

ABERDEEN CITY COUNCIL

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COMMITTEE                      **Enterprise, Planning and Infrastructure**

DATE                              **11<sup>th</sup> September 2012**

DIRECTOR                        **Gordon McIntosh**

TITLE OF REPORT                **Off-Street Monthly Car Parking Permits**

REPORT NUMBER:                **EPI/12/152**

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**1. PURPOSE OF REPORT**

The purpose of this report is to update the Committee on the current levels of Monthly Parking Permits being purchased within the off-street car parks and the proposal to limit the number being issued to allow greater turnover for the local businesses.

**2. RECOMMENDATION(S)**

It is recommended that the Committee:

1. Instruct officers to introduce a limit on the number of spaces available to permit holders (average 48% of full car park capacity) within the larger off-street car parks, to introduce off-street parking permits designated to a specific off-street car park and to monitor the operational performance of the car parks.

**3. FINANCIAL IMPLICATIONS**

- 3.1 If there is a reduction in the number of off-street permit applications as a result of the proposed amendments, this would allow greater turnover within the pay & display spaces within the off-street car parks which would offset any loss of income from reduced permits sales.

**4. OTHER IMPLICATIONS**

None.

## 5. BACKGROUND/MAIN ISSUES

- 5.1 Recent monitoring of parking within the city centres off-street car parks operated by Aberdeen City Council has highlighted a rising demand for business related long stay monthly parking permits within the Chapel Street car park. A recent application by a city centre business for the purchase of 50 monthly parking permits for staff has emphasised the need to regulate and monitor the long stay demand within the city centre car parks. The same business also intimated they would like to purchase 200 permits for one car park, should these be available.

Officers have a serious concern that should general demand for long stay monthly permits continue to rise that this will impact on the turnover of public parking spaces necessary to service the many business and facilities within the city centre and in particular businesses within the west end, Chapel Street area.

There is a particular concern within the Chapel Street car park, where we have recently seen an increase in demand for off-street permits. Being located in the west end of the city centre there is a necessity for short term parking for customers of the many businesses in the area. Whilst Chapel Street can accommodate the 50 permits, concerns from officers and local businesses have been raised that the number of permits purchased is having an impact on the off street parking turnover.

A recent letter was received from the West End Trade Association (WETA) in which concerns are expressed on several issues with some reference made to the off-street car parks. The letter whilst expressing some serious concerns also contains a number of proposals that will be brought before the Controlled Parking Working Group at their next meeting.

Currently within Aberdeen City Centre there are four off-street car parks operated by Aberdeen City Council, for which monthly parking permits can be obtained and utilised at a fee of £200 p/m. Permits are available to all applicants, whether it be an individual member of the public or a private business, with no restrictions on use and these permits are valid for any of the long stay off-street car parks; Chapel Street, Denburn, West North Street and Mearns Street.

In line with strategic planning the larger employers within the city centre should be developing and promoting Green Travel Plans (GTP) for employees and customers. Officers have a concern that the long stay off street car parks are being used as an alternative to the delivery of active GTP's. In order to address this concern it is suggested that officers monitor the performance of the larger employers and the delivery of their GTP's .

## 5.2 Comparative Monthly Permit Allocations

The following table shows the average figures of the number of permits allocated for off-street car parks per month in recent years:

Table 1

Type of Permit	Average Number of Permits Granted Per Month		
	2010	2011	2012 (Jan – July)
ACC Staff Permits	231	239	225
Business Monthly Permits	256	268	240
Individual Monthly Permits	36	22	7
<b>Total</b>	<b>523</b>	<b>529</b>	<b>472</b>

## 5.3 Long Stay Car Parks

Table 2 provides an accurate overview of typical occupancies during the daytime of the three larger Long Stay Car Parks, Chapel Street, Denburn and West North Street and is taken from the Car Park Guidance monitoring system.

Table 2

Car Park	Total Capacity	Typical Occupancy Peaks
Chapel Street	500	460
Denburn	320	250
West North Street	165	125
Mearns Street	45	**

\*\* *Not officially recorded but observations indicate significantly under capacity.*

In addition a manual survey was undertaken within the long stay car parks to determine the extent of spaces that are being utilised by permit holders and ultimately how many spaces are available for pay & display. The results of the survey, undertaken during the morning of Thursday 26<sup>th</sup> April 2012, are shown in Table 3:

Table 3

<p><b><u>West North Street</u></b></p> <p>Permit Holders – 83          Pay &amp; Display – 48          Blue Badge – 02</p>	<p><b><u>Chapel Street</u></b></p> <p>Permit Holders – 151          Pay &amp; Display – 195          Blue Badge – 06</p>
<p><b><u>Mearns Street</u></b></p> <p>Permit Holders – 02          Pay &amp; Display – 09          Blue Badge – 00</p>	<p><b><u>Denburn</u></b></p> <p>Permit Holders – 23          Pay &amp; Display – 118          Blue Badge – 07</p>

As can be seen from Table 3 above the total number of permits being used was only 259, which is significantly less than the average number of permits issued each month, specified in Table 1. However it should be noted that a number of these permits may be issued to those who require to be in and out of the office at various times of the day and could be absent for long periods of time.

5.4 Proposals

In order to ensure a balance between providing a turnover of available pay & display bays against the number of spaces available to permit holders, it is proposed to make certain changes to the current allocation of off-street car parking permits.

**Proposal** – It is proposed that monthly permits be valid only for a specific off-street car park and that the issue of permits be limited to 40% of the capacity of the relevant car park, so as to still leave adequate number of spaces for pay & display. Spaces will be available on a first come, first served basis, there will be no dedicated spaces set aside for permit holders and they will not be guaranteed a space. In the 4 long stay car parks this allows the following number of spaces:

Table 4

<p><b><u>West North Street</u></b></p> <p>Total number of Spaces – 165          Monthly Permit Limit (60%) – 99          Pay &amp; Display minimum spaces – 66</p>	<p><b><u>Chapel Street</u></b></p> <p>Total number of spaces – 500          Monthly Permit Limit (40%) – 200          Pay &amp; Display minimum spaces – 300</p>
<p><b><u>Mearns Street</u></b></p> <p>Total number of spaces – 45          Monthly Permit Limit (40%) – 18          Pay &amp; Display minimum spaces – 27</p>	<p><b><u>Denburn</u></b></p> <p>Total number of spaces – 320          Monthly Permit Limit (55%) – 173          Pay &amp; Display minimum spaces – 147</p>

When considering the limit to be set upon these long term car parks, a balance was sought between the demand for permits and the demand for Pay & Display bays. Seasonal peaks for Pay & Display bays were also considered, and this is a matter of concern for local businesses. Officers tried to balance the demand for permits over the majority of the year with the seasonal peak demands for Pay & Display, as well as general demand for this. It was felt that limiting permit issue to 48% of the car park capacity struck a reasonable balance.

The setting of this average cap of 48% throughout all four existing car parks allows a maximum total of 490 spaces to be available to off-street permit holders, which meets the current demand for the month of July 2012.

It should also be noted that the aforementioned permit holders will be in and out of the office at various times of the day therefore all current permit holders will be able to be accommodated at any one time.

5.5 **Conclusion**

Officers are of the opinion that introducing the above proposal would enable a greater turnover of pay & display bays, therefore benefiting local businesses and the general public. Officers intend to continue monitoring the issue of bulk permits to businesses to ascertain any effect this may have on other businesses and the public.

6. **IMPACT**

6.1 The report is in accordance with the administrations Vibrant, Dynamic and Forward Looking, under the heading of Transport and highlighted in Paragraph 7.

- 6.2 The content of the report meets with the local Community Plan objectives to continually improve road safety and maximise accessibility for pedestrians and all modes of transport.

7. **BACKGROUND PAPERS**

None

8. **REPORT AUTHOR DETAILS**

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## Consultees comments

### Enterprise, Planning and Infrastructure Committee

**Convener: Councillor Barney Crockett** – *has been consulted 07/08/12*

**Vice Convener: Councillor Ramsay Milne** – *has been consulted 07/08/12*

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**Councillor George Adam** – *has been consulted 07/08/12*

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**Councillor Yvonne Allan** – *has been consulted 07/08/12*

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**Councillor Kirsty Blackman** – *has been consulted 07/08/12*

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**Councillor Marie Boulton** – *has been consulted 07/08/12*

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**Councillor David Cameron** – *has been consulted 07/08/12*

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**Councillor Scott Carle** – *has been consulted 07/08/12*

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**Councillor Neil Cooney** – *has been consulted 07/08/12*

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**Councillor John Corall** – *has been consulted 07/08/12*

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**Councillor Bill Cormie** – *has been consulted 07/08/12*

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**Councillor Steve Delaney** – *has been consulted 07/08/12*

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**Councillor Graham Dickson** – *has been consulted 07/08/12*

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**Councillor Alan Donnelly** – *has been consulted 07/08/12*

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**Councillor Jackie Dunbar** – *has been consulted 07/08/12*

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**Councillor Lesley Dunbar** – *has been consulted 07/08/12*

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**Councillor Andrew Findlayson** – *has been consulted 07/08/12*

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**Councillor Fraser Forsythe** – *has been consulted 07/08/12*

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**Councillor Gordon Graham** – *has been consulted 07/08/12*

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**Councillor Ross Grant** – *has been consulted 07/08/12*

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**Councillor Martin Greig** – *has been consulted 07/08/12*

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**Councillor Len Ironside** – *has been consulted 07/08/12*

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**Councillor Muriel Jaffrey** – *has been consulted 07/08/12*

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**Councillor James Kiddie** – *has been consulted 07/08/12*

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**Councillor Jenny Laing** – *has been consulted 07/08/12*

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**Councillor Graeme Lawrence** – *has been consulted 07/08/12*

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**Councillor Neil MacGregor** – *has been consulted 07/08/12*

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**Councillor M Tauqeer Malik** – *has been consulted 07/08/12*

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**Councillor Aileen Malone** – *has been consulted 07/08/12*

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**Councillor Andrew May** – *has been consulted 07/08/12*

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**Councillor Callum McCaig** – *has been consulted 07/08/12*

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**Councillor Jean Morrison** – *has no comment on this report*

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**Councillor Nathan Morrison** – *has been consulted 07/08/12*

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**Councillor Jim Noble** – *has been consulted 07/08/12*

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**Councillor John Reynolds** – *has been consulted 07/08/12*

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**Councillor Gill Samarai** – *has been consulted 07/08/12*

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**Councillor Jennifer Stewart** – *has been consulted 07/08/12*

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**Councillor Sandy Stuart** – *has been consulted 07/08/12*

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**Councillor Angela Taylor** – *has been consulted 07/08/12*

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**Councillor Ross Thomson** – *has been consulted 07/08/12*

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**Councillor Gordon Townson** – *has been consulted 07/08/12*

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**Councillor Willie Young** – *has been consulted 07/08/12*

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**Councillor Ian Yuill** – *has been consulted 07/08/12*

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**Council Officers**

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Barry Jenkins, Head of Finance, Corporate Governance – *has been consulted*

Jane MacEachran, Head of Legal and Democratic Service – *has been consulted*

Ciaran Monaghan, Head of Service, Office of Chief Executive – *has been consulted*

Gordon McIntosh, Director of Enterprise, Planning and Infrastructure – *has been consulted*

Hugh Murdoch, Head of Asset Management and Operations, E,P and I – *has been consulted*

Margaret Bochel, Head of Planning & Sustainable Development – *has been consulted and has no further comments*

Mike Cheyne, General Manager, Operations – *has been consulted*

Neal Carnegie, Community Safety Manager – *has been consulted*

Dave Young, Account Manager, Corporate Governance – *has been consulted*

Laura Watson, Service Co-ordinator E P & I

Mark Masson, Committee Services Officer

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