

Finance and Resources Committee

10.00 a.m, Thursday, 27 August 2015

Grant of Servitude - Gogar Gateway Interchange Station – Gas Main Diversion

Item number	8.8
Report number	
Executive/routine	Routine
Wards	1 - Almond

Executive summary

The construction of the Edinburgh Gateway Station, that will provide a connection between the tram and rail networks, includes an access from the station to the Gyle Shopping Centre, under the A8 Gogar Roundabout approach road.

The existing gas main is to be diverted as part of the works and a new servitude over land in Council ownership is required.

This report seeks Committee approval to the grant of a servitude to Scottish Gas Networks (SGN) on the terms set out in the report.

Links

Coalition pledges	P18
Council outcomes	CO7 , CO19 , CO22
Single Outcome Agreement	SO1

Grant of Servitude - Gogar Gateway Interchange Station – Gas Main Diversion

Recommendations

That Committee:-

- 1.1 Approves the grant of a servitude to Scottish Gas Networks on the terms outlined in this report, and on such other terms and conditions to be agreed by the Director of Services for Communities.

Background

- 2.1 The construction of the Edinburgh Gateway Station is part of the transport strategy for Edinburgh.
- 2.2 Network Rail is constructing the new station to allow rail passengers to link to the Edinburgh Tram for improved access to Edinburgh Airport.

Main report

- 3.1 The construction of the Edinburgh Gateway Station, that will provide a connection between the tram and rail networks, includes an access from the station to the Gyle Shopping Centre, under the A8 Gogar Roundabout approach road. The underpass will also form part of the National Cycling Network.
- 3.2 To carry out these works, an existing gas main is to be diverted. Consequently, a new servitude is required.
- 3.3 The new servitude land is part of the existing landscaped strip between the Gogar Roundabout and the Gyle Shopping Centre, and the new route will follow the edge of the footpath down from the Network Rail Road Bridge to the Shopping Centre. The land has no significant alternative use.
- 3.4 A servitude is proposed for the 250mm pipe, which will be protected by a 6m wide strip, with restrictions on building and planting, which might otherwise damage the pipe. The pipe runs for 116m or thereby between points A and B, as shown on the attached plan, with the 6m maintenance strip shown hatched in red.
- 3.5 Provisional agreement has been reached with Scottish Gas Networks (SGN) on the grant of a servitude based on the following main terms and conditions:

- The right to lay, use and maintain a 116 metre gas main and apparatus within a 6m wide strip;
- A capital payment by SGN of £0.05 if asked; and
- SGN will bear the Council's fees and costs incurred in completing the servitude.

Measures of success

- 4.1 Enables the Edinburgh Gateway Station to achieve its objectives of connecting the Edinburgh to Fife railway lines with the Edinburgh Tram network.
- 4.2 Improved passenger connections to Edinburgh Airport.
- 4.3 Better facilities for cyclists.
- 4.4 Gas main infrastructure is protected.

Financial impact

- 5.1 No significant financial impact. The 6m strip will have a restriction on building and planting which might otherwise damage the pipe but the land is not considered to have development potential.

Risk, policy, compliance and governance impact

- 6.1 If the servitude is not agreed the completion of the Edinburgh Gateway Station may be delayed, which would have a negative impact on potential tram patronage at the interchange tram stop with the railway station.

Equalities impact

- 7.1 An ERIA has been prepared and it is expected there will be an enhancement of rights. The grant of a servitude for the diversion of the existing gas main will allow completion of the Edinburgh Gateway Station. This transportation infrastructure will improve quality of life and reduce CO2.

Sustainability impact

- 8.1 Improved transport infrastructure will assist modal shift to more sustainable travel.

Consultation and engagement

- 9.1 Scottish Ministers, Transport Scotland, Network Rail and Scottish Gas Networks have been party to the discussions on the proposal.

Background reading/external references

N/A

John Bury

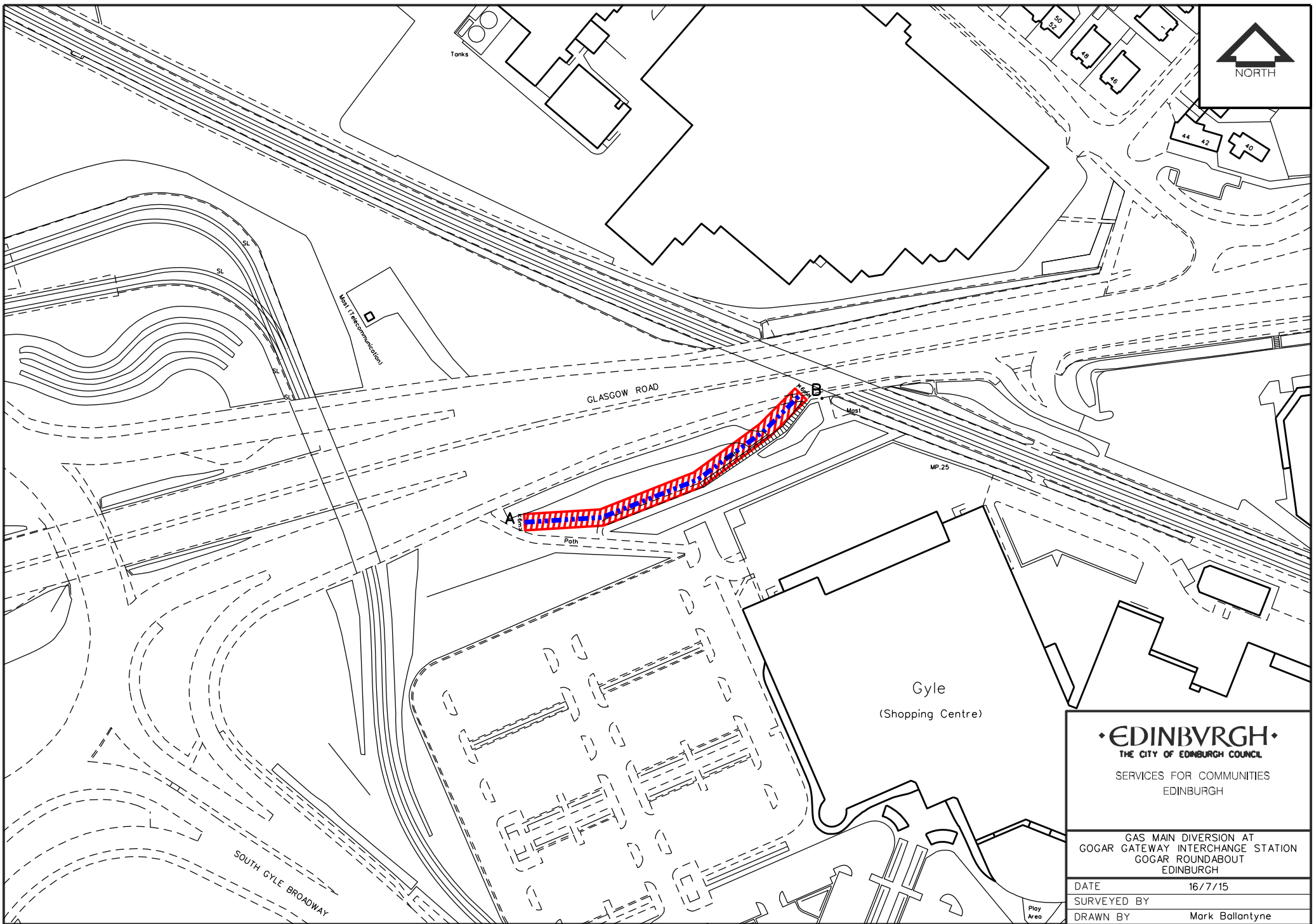
Acting Director of Services for Communities

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Links

Coalition pledges	P18 – Complete the tram project in accordance with current plans.
Council outcomes	CO7 – Edinburgh draws new investment in development and regeneration. CO19 – Attractive Place and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm. CO22 – Moving efficiently – Edinburgh has a transport system that improves connectivity and is green, healthy and accessible.
Single Outcome Agreement	SO1 – Edinburgh’s Economy Delivers increased investment, jobs and opportunities for all.
Appendices	Location Plan.



• EDINBURGH •
 THE CITY OF EDINBURGH COUNCIL
 SERVICES FOR COMMUNITIES
 EDINBURGH

GAS MAIN DIVERSION AT GOGAR GATEWAY INTERCHANGE STATION GOGAR ROUNDABOUT EDINBURGH	
DATE	16/7/15
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	N.T.S.
NEG. NO.	A3/1607

SITE PLAN

PHOTOGRAPHICALLY REDUCED NOT TO SCALE

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