

ABERDEEN CITY COUNCIL

COMMITTEE ENVIRONMENT, PLANNING & INFRASTRUCTURE
DATE 23 APRIL 2010
DIRECTOR GORDON McINTOSH
TITLE OF REPORT Justice Mill Lane- Traffic Management Proposals
REPORT NUMBER:

1. PURPOSE OF REPORT

To advise members of the proposed traffic management proposals for Justice Mill Lane and to seek approval for the promotion of the associated Traffic Regulation Orders

2. RECOMMENDATION(S)

- 2.1 That the committee instructs the appropriate officers to progress the Statutory Consultation for the proposed traffic management scheme
- 2.2 That the committee instructs the appropriate officers to advertise the order provided no objections are received from Statutory Consultation.
- 2.3 That the committee instructs the appropriate officers to carryout a detailed design and cost estimate and report back to the committee.

3. FINANCIAL IMPLICATIONS

Developer contributions in the order £300,000 is available for the implementation of the proposed traffic management scheme and subject to the preparation of an appropriate detailed design would fund the works. A detailed design and estimate would be the subject of a future report and presented to committee for consideration and approval. The proposed improvements whilst enhancing the environment will potentially reduce future road revenue maintenance costs

4. SERVICE & COMMUNITY IMPACT

Within the Community Plan, City Centre redevelopment is identified as a strategic priority, and within the Single Outcome Agreement, two national outcome objectives identified are that "We live in well designed, sustainable places" and that "We value our natural and build environment and protect it and enhance it for future generations."

In its document, "Vibrant, Dynamic and Forward Looking," the City's Partnership states in the Economic Development Section, that it will "Implement master plans, working with partners, including those in the private sector," and that it will "Continue to drive regeneration and take advantage of regeneration opportunities city wide, as they present themselves"

5. OTHER IMPLICATIONS

None

6. REPORT

- 6.1 The environment and nature of Justice Mill Lane has substantially altered in recent years following significant redevelopment of much of the properties fronting both Justice Mill Lane and Union Street. The immediate and surrounding area of Justice Mill Lane is recognised as an area in need of traffic management improvements to meet the current changing requirements of the area which include ongoing large scale mixed use developments. The redevelopment of Justice Mill Lane has resulted in the need for improvements to address the current vehicle and pedestrian conflicts that occur, particularly during the evening and at weekends.
- 6.2 The uses of and nature of the environment of Justice Mill Lane varies significantly between the daytime and evening period. The first is as a city centre road that is used by a substantial amount of motorists during peak periods to bypass the western section of Union Street. During this daytime period, Justice Mill Lane is also used as an access to service businesses on Union Street and Justice Mill Lane.
- 6.3 The second is a vibrant area of the city used for evening leisure facilities whereby large amounts of pedestrians can spill from the existing narrow footways onto the carriageway and conflict with vehicular traffic. Safety concerns have been consistently raised by Grampian Police, particularly in the late evening with the current traffic management system in place. Justice Mill Lane continues to see significant frontage development of vacant properties, the most recent being the redevelopment of the former Satrosphere/Justice Mill Lane Car Park site into a mixed use site with hotel office and leisure uses. The increasing vehicle and pedestrian conflict are an ongoing cause for concern due to the increased frontage activity. These aforementioned characteristics bring with them their own traffic management issues which need to be addressed.
- 6.4 A traffic management and road safety scheme has been developed which proposes a one way system with vehicles exiting onto Holburn Street. The exit from Justice Mill Lane onto Holburn Street is proposed to be left out only and would reduce traffic conflicts, at the busy staggered cross roads with Union Grove. The introduction of a one way system would also benefit the movement of pedestrians by allowing additional space to

- increase the width of the existing substandard footways at either side of the road which will contain the influx of pedestrians at peak periods of the day. These measures are seen as being a means of reducing the potential for vehicle/pedestrian conflict and enhancing road safety.
- 6.5 As noted earlier substantial redevelopment is anticipated for Justice Mill Lane and three hotels, together with mixed use development, have been given planning permission. Given the need to provide service access for the proposed new developments and to improve the current traffic/pedestrian environment it is seen as necessary to also review the existing on street parking arrangements.
- 6.6 In order to accommodate the proposed widening of the existing narrow footways and associated traffic management measures it will be necessary to remove some of the existing on street parking. In connection with the proposed new developments on street service bays are needed to facilitate loading and unloading. These will be available for existing businesses and will avoid obstruction of the carriageway. The development of the former Satrosphere site includes for some 70 public parking spaces and to a degree compensates for the loss of on street parking spaces. During the construction of this new development parking spaces have been suspended for an extended period to accommodate construction works and this does not appear to have had a significant impact on the local area.
- 6.7 In order to reinforce the changing traffic environment in the area it is proposed to introduce raised table entry and exit points at the terminal points of Justice Mill Lane along with four other raised tables interspersed between them. One of the raised tables will include a zebra crossing to enhance safe pedestrian provision. The raised tables will assist in restricting the speed of the vehicles along Justice Mill Lane.
- 6.7 A footway extension/build out is also proposed at the junction of Justice Mill Lane at Holburn Street. This is to prohibit vehicles entering Justice Mill Lane while also forcing vehicles leaving to turn left. This will ease any potential conflict between vehicles crossing an additional lane of traffic at the Holburn Junction. Within the design process street lighting will be subject to review and consideration given to the need to upgrade the existing provision at that time. A plan of the proposed traffic management is attached in Appendix A.
- 6.8 The implementation and construction of the proposed scheme will be funded by developer contributions that are related to planning application approvals and have been secured to improve the environment of Justice Mill Lane. To date a significant level of developer contributions in the order of £300,000 has been secured, which it is estimated will enable the delivery of the proposed traffic management scheme at no cost to the Council. A preliminary design has been prepared to consider the proposed traffic management scheme however a detailed design and estimate will

require too be prepared prior to final approval to ensure the costs can be contained once more details are available on utility costs etc.

7 AUTHORISED SIGNATURE

8 REPORT AUTHOR DETAILS

Name: Andrew Smith
Title: Principal Engineer
Email: andrews@aberdeencity.gov.uk
Tel: 01224 (52)2840

9 BACKGROUND PAPERS

None

Appendix A



