul style="list-style-type: none"> • recommending that Network Rail consults on the terms of disposal • confirming that I have read and understood Network Rail's Code of Business Ethics and policy on Interests in Transactions • confirming that I have secured internal written approval to consult in accordance with Network Rail's policy on Authorising Application Forms.
8. Consultations	
Internal consultation	Internal Network Clearance (Business and Technical) has been obtained as referred to in section 1 of this form. Copies are attached as part of the email application submission.
Summary of position as regards external consultations	<p>Network Rail consulted with 25 industry stakeholders in relation to the proposed disposal.</p> <p>Responses were received from all of the 25 stakeholders. 25 responses received offer "no comment", "no objections" or similar phrasing.</p>
Analysis of any unresolved objections together with recommendation by Network Rail as regards a way forward	Not applicable
9. Internal approval to dispose	

Recommendation:	Based on the above, I recommend that Network Rail proceeds with the disposal	
Declaration:	I have read and understood Network Rail's code of Business Ethics and Policy on Interests in Transactions	
Proposer's name:		Proposer's job title: SENIOR SURVEYOR
Signed.....		Date.....
Authorised by (name):		Authoriser's job title: PROPERTY SERVICES MANAGER
Signed.....		Date.....