

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise, Planning & Infrastructure
DATE	13 th September 2011
CORPORATE DIRECTOR	Gordon McIntosh
TITLE OF REPORT	North Dee – development update
REPORT NUMBER	EPI/11/221

1. PURPOSE OF REPORT

To update Members on developments opportunities within the emergent North Dee Business Park, the need to progress a controlled parking zone (CPZ) for this area (defined by the main railway line, Market Street and North Esplanade West) as an integral component to encourage and enhance further inwards investment and economic development in Aberdeen, and to seek approval for undertaking a feasibility study in anticipation of the implementation of a CPZ for the area

2. RECOMMENDATION(S)

Members are recommended to

- 1 Agree that the relevant officers commences the initial design and related studies for the North Dee Controlled Parking Zone (NDCPZ), and to report back to this Committee on its feasibility and the results of the informal consultations prior to the commencement of the legal process for the required Traffic Regulation Order.
- 2 Authorise the use of funding secured from various developments in the North Dee area to support the completion of the study

3. FINANCIAL IMPLICATIONS

The initial cost of the study can be funded from contributions made by developers towards traffic management improvements in the area and is estimated to be in the order of £30,000. Final approval for the implementation of the CPZ would be sought in the autumn of 2012, and the estimated cost would be in the order of £250,000

4. OTHER IMPLICATIONS

The development of North Dee as envisaged will help address a number of environmental and land management issues, and will assist in seeking to secure external funding for the implementation for environmental and amenity projects.

Without further investment, the area could continue to decline in prominence as development opportunities may go elsewhere.

5 REPORT

5.1 Context of the study

Site specific developments within the North Dee area have been successfully completed over the last ten years and have changed the appearance and character of this formerly predominant fish processing locality. The emergence of Union Square as a premier retail destination has not only helped change the amenity of the area but also added to a continuing need to address infrastructure and traffic management needs within the North Dee area. A plan showing the proposed boundary for the CPZ is shown at appendix 1.

There is an approved City Centre Development Framework that was adopted in May 2011 and an imperative to give early consideration as to immediate demands to secure new inward investment and job creation opportunities within the generally defined City Centre locations. To date, Members are asked to note that inward investment in North Dee has developed sites to the value of some £45million and has led to the creation of 2500 jobs (this excludes the Union Square development).

The Director of Enterprise, Planning and Infrastructure and the Project Director, Economic and Business Development have recently held discussions with leading developers who advise that Aberdeen has a growing demand for high quality, city centre office facilities that will support growth in the North East economy. However, it is now increasingly recognised that there is an early need to improve traffic management conditions and the infrastructure in North Dee to reduce the poor conditions that currently exist as they are an impediment to attracting the new potential investments to the area.

It is the considered view of the Director of Enterprise, Planning and Infrastructure and the Project Director, Economic and Business Development that developments to date have highlighted out the inadequate traffic management and loading facilities in the area. This report therefore proposes that an immediate start needs to be made to address the current traffic management conditions by undertaking the required studies and assessments for the implementation of a CPZ for North Dee that will assist in regularising the use of the highways infrastructure. At the meeting of this Committee held on 15th March 2011 – article 4 refers, Members gave consideration to the identified areas for potential CPZs in Aberdeen, and placed the development of North Dee as the next priority scheme to be progressed

5.2 Aim of the study

If the recommendations in this report are approved by Members, the required work will progress over the next year and will provide a fully detailed and financially assessed model in line with legislation that can be then be presented for formal consideration by Members. Elements of the work to be undertaken will have an added complication of the varying business needs in the North Dee area and will also recognise that displacement of current on-street parking in this area will filter into Torry and neighbouring parts of Ferryhill.

This study will be led by the Road Safety and Traffic Management Team, and will include car parking beat surveys, proposals for rationalising the on-street parking bay layouts, detailed cost estimates, consultation with all residents and businesses, and the whole life-cycle costs for the scheme. In conjunction with this CPZ study, Officers will also undertake to cost infrastructure solutions in North Dee and the means by which they can be funded. The development of the CPZ model and infrastructure needs assessments will also be linked to the on-going Masterplanning work that will be discussed with key stakeholders in the North Dee area.

5.3 Further infrastructure issues

There are others infrastructure aspects that will have to be considered and if required, addressed to enable this large area adjacent to the city centre to be redeveloped. Capacity of public services; electricity, water, sewage, telephony etc are all as important to bringing about major changes as traffic management or road capacity. The roads in the area are, like many others in the city, in need of planned maintenance and the timing of such works would be better undertaken following any upgrading of service infrastructure. Senior officers would therefore consider it an important step to bring the utilities to the table at an early stage to discuss future infrastructure needs and how such improvements can be planned to minimise future disruption.

6 IMPACT

Corporate

Vibrant, Dynamic, Forward Looking Aberdeen (VDFL)

The improvement of the physical environment and amenity spaces within the North Dee area actively develops the delivery of VDFL under the aspects of Economic Development and the Environment as it will bring together key organisational and support staff public and private sectors

The development of the initiatives outlined in this report will be in accord with the Five-Year Corporate Business Plan as adopted by the City Council

Single Outcome Agreement (SOA)

The future development of North Dee also assists in delivering on the SOA related to National Outcomes 1,2,3,10 and 12

Public

The overall development of the North Dee Business Park can result in the creation of thousands of city centre jobs in the oil, engineering, office and supply sectors. The physical and environmental improvements of the area will be enhanced by the overall creation of a localised Masterplan linking the Union Square development to the amenity areas of the River Dee.

A full equality and human rights impact was not required, as this proposal will have a positive impact for all the equality target groups.

7 BACKGROUND PAPERS
Report to EP&I Committee, 15th March 2011, article 4 refers

8 REPORT AUTHORS

David Fryer, Projects Manager
Dfryer@aberdeencity.gov.uk
01224 230286

Doug Ritchie, Engineer, Road Safety and Traffic Management
dritchie@aberdeencity.gov.uk
01224 538055

