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**A CELEBRATION OF 20 YEARS OF EUROPEAN FUNDS IN WESTERN SCOTLAND**

<b>Project Title</b>	<b>Inchinnan Business Park Access Road Completion and Structural Landscaping</b>
<b>Project Sponsor</b>	<b>Scottish Enterprise Renfrewshire</b>

**PROJECT ORIGIN AND DEVELOPMENT**

Inchinnan Business Park has been developed over several phases since its purchase and has performed well, attracting a number of indigenous company relocations and inward investors. In 1995, the Park comprised approximately 700,000 sq.ft of property, providing employment for over 1,400 people. By 2004 the Park extends to approximately 1,100,000 sq ft and is occupied by 23 companies, employing 3,278 people within key sectors such as pharmaceuticals and technology. These statistics demonstrate the success of the location to date and indicate the potential for growth in the future.

This project was designed to create development opportunity by increasing land supply by 15 ha, thereby, indirectly, providing first class accommodation for growing businesses.

**PROJECT AIMS AND OBJECTIVES**

The aim of the project was to provide an access road to open up the former India Tyre factory site, and the land behind it for commercial development by the private sector. An independent report by Insignia Richard Ellis indicated that construction of the access road and the associated works would be required in order to attract private funds to develop the remaining land.

Consequently, the project was developed in order to address the two key elements that were identified as constraints to the development of the park, which were the access road (with associated pavements/cycleways), landscaping and site servicing.

Scottish Enterprise Renfrewshire (SER) also developed a green transport plan for the Business Park and appointed a travel co-ordinator whose remit was to implement the plan and address local transport issues. The plan identified a number of measures that were piloted throughout the project and included:

- a car-sharing scheme
- cycle parking measures
- improved peak hour public transport
- potential new bus routes
- improved cycling and walking access
- potential new bus interchange and bus stops at Inchinnan village and on A8 adjacent to the site.

All aspects of this project were subject to environmental impact audits and recommendations from these were strictly adhered to.

The area adjacent to the site is designated as a Special Protection Area, to protect wintering Whooper swans that roost and feed there. SER worked very closely with SEPA and SNH in the design associated with this project and funded a significant three-year Whooper Swan Behavioural Study prior to the project start. The study was undertaken by the Wildfowl and Wetlands Advisory Service in order to understand the behaviour of the birds and to inform the design process with the aim of minimising any disturbance to the over-wintering flock. Work only commenced on site in late spring, once the swans had departed, and was completed by the time they returned in the following winter.

### PROJECT ACTIVITIES

Works can be summarised as follows:

#### Road

The construction of an access road from the A8 Greenock Road, to connect with the existing road at Inchinnan Drive, to include a roundabout. This allowed access to the remaining part of the site and opened up 15 ha of land for potential development.

#### Earthworks for landscaping

Structural earth working and landscaping of the area was required to reduce the cost factor for future developers thus making the potential development viable. High landscape "hills" were introduced and this removed the necessity of taking soil off site to landfill. This was required to give the site the correct, hi-impact image associated with developments of this type.

#### Servicing

Appropriate drainage, footpaths, lighting and signage was installed.

### PROJECT FINANCE

Funding Partners	Scottish Enterprise Renfrewshire
Eligible Costs (£)	£1,624,000
ERDF/ESF Support (£)	£782,605
Priority/Measure	2.1 Develop the region's competitive locations

### PROJECT PERFORMANCE

Indicator	Target	Achievement	% Target Achieved
Hectares of serviced land created or enhanced (brownfield)	15	2	13.33%