

**Glasgow City Council****Contracts and Property Committee****Report by Executive Director of Neighbourhoods, Regeneration and Sustainability****Contact: George McMillan Ext: 76151****APPROVAL OF THE PROPOSED WAYLEAVE FOR UNDERGROUND CABLE
INSTALLATION WORKS AT THE RAIL YARD MARKET, SOUTH WOODSIDE
ROAD, GLASGOW, G4 9HB, TO SP DISTRIBUTION PLC****Purpose of Report:**

To seek Committee approval for the proposed wayleave for underground cable installation works at The Rail Yard Market, South Woodside Road, Glasgow, G4 9HB, to SP Distribution Plc.

Recommendations:

That Committee:

1. notes the content of this report;
2. notes the objection to this transaction received from a local member; and
3. considers the request to approve the proposed wayleave of the subject to SP Distribution Plc subject to the terms and conditions outlined in this report.

Ward No(s): 11 - Hillhead

Citywide: Local member(s) advised: Yes No consulted: Yes No **PLEASE NOTE THE FOLLOWING:**

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Report to: Contracts and Property Committee

From: Managing Director of City Property (Glasgow) LLP

Date: 5 February 2026

Subject: Approval of the proposed wayleave for underground cable installation works at The Rail Yard Market, South Woodside Road, Glasgow, G4 9HB to SP Distribution Plc.

1 Description

- 1.1 The area shown on the attached plan consists of an unadopted road located adjacent to the junction of South Woodside Road and West Prince's Street.
- 1.2 The unadopted road provides access to an amenity site which includes a small play area. The amenity site is bound to the north by Kelvinbridge subway station, to the east by South Woodside Road and Park Road, to the south by Eldon St and Kelvingrove Park and to the West by the River Kelvin and Kelvin walkway.
- 1.3 The cable route is shown as a bold black line on the attached plan. The cable route shall run from the unadopted road and continue to the amenity site.

2 Planning

- 2.1 The [Glasgow City Development Plan](#) was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications. The City Development Plan does not identify land use zones to direct particular types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a placed base approach.

3. Background

- 3.1 This report relates to the proposed wayleave for cable installation works at the above-mentioned location to SP Distribution PLC.
- 3.2 SP Distribution Plc requested a wayleave for installation of a low voltage underground cable. The proposed cable is required to be installed within

Glasgow City Council (GCC) owned land to supply an electricity supply to The Rail Yard Market Ltd.

- 3.3 The Rail Yard Ltd is a social enterprise operating an outdoor food hall and community market on the old Kelvinbridge railway yard site in Glasgow's West End. The Rail Yard Ltd opened in May 2025 following several months of engagement with local community groups and Councillors, who were keen to see the site brought back into positive use after years of disuse, vandalism, and anti-social behaviour. GCC granted an events commercial agreement to allow occupation of the land.
- 3.3 The Rail Yard Market Ltd has been operating with a generator for the electricity supply since opening the premises in May 2025. Following complaints from stakeholders, a permanent power supply has been sought to address the complaints.
- 3.4 The associated ground works will be undertaken by C. Spratt Multi Utility, to enable SP Distribution Plc to install the cabling works. SP Distribution Plc will be responsible for the management of the works and re-instatement of the site to GCC's satisfaction.

4. Current Position

- 4.1 City Property has a formal process in place for dealing with transactions being approved under the Council's Scheme of Delegations. Once a report is approved internally by City Property it is submitted to GCC's Neighbourhoods, Regeneration and Sustainability (NRS). The report is then issued to all local members who can raise any issues or objections. There is a 5 working day period for doing so although on some occasions this period is reduced for operational reasons. At the expiry of the consultation period the transaction is progressed.
- 4.2 If a formal objection is received from a local member the transaction is halted to allow for further consultation and consideration. If the objection is not subsequently removed, the transaction will be referred to the Contracts and Property Committee for consideration and approval.
- 4.3 In this instance, a local member has lodged a formal objection. A consultation meeting was subsequently convened on 17th December 2025 and attended by representatives from GCC, City Property (Glasgow) LLP (CPG) and the respective local member to address the objection. In conclusion, the objection has not been withdrawn and the application cannot proceed by way of delegated authority.
- 4.4 We understand the objection is primarily in connection with the The Rail Yard Market Ltd operating permanently as a commercial market.
- 4.5 We have therefore referred the wayleave application to the Contracts and Property Committee for consideration and approval.

4.6 This report seeks authority to progress with the proposed wayleave based on the terms and conditions detailed at *Section 6* below which have been agreed with SP Distribution Plc.

5. Applicant

5.1 SP Energy Networks Ltd (SP Distribution Plc).

6. Terms and Conditions

The following terms and conditions have been provisionally agreed with SP Distribution Plc, subject to Committee approval:

6.1 The wayleave is granted solely for the purpose of the installation and maintenance of underground cabling and associated apparatus and for no other purpose whatsoever, without the prior written consent of GCC.

6.2 Public safety will be the responsibility of SP Distribution Plc in all matters associated with the application.

6.3 Location of the works will be as detailed on drawings submitted by SP Distribution Plc unless otherwise agreed. Any changes to the work are to be advised and agreed with GCC.

6.4 The Rail Yard Market Ltd shall be responsible for the payment of £1,000 (One Thousand Pounds Sterling) for the commuted rental to GCC, together with £1,250 (One Thousand, Two Hundred and Fifty Pounds Sterling) plus value added tax (VAT) for City Property (Glasgow) LLP's administrative fee.

6.5 All debris, rubble and works materials must be removed from the site on completion.

6.6 Any fence or structure, if damaged, must be reinstated to a permanent specification.

6.7 SP Distribution Plc must inform GCC of any accidents that occur during operations or access of the ground.

6.8 SP Distribution Plc shall free and relieve GCC for any loss, damage or injury which may arise as a result of their use and occupation of the ground, but excepting therefrom all such loss, damage or injury arising from default, negligence, or omissions on the part of GCC or their agents.

6.9 Grassed areas must be reinstated including ruts levelled and areas of disturbance restored, if necessary.

6.10 Tarmac footpath must be reinstated level to original state as per Highways, Authorities and Utilities Committee (HAUC) specification, if necessary.

- 6.11. SP Distribution Plc shall be responsible for contacting all other statutory undertakers to ensure that SP Distribution Plc proposals above, do not cause a danger to or prevent from operating any cable, duct, pipe, or other facility used by statutory undertakers. In the event that SP Distribution Plc do not comply with the foregoing responsibility, SP Distribution Plc shall, if required by GCC, remove their equipment, cabling or other works within 30 days and shall reinstate the subject of the wayleave to its former condition, all to the satisfaction of GCC. SP Distribution Plc shall also be liable to pay the cost of any damages or fees arising from a breach of this condition.
- 6.12. Trees require to be protected by ensuring that any excavation is kept out with the canopy in compliance with BS5837. (British Standard for trees in relation to design, demolition, and construction), if necessary.
- 6.13. SP Distribution Plc must not store any items under the canopy of trees; this includes oil, utilities, volatile organic compounds, or any other items.
- 6.14. The site must be reinstated to the reasonable satisfaction of GCC.
- 6.15. At the completion of any remedial works, the area should be reinstated where work has taken place, to the same condition that it was prior to commencement.
- 6.16. SP Distribution Plc should document the site conditions by taking photographs both before and after the work is carried out.
- 6.17. GCC reserves the right to carry out any outstanding reinstatements and charge the applicant after a notice of intent.

7. Policy and Resource Implications

Resource Implications:

Financial: The approval of the proposed wayleave will generate a capital receipt for Glasgow City Council.

Legal: The legal team will need to conclude this transaction.

Personnel: No direct personnel issue.

Procurement: No procurement implications.

Council Strategic Plan: Grand Challenge 1: Reduce poverty and inequality in our communities.

Mission 4 - Support Glasgow to be a city that is active and culturally vibrant.

Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	No specific equality related outcomes.
<i>What are the potential equality impacts as a result of this report?</i>	No equality impacts identified.
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	The proposal has no impact on socio economic disadvantage.

Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	The proposed wayleave does not directly support any Climate Plan actions.
<i>What are the potential climate impacts as a result of this proposal?</i>	There are no potential climate impacts for this proposal.
<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	It is considered that the proposal will not have either a positive or negative contribution to the City's net zero carbon target.

Common Good:

Common Good is not applicable for this report.

Privacy and Data Protection Impacts:

No privacy and data protection impacts identified.

8. Recommendations

That Committee:

- 8.1 notes the contents of this report;
- 8.2 notes the objection to this transaction received from a local member; and
- 8.3 considers the request to approve the proposed wayleave of the subject to SP Distribution Plc subject to the terms and conditions outlined in this report.