

Part 1 - This report is produced for public information. The formal decision will be taken as a Part 2 item due to the confidentiality of elements of the report which have been removed from this report

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**REPORT OF THE STRATEGIC DIRECTOR PLACE**

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**TO THE PROPERTY AND REGENERATION BRIEFING**

**ON 22<sup>nd</sup> JUNE 2020**

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**TITLE: The Folly, Station Road, Swinton M27 6BT**

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**RECOMMENDATIONS:**

The City Mayor is recommended to;

1. Approve the acquisition of the land at The Folly, Station Road, Swinton on the terms outlined in the accompanying Part II report. The acquisition is subject to confirmation of funding from TfGM.
2. Authorise the Shared Legal Service to complete all necessary documentation and to take all steps which are required to give effect to the above recommendations.

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**EXECUTIVE SUMMARY:**

Property Services received instructions from the Council’s Infrastructure Team to value and thereafter negotiate terms for the acquisition of “The Folly”, Station Road, Swinton. The acquisition would enable the implementation of a park and ride facility to improve the infrastructure around Swinton Station and enhance its current facilities.

Negotiations with the landowner have been concluded and provisional Heads of Terms agreed.

Transport for Greater Manchester (TfGM) Growth Deal funding has been identified to facilitate the land purchase (at the consideration provisionally agreed) and the subsequent improvement works.

The purpose of this report is to seek approval to the terms of the acquisition (which are detailed in the accompanying Part II report) and to proceed with the purchase, subject to the receipt of formal confirmation of funding from TfGM.

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**BACKGROUND DOCUMENTS:**

None.

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**KEY DECISION: NO**

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**1.0 Background**

- 1.1 Property Services received instructions from the Council’s Infrastructure Team to value and thereafter negotiate terms for the acquisition of “The Folly”, Station Road, Swinton shown edged red on the attached plan (Appendix A). The acquisition would enable the implementation of a park and ride facility to improve the infrastructure around Swinton Station and enhance current facilities.
- 1.2 There is currently no dedicated car parking for Swinton Station and the area suffers from associated fly parking that blocks footways causing accessibility issues for pedestrians and congestion. The proposed scheme will provide drop off and pick up facilities for station visitors and 31 car parking spaces. A plan of the proposed park and ride scheme is attached as Appendix B. The final scheme will be subject to obtaining planning permission which includes local consultation.

**2.0 Details**

- 2.1 The subject property is a vacant plot of land extending to 0.19 acres (0.077 Hectares) and was the former site of the “The Folly” social club.
- 2.2 A planning application was approved in 2011 for the demolition of the club and construction of a new restaurant building. Whilst the building was demolished, construction of the restaurant never materialised, and the site has been left vacant ever since.
- 2.3 The current owners purchased the site in 2018 with a view to progressing its redevelopment for residential purposes. Although planning permission is yet to be secured the owners have received positive pre-application planning advice for a residential scheme.
- 2.4 Following detailed negotiations Heads of Terms have been provisionally agreed for the acquisition of the site, which are detailed in the accompanying Part II report.

- 2.5 The acquisition and implementation of the scheme will be funded through the Growth Deal Fund, held by TfGM and the transaction is subject to TfGM's approval being forthcoming. The Infrastructure Team have however confirmed that the acquisition, at the level agreed, will enable scheme delivery within current forecast budgets.
- 2.6 Approval is sought to progress the acquisition on the terms detailed in the accompanying Part II report.
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### **Ward Councillor Consultation:**

The Infrastructure Team have consulted with the Ward Councillors who are supportive of the project subject to further detailed consultation once funding is confirmed.

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### **KEY COUNCIL POLICIES:**

Great 8 Priorities:

- A transparent effective organisation
  - Social impact
  - Transport
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### **EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:**

There are no equality impact issues arising and directly as a consequence of this report

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### **ASSESSMENT OF RISK:**

The assessment of risk is low. The purchase price monies will be recovered from TfGM by the Infrastructure Team.

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### **LEGAL IMPLICATIONS Supplied by:**

Gaynor Corfe – Head of Property – Shared Legal Services: 0161 234 3118.

There are no legal comments (Property) arising from the proposal in the Report

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### **FINANCIAL IMPLICATIONS Supplied by:**

Alex Archer – Finance Manager: 0161 778 0498

TfGM Growth Deal funding has been identified within the 2020-21 capital programme to facilitate the land purchase (at the consideration provisionally agreed) and the subsequent improvement works. The transaction is subject to TfGM's approval being forthcoming.

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**PROCUREMENT IMPLICATIONS Supplied by:**

There are no procurement implications arising from this proposal.

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**HR IMPLICATIONS Supplied by:**

There are no HR implications arising from this proposal.

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**CLIMATE CHANGE IMPLICATIONS Supplied by:**

Michael Hemingway - Principal Officer - Climate Change: 0161 793 3209.

The park and ride scheme will encourage local residents to use public transport. This will lead to less congestion and reduce noise & air pollution.

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**OTHER DIRECTORATES CONSULTED:**

Place – Infrastructure Team

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**CONTACT OFFICER:** Alexander Cox      **TEL NO:** 0161 779 4837

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**WARDS TO WHICH REPORT RELATES:** Pendlebury