

Les Waters
Manager, Licensing
Railway Markets and Economics
Email les.waters@orr.gov.uk

8 April 2019

Company Secretary
Network Rail Infrastructure Limited
1 Eversholt Street
London
NW1 2DN

Network licence Condition 17 (land disposal): 120-130 Main Street, Airdrie.

Decision

1. On 14 March 2019, Network Rail gave notice of its intention to dispose of land at 120-130 Main Street, Airdrie (the land), in accordance with Condition 7¹ of its network licence. The land is described in more detail in the notice (copy attached).

2. We have considered the information supplied by Network Rail including the responses received from third parties consulted. For the purposes of Condition 17 of Network Rail's network licence, ORR consents to the disposal of the land in accordance with the particulars set out in its notice.

Reasons for decision

3. We are satisfied that Network Rail has consulted relevant stakeholders with current information and no objections were left unresolved. In considering the proposed disposal, we note that:

- there is no evidence that railway operations would be affected adversely; and
- no other reasonably foreseeable railway use for the land was identified.

4. Based on all the evidence we have received and taking into account all the material facts and views relevant to our consideration under Condition 17, we are satisfied that there are no issues for us to address.

5. We have had regard to our decision criteria in *Land disposal by Network Rail: the regulatory arrangements, December 2013*,² and balanced our section 4 duties given to us under the Railways Act 1993. In doing so we have given particular weight to our duty to exercise our functions in a manner which we consider best calculated to "protect the interests of users of railway services".

¹ From 1 April 2019, Condition 7 became Condition 17 in Network Rail's network licence.

² Available from www.rail-reg.gov.uk/server/show/nav.150. In that publication, references to the Condition 7 licence requirements should be read as if they were references to the equivalent Condition 17 licence requirements.

6. We have concluded that the proposed disposal is not against the interests of users of railway services. In light of that and our understanding of the transaction as set out above, we grant our consent to the proposed disposal of the land.

A handwritten signature in blue ink, which appears to read 'Les Waters', is positioned above the printed name.

Les Waters

Duly authorised by the Office of Rail and Road

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	
Site location and description	<p>PLAINS- Land at 120-130 Main Street, Plains, Airdrie.</p> <p>The site (disposal property) is located at 120-130 Main Street, Plains, Airdrie, North Lanarkshire. The disposal area of approximately 0.463 acres is shaded blue on the attached disposal plan. Network Rail's retained freehold interest is shown in green.</p> <p>The land forms the footprint of a former residential property 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. 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>
Plans attached: (all site plans should be in JPEG format, numbered and should clearly show the sites location approximate to the railway)	<p>The following plan is attached at Appendix 1.</p> <ol style="list-style-type: none"> Site Plan (Plan Number 6412861-1-B)- Disposal area highlighted in blue. Network Rail's retained freehold interest is shown coloured green on the plan. Title Plan (Plan Number 6412861-2)- This plan highlights in purple Network Rail's acquired land title in the Plains area registered in November 2009.
Clearance Ref:	<p>Business Clearance CR/37896 dated 2nd November 2018 (Certificate number: 46642)</p> <p>Technical Clearance CR/37896 dated 22nd November 2018 (Certificate number: 46889)</p>
Project No.	GB/120-130 Main St Plains
Ordnance survey coordinates	E: 279,768 N: 666,822 XXX

Details of attached photographs (as required)	<p>The following photographs are attached in Appendix 2</p> <ul style="list-style-type: none"> • 120-130 Main Street Plains Aerial- This image highlights the disposal area to the north east of the image and partly overgrown. This image demonstrates the residential nature of the surrounding area and how access will be taken from Main Street, Plains. • 120-130 Main Street Plains Aerial 1- This image highlights in greater detail the proposed disposal area, with the site overgrown to the eastern boundary of the site and palisade fencing to the western boundary. To the north west of the image the Network Rail track access gate can be seen providing direct access to the track for railway colleagues.
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2. Proposal

Type of disposal	Freehold sale of the land extending to approximately 0.463 acres at 120-130 Main Street, Plains, Airdrie, North Lanarkshire.
Proposed party taking	XX XX
Proposed use / scheme	The proposed purchaser wishes to acquire the site to construct two residential properties 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 Main Street, 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 residential dwellings 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 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.
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.
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. Network rail will retain land ownership of the land highlighted in green on the attached plan.

<p>Position as regards safety / operational issues on severance of land from railway</p>	<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

<p>Planning permissions / Local Plan allocation (if applicable)</p>	<p>Network Rail marketed the site with outline planning consent granted by North Lanarkshire Council for the erection of two only, two storey detached dwellings both fronting onto Main Street. Planning reference: 17/00843/PPP</p>
<p>Contamination / Environmental Issues (if applicable)</p>	<p>No specific issues are known relating to this purchase. The purchaser will be advised to satisfy their own environmental survey.</p>

6. Local Authorities

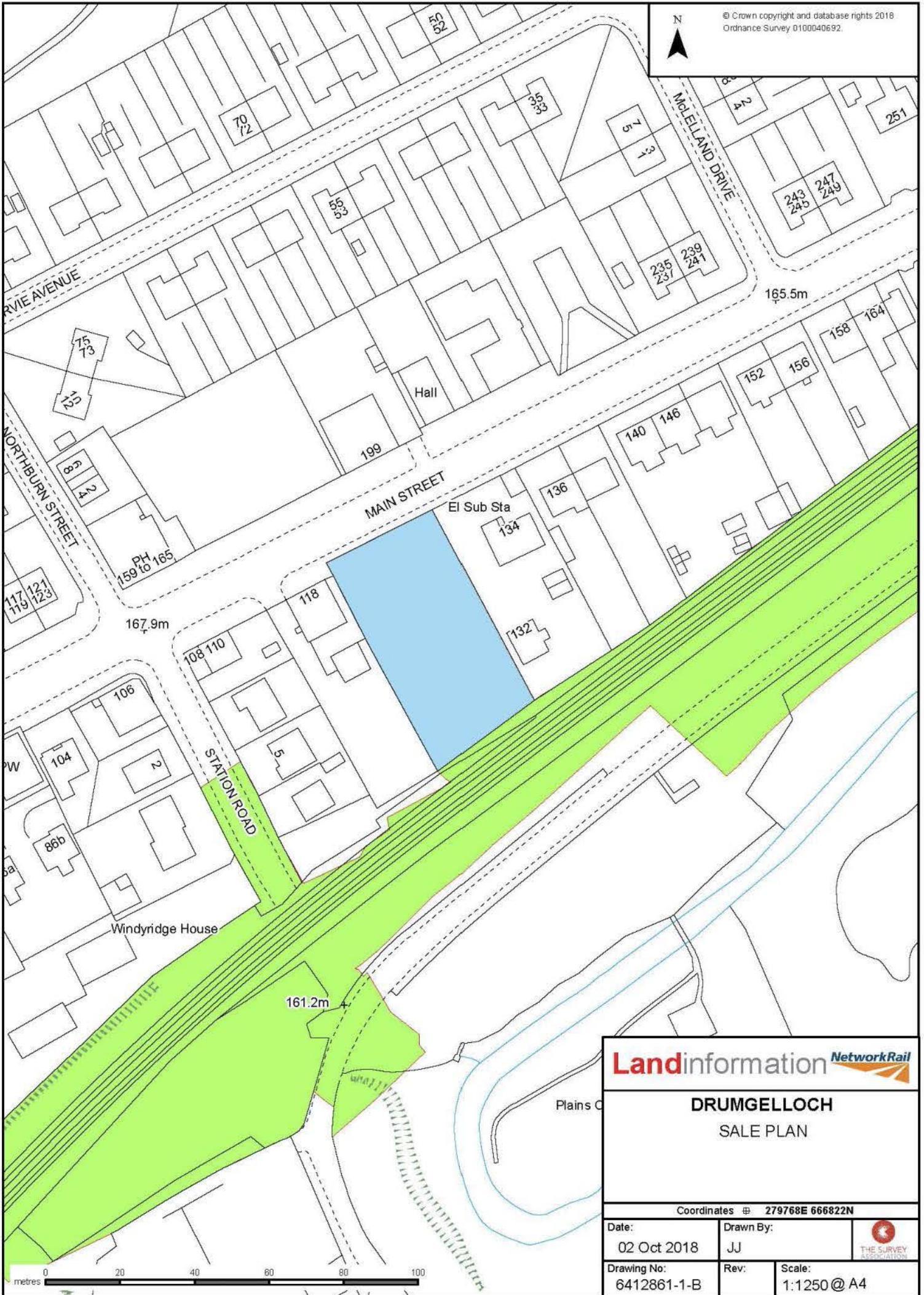
<p>Names & Email Addresses:</p>	<p>North Lanarkshire Council</p>
<p>Local Transport Authorities:</p>	<p>Strathclyde Passenger Transport</p>
<p>Other Relevant Local Authorities:</p>	<p>Sustrans- As part of the Airdrie to Bathgate project, Network Rail invested in a replacement cycle path.</p>

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	25 industry stakeholders were consulted and responses were received from all of the 25 stakeholders. 24 responses received offer “no comment” or “no objections”. A general observation was received from the British Transport Police who noted that the land identified in the proposal has a boundary with the railway which is of a good state of repair and maintenance. However the British Transport Police suggest that in an ideal scenario a secondary fence line installed by the developer would be beneficial in providing clear demarcation and increase safer distance between the property, the railway and overhead electrification. The British Transport Police suggestion will be provided to Network rail’s appointed solicitors for inclusion within the disposal.
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.....


N



Landinformation 

DRUMGELLOCH
SALE PLAN

Coordinates @ 279768E 666822N

Date: 02 Oct 2018	Drawn By: JJ	
Drawing No: 6412861-1-B	Rev:	

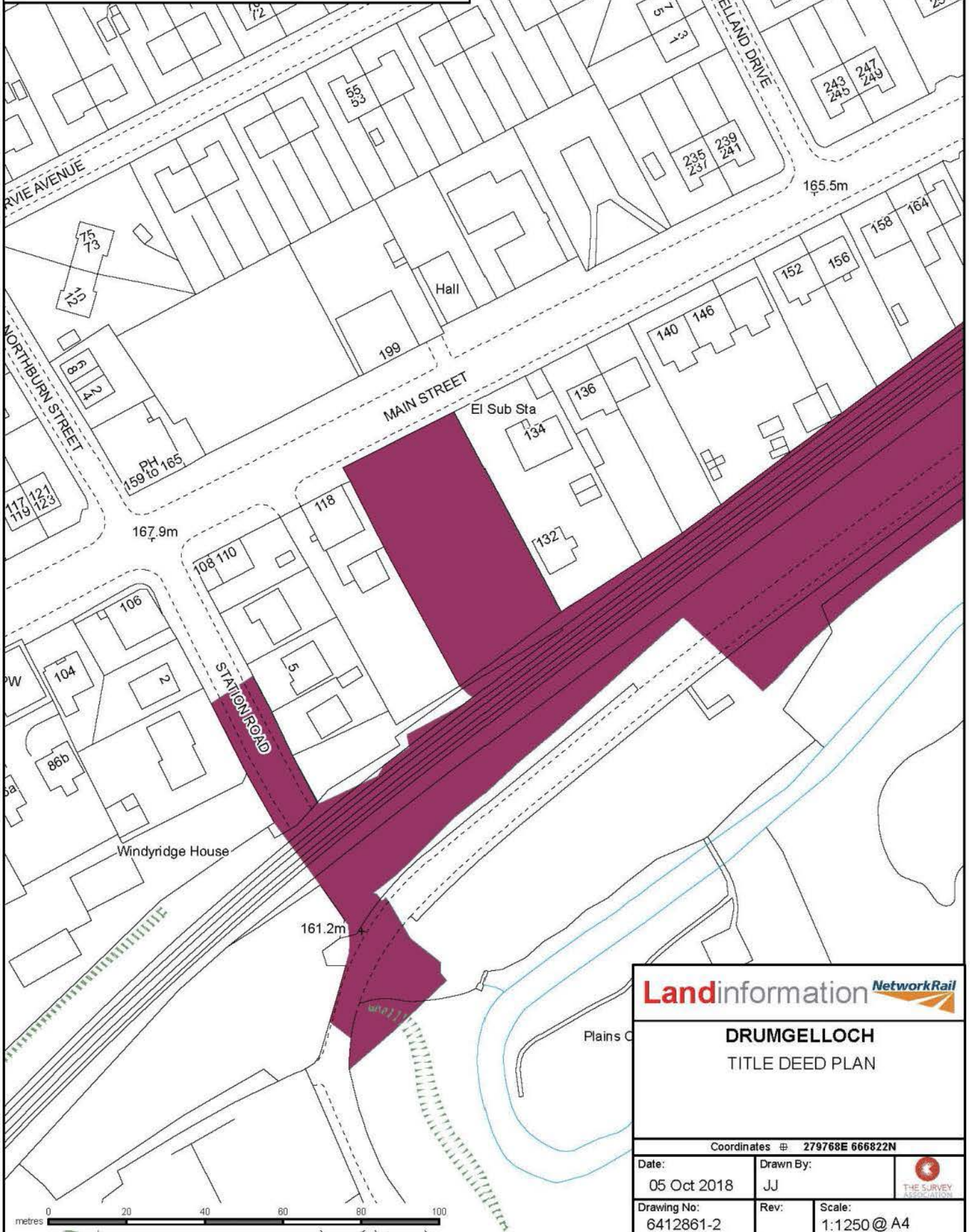
Legend

DOCUMENT_NUMBER, DOCUMENT_TYPE, Date

RT8045, Land Certificate, 18/11/2009

N


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Ordnance Survey 0100040692



Landinformation 

DRUMGELLOCH TITLE DEED PLAN

Coordinates @ 279768E 666822N

Date: 05 Oct 2018	Drawn By: JJ	
Drawing No: 6412861-2	Rev:	





CONSULTATION REPORT

relating to

PROPOSED LAND DISPOSAL

This report is provided as a supplement to our forms for the proposed disposal of land at:

Site location and description: **PLAINS- Land at 120-130 Main Street, Plains, Airdrie.**

The site (disposal property) is located at 120-130 Main Street, Plains, Airdrie, North Lanarkshire. The disposal area of approximately 0.463 acres is shaded blue on the attached disposal plan. Network Rail's retained freehold interest is shown in green.

The land forms the footprint of a former residential property 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. 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.

We have consulted in relation to this evaluation, and summarise the results of this as follows:

Summary of position regarding responses:

Network Rail consulted with 25 industry stakeholders in relation to the proposed disposal.

Responses were received from all of the 25 stakeholders. 24 responses received offer “no comment” or “no objections”. A general observation was received from the British Transport Police who noted that the land identified in the proposal has a boundary with the railway which is of a good state of repair and maintenance. However the British Transport Police suggest that in an ideal scenario a secondary fence line installed by the developer would be beneficial in providing clear demarcation and increase safer distance between the property, the railway and overhead electrification. The British Transport Police suggestion will be provided to Network rail’s appointed solicitors for inclusion within the disposal.

The full list of external consultees is set out below:

No.	External party (name)	Contact name, email address and telephone	Whether response received (y/n)	Date of response	Details of response (e.g. “no comment”), with reference to any accompanying copy representation in annexes to this report	Comments (e.g. as regards endeavours to obtain response where none given)
1	Transport Scotland		Y	21/12/18	No Comment See Annex 1	

2	Arriva Trains Cross Country		Y	28/1/19	No comment See Annex 1	
3	c2c Rail Limited		Y	17/12/18	No objection See Annex 1	
4	Chiltern Railway Company Limited		Y	4/2/19	No comment See Annex 1	
5	Eurostar International Limited		Y	17/12/18	No comment See Annex 1	
6	Great Western Railway		Y	25/1/19	No objection See Annex 1	
7	Grand Central Railway Company Limited		Y	15/2/19	No comment See Annex 1	
8	London & South Eastern Railway Limited (Southeastern)		Y	17/12/18	No comment See Annex 1	
9	Merseyrail Electrics 2002 Limited		Y	17/12/18	No objections See Annex 1	
10	Northern Rail Limited		Y	24/1/19	No objections See Annex 1	

11	Abellio Scotrail		Y	24/1/19	No concerns See Annex 1	
12	COLAS Rail Limited		Y	4/1/19	No comment See Annex 1	
13	Direct Rail Services Limited		Y	18/1/19	No comment See Annex 1	
14	DB Cargo UK Ltd (Formerly DB Schenker)		Y	15/1/19	No objection See Annex 1	
15	Freight Transport Association		Y	30/12/18	No view on the proposal See Annex 1	
16	Freightliner Limited		Y	18/12/18	No comment See Annex 1	
17	GB Railfreight Limited		Y	17/12/18	No issues See Annex 1	
18	Rail Freight Group		Y	19/12/18	Ok with RFG See Annex 1	

19	West Coast Railway Company		Y	24/1/19	No comment See Annex 1	
20	W. H. Malcolm		Y	21/2/19	No Objections See Annex 1	
21	Association of Community Rail Partnerships		Y	21/12/18	No comment See Annex 1	
22	British Transport Police		Y	5/2/19	Suggests installing a secondary fence to increase distance between property, railway and overhead electrification. See Annex 1	
23	Transport Focus (formerly Passenger Focus)		Y	19/12/18	No Objection See Annex 1	
24	Scottish Council for Development and Industry		Y	17/12/18	No comment See Annex 1	
25	Caledonian Sleeper		Y	17/12/18	No issues See Annex 1	

Copies of responses are given in the annexes to this report, as indicated above.

[A copy of the consultation request (before customisation for any individuals) is given in Annex [2].

Annex 1

1 Transport Scotland

From: @transport.gov.scot

Sent: 21 December 2018 08:53

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Hi

TS is content with the sale and have no comment.

Head of Technical & Operations

Rail Directorate

Transport Scotland, Buchanan House

58 Port Dundas Road, Glasgow, G4 0HF

2 Arriva Trains Cross Country

From: @crosscountrytrains.co.uk

Sent: 28 January 2019 09:28

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

XC Trains Ltd has no comment on this proposed disposal.

Regards

Station Contracts Manager CrossCountry

Address: 5th Floor, Cannon House, 18 The Priory Queensway, Birmingham, B4 6BS

3 c2c Rail Limited

From: @c2crail.net
Sent: 17 December 2018 12:02
To:
Subject: Re: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Hi

No objection from c2c on this proposal.

Regards

Reactive Works Manager
2nd Floor, Cutlers Court, 115 Houndsditch, London EC3A 7BR



W: www.c2c-online.co.uk

4 Chiltern Railway Company Limited

From: @chilternrailways.co.uk
Sent: 04 February 2019 14:26
To:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Hi

Chiltern have no comments.

Thank you,

Regulatory Contracts Manager
Chiltern Railways
Great Central House, Marylebone Station, Melcombe Place, London, NW1 6JJ

@chilternrailways.co.uk
www.chilternrailways.co.uk



5 Eurostar International Limited

From: @eurostar.com
Sent: 17 December 2018 15:15
To:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

No comment from EIL,

Thanks

PA to Chairman and to Company Secretary

Eurostar International Limited
Times House | Bravingtons Walk | London N1 9AW

6 Great Western Railway

From: @gwr.com
Sent: 25 January 2019 10:43
To:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Hello again

We have no objection to this thank you.

Network Access Manager | Great Western Railway

1 Milford Street | Swindon | SN1 1HL

[@GWR.com](http://GWR.com)

First Greater Western Limited | Registered in England and Wales number 05113733

Registered office: Milford House, 1 Milford Street, Swindon SN1 1HL.

7 Grand Central Railway Company Limited

From: @grandcentralrail.com

Sent: 15 February 2019 11:21

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie. (Fourth Email)

Dear

Thank you for your email.

has no comment on this proposal.

Regards

Operating Officer | **Grand Central Rail**

E:

Grand Central Railway Company Limited, Ground Floor, Wakefield Railway Station, Monk Street, Wakefield, WF1 4EL

W: grandcentralrail.com | **Twitter:** [@gc_rail](https://twitter.com/gc_rail) | **Facebook:** facebook.com/grandcentralrail



8 London & South Eastern Railway Limited (Southeastern)

From: @southeasternrailway.co.uk

Sent: 17 December 2018 11:49

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Good morning

Thank you for the opportunity to review the below.

Southeastern has no comments on this proposal.

Kind regards,

[Commercial Manager](#)

southeasternrailway.co.uk

southeastern

[Friars Bridge Court](#)

[41-45 Blackfriars Road](#)

[London, SE1 8NZ](#)

9 Merseyrail Electrics 2002 Limited

From: @merseyrail.org
Sent: 17 December 2018 11:51
To:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

We have no objections thanks

Merseyrail

Tel	
Mob	
Email	
Web	www.merseyrail.org

10 Northern Rail Limited

From: @northernrailway.co.uk
Sent: 24 January 2019 13:05
To:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Northern have no objections to the below proposal.

Thanks,

11 Abellio Scotrail

From: @scotrail.co.uk

Sent: 24 January 2019 09:46

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Morning

Having circulated this within ASR I can confirm that no concerns have been raised.

Atrium Court, 50 Waterloo St, Glasgow, G2 6HQ.

12 COLAS Rail Limited



Property Manager
Tel. Mob.

www.colasrail.co.uk

COLAS RAIL LTD Dacre House - Floor 4, 19 Dacre Street, London, SW1H 0DJ, United Kingdom

13 Direct Rail Services Limited

From: @drsl.co.uk
Sent: 18 January 2019 10:15
To:
Cc:
Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Hi

DRS have no comments.

Best Regards,

Procurement Apprentice

Direct Rail Services Ltd

Regents Court
Baron Way, Carlisle, CA6 4SJ

E:

14 DB Cargo UK Ltd (Formerly DB Schenker)

From: @deutschebahn.com
Sent: 15 January 2019 15:17
To:
Subject: Re: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

I can confirm that DB Cargo (UK) Limited has no objection to the proposed land disposal as described.

Yours,

Rail Network Manager
DB Cargo (UK) Limited
310 Goswell Road

London EC1V 7LW

From December 2016 my e-mail address will be function. and all previous addresses will cease to function.

Network Change and other consultations, e.g. land disposals, should be e-mailed to:

15 Freight Transport Association

From: @fta.co.uk

Sent: 30 December 2018 18:54

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Dear

FTA does not have a view on this proposal

With regards

Director of UK Policy
Freight Transport Association

Mobile :

www.fta.co.uk

16 Freightliner Limited

-----Original Message-----

From: @freightliner.co.uk

Sent: 18 December 2018 08:00

To:

Subject: Re: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

No comment

17 GB Railfreight Limited

From: @gbrailfreight.com

Sent: 17 December 2018 13:03

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

No issues from GB Railfreight.

Regards,

Head of Capacity Planning,
GB Railfreight Ltd.,

3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

Tel:

Mobile:

E-mail:

GB Railfreight Ltd. Registered in England & Wales No. 03707899.

Registered Office: 3rd Floor, 55 Old Broad Street, London, EC2M 1RX.

18 Rail Freight Group

From: @rfg.org.uk

Sent: 19 December 2018 09:54

To: Bell Gareth

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Ok with RFG

Director General



This email and any files transmitted with it are confidential and may be protected by legal privilege. If you are not the intended recipient, please - instead please notify the sender and delete this email from your system. Rail Freight Group (RFG) cannot accept any liability for the integrity of this message or its attachments.

Rail Freight Group

7 Bury Place

London

WC1A 2LA

www.rfg.org.uk

Twitter @railfreightUK

Rail Freight (Users and Suppliers) Group

Registered No. 332 4439

19 West Coast Railway Company

From: @aol.com

Sent: 24 January 2019 12:33

To:

Subject: Re: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

no comments

WCR

E @aol.com

20 W. H. Malcolm

From: @whm.co.uk

Sent: 21 February 2019 17:30

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie. (Fourth Email)

No objections.

Regards

Business & Estate Manager | W H Malcolm Ltd

Malcolm Group, Brookfield House, 2 Burnbrae Drive, Linwood, Renfrewshire PA3 3BU

DD: Mobile:

Email: @whm.co.uk | **Web:** www.malcolmgroup.co.uk | [Malcolm Group on LinkedIn](#)

21 Association of Community Rail Partnerships

From: @acorp.uk.com

Sent: 21 December 2018 10:21

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

No comment

Senior Operations Manager

**Mobile**

Web: acorp.uk.com

The Old Water Tower, Huddersfield Railway Station, St Georges Square, Huddersfield HD1 1JF

22 British Transport Police

From: @btp.pnn.police.uk
Sent: 05 February 2019 10:13
To:
Subject: Land Disposal Main St, Plains

Good Morning

With regards to the subject I have to report as follows:-

Site Location. **120-130 Mains Street, Plains, Airdrie.**

British Transport Police: Reference Number **CRU-2019-0294**

With regards to your Reference:- **CR/37896**

In receipt of your intimation regarding this location I attended directly.

About 1530hrs on Monday 4th February 2019 I visited the site location of:- **120-130 Mains Street, Plains, Airdrie.**

This section of land was subject to compulsory purchase by Network Rail with regards to the upgrade and development of the Airdrie-Bathgate line. Line Engineers Reference **NEM1 (SC123)**

The land identified in the proposal has a boundary with the railway which is of a good state of repair and maintenance. There is a railway access gate where access can be gained off Station Road, Plains. As identified there are structures and assets at this location but Network Rail retain access to infrastructure. There are other premises nearby who like this development have a boundary with the railway. However in an ideal scenario a secondary fence line installed by the developer would be beneficial in providing clear demarcation and increase safer distance between the property, the railway and overhead electrification.

I have no knowledge of any incidents at this location, and as such British Transport Police have no concerns regarding the disposal of the land identified.

Regards

Designing Out Crime Officer,

Designing Out Crime Unit

British Transport Police, D-Division,90 Cowcaddens Road, Glasgow. G4 0LU

E-Mail

www.btp.police.uk

23 Transport Focus (formerly Passenger Focus)

From: @transportfocus.org.uk

Sent: 19 December 2018 19:52

To:

Subject: Re: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie. 1712b19

Thank you for sending Transport Focus details of the proposed disposal of land in Plains. They note that:

it is 0.463 of an acre, located at 120 – 130 Main Street, immediately to the north of the railway boundary;

the land was bought for a proposed footbridge for the Airdrie to Bathgate re-building, but not required;

it has outline planning for housing, and is to be sold freehold, to a buyer who wishes to build houses;
subject to ORR consent, completion is expected in March, 2019.

Transport Focus has no objection to the proposed disposal.

Regards,

Tel.

24 Scottish Council for Development and Industry

From: @scdi.org.uk

Sent: 17 December 2018 14:07

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

Dear

No comment on this one either.

Regards.

25 Caledonian Sleeper

From: @serco.com

Sent: 17 December 2018 12:17

To:

Subject: RE: Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

No issues.

Operations Manager

Caledonian Sleeper

Tara House

46 Bath Street

Glasgow

G2 1HG

Email: @serco.com



**CALEDONIAN
SLEEPER**

Journey of a night time

Annex 2

Dear consultee,

Property: LAND DISPOSAL- PLAINS- Land at 120-130 Main Street, Plains, Airdrie.

We seek to consult you as regards your views, please, on our proposed disposal by way of freehold sale.

We attach a draft application form to the Office of Rail and Road which, with the related plan(s), explains the proposal in detail. Subject to the outcome of our consultation, we may make a formal application to ORR for consent to the disposal, as required under the terms of our network licence land disposal condition. We would expect to make an application based on this form, updated in the light of consultation responses. It is therefore important that we have your views, so that these may be considered in ORR's decision.

Alternatively, if in the light of the consultation responses, the proposed disposal would qualify to be made under ORR's general consent, we may complete it accordingly.

We request your comments, please, by **Monday 21st January 2019** (including any "no comment" response). It would be helpful if your response is provided by email. Should no response be received by **Monday 21st January 2019**, and having made reasonable endeavours to obtain a response, we will proceed with our application to ORR or General Consent form on the basis that there is no objection.

We will make reasonable endeavours to resolve any objections raised within two months of the consultation closing date. Should resolution not be achieved within this period, or should a response to our request for supporting justification or a meeting not be received within one month of the request, we will proceed with the application to ORR seeking consent should we still believe that it is appropriate to pursue the land disposal. In seeking that consent, we will describe what we have done to seek to resolve any concerns and why we believe that the land disposal should proceed. We will inform you when we proceed with the application to ORR.

If you have any queries as regards this proposal, please direct them to , Mob: or Email: If future consultations of this nature should be directed differently to your organisation, please advise us of the appropriate contact details, so we may amend our records.

Yours faithfully,