

COMMITTEE **Enterprise, Planning and Infrastructure**

DATE **31 May 2010**

DIRECTOR **Gordon McIntosh**

TITLE OF REPORT **Central Torry Parking Management Measures**

REPORT NUMBER **EPI/10/155**

1. PURPOSE OF REPORT

This report is to advise Committee of the potential to alter the existing parking provision in the main commercial area of Torry to address the current problems and to encourage a regular turnover of parking to aid access to the businesses located along Victoria Road and surrounding streets. A study was commissioned by the Retail Rocks! steering group to assess parking issues in the main commercial area of Torry and this report details the results of the findings of the parking surveys and also makes recommendations as to how parking provision can be improved in the area.

2. RECOMMENDATION(S)

That the Committee:

1. Approve the proposed measures to facilitate additional areas of short stay parking in the Torry area and instruct the appropriate officials to commence the necessary legal procedures of preliminary statutory consultation for the Traffic Regulation Order required to affect the alteration in parking provision.

3. FINANCIAL IMPLICATIONS

The funding for the proposals outlined in this report is to be sourced from an existing budget overseen by the Retail Rocks! Steering Group. If all options are taken forward the estimated cost for the signing and lining works associated with the Traffic Regulation Order is £13,000.

Further improvements to the Crombie Road Car Park relating to safety which are not detailed within this report are to be funded from a separate source as a result of a successful grant application to the Fairer Scotland Fund to include these particular measures.

4. SERVICE & COMMUNITY IMPACT

This report is in accordance with the Council document “Vibrant, Dynamic and Forward Looking”. In this document there is explicit reference under the category “Transport” (point 7) to introducing parking controls where there is community support.

It also meets with the local Community Plan objectives to continually improve road safety and maximise accessibility for pedestrians and all modes of transport.

The proposals are in line with the Councils Transportation Strategy which recognises the importance of providing an adequate supply of short stay parking to support the needs of businesses, shoppers and visitors.

5. OTHER IMPLICATIONS

There is a risk that any approved traffic regulation orders may have to re-enter the legislative process if they are not implemented within the statutory implementation time of 2 years from the start of public consultation.

6. REPORT

6.1 Background

6.1.1 Problems have been highlighted by the Retail Rocks! Steering Group in the Torry area with regard to parking with specific reference to difficulties in generating the turnover of parking required by the shops and businesses on Victoria Road and surrounding streets. The difficulties currently being experienced can be attributed to the lack of short-stay parking bays in the area and also the lack of regular enforcement of those restrictions which are currently in place. As a result a study was commissioned to determine the possibility of altering the existing parking restrictions in the area to provide additional short-term waiting areas and to prevent all-day commuter parking in the area.

6.2 Parking Surveys

6.2.1 Observational surveys were undertaken of the existing parking layout on the following streets:

- Victoria Road;
- Crombie Road;
- Grampian Road;
- Walker Road;
- Walker Lane;
- Sinclair Road;
- Menzies Road;
- Crombie Road Car Park.

These surveys identified the available parking space which currently exists and the limited restrictions placed upon the kerbside parking. Within the study area, the available parking is as shown in the table below:

Street	No of Spaces		
	Unrestricted	45 Min Waiting (Mon-Sat, 8am-6pm, Unrestricted at other times)	Only Available Overnight and Sundays
Crombie Road	9	0	26
Crombie Road Car Park	47	0	0
Grampian Road	23	0	0
Menzies Road	7	0	3
Sinclair Road	29	0	6
Victoria Road	46	16	10
Walker Lane	9	0	0
Walker Road	23	0	0
TOTAL	193	16	47

Table 1: Existing Available Parking in Study Area

- 6.2.2 Hourly beat surveys were carried out between 0600 hrs and 2000 hrs on Tuesday 20th April 2010. The purpose of these surveys was to determine the number of commuter vehicles parking in the area throughout the day and also to determine the demand for short stay parking in the area. The surveys took in the streets referred to above and the car park on Crombie Road.
- 6.2.3 It became apparent over the course of the survey period that the existing short stay parking areas were not being enforced. There were instances of vehicles parked in bays subject to a 45min max stay for more than 2 hours. One vehicle was seen to be parked in one of these bays for over 10 hours. Additionally, a number of vehicles were parked on single yellow lined restrictions throughout the day on both Crombie Road and South Esplanade East.
- 6.2.4 Over the course of the day of the survey, 815 vehicles were noted as having parked on streets in the study area. Of these vehicles 351 were parked for a duration of less than 1 hour and 139 vehicles were parked for a duration in excess of 7 hours. This reinforces the value in having short term parking available close to the services and shops on Victoria Road with unrestricted parking for residents.
- 6.2.5 On the western side streets leading off of Victoria Road, it became evident that there appeared to be spare capacity for one or two vehicles at all times of the day, however these were often quite remote from the shops and services.
- 6.2.6 In the Crombie Road Car Park, a total of 106 vehicles were observed over the course of the day. A total of 11 vehicles were present and static throughout the entire survey period. The car park tended to be at or near capacity between the hours of 10am and 3pm with demand tailing off significantly after this time. In the car park, 25% of all vehicles were parked for less than 1 hour and 30% of all vehicles observed were parked in excess of 7 hours. The proposal to alter the operation of the car park to restrict 23 spaces to a maximum stay of 2 hours

would allow for additional turnover parking and cater for the existing demand for short stay parking in the vicinity.

6.3 Proposals

- 6.3.1 There is potential for the alteration of kerbside restrictions in specific areas in the streets listed above to provide additional short-term waiting (a mix of 45 min max stay, no return within 15 mins and 2 hr max stay, no return within 1 hr) to cater for short visits to local services. This type of restriction would also remove the issue of all day commuter parking. As part of these alterations, dedicated loading bays could be created on Victoria Road to serve the various commercial properties in the area. The plan in Appendix 1 indicates the areas where additional short term parking could be considered. Below is a summary of the locations and number of spaces which could feasibly be created in the area:

Option 1: Sinclair Road, North Side

Alteration of the existing parking restrictions outside Nos. 3 to 11 to create an additional 6 parking bays during the daytime period which would be subject to a 2hr max stay restriction.

Option 2: Victoria Road, East Side

Alteration of existing parking restrictions outside Nos. 55 to 63 to create a 12m long dedicated loading bay and one additional parking bay subject to a 45min max stay restriction.

Option 3: Menzies Road, South Side

Alteration of existing parking restrictions outside No. 7 to create an additional 3 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Option 4: Victoria Road, West Side

Alteration of existing parking restrictions outside Nos. 58 to 66 to create an additional 2 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Option 4a: Victoria Road, West Side

Alteration of existing parking restrictions outside Nos. 74 to 78 to provide a dedicated loading bay.

Option 5: Victoria Road, East Side

Alteration of existing waiting restrictions outside Nos. 85 to 91 to create an additional 2 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Option 6: Walker Road, South Side

Alteration of existing unrestricted kerbside outside Nos. 1 to 7 to create an additional 6 parking bays during the daytime period to create an additional 6 parking bays which would be subject to a 45min max stay restriction.

Option 7: Crombie Road, South Side

Alteration of existing waiting restrictions outside Victoria Hall to create an additional 4 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Option 8: Grampian Road, North Side

Alteration of existing unrestricted kerbside outside Nos. 2 to 6 to create an additional 3 parking bays which would be subject to a 2hr max stay restriction.

Option 9: Grampian Road, South Side

Alteration to existing unrestricted kerbside outside Torry Library to create an additional 3 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Option 10, Victoria Road, South-west Side

Alteration to existing unrestricted kerbside outside Nos. 130 to 136 to create an additional 4 parking bays during the daytime period which would be subject to a 45min max stay restriction.

Taking forward all ten options would result in an additional 32 parking bays which would be subject to short stay waiting restrictions during the daytime period when demand for turnover parking is at its highest.

- 6.3.2 Consultation was undertaken with representatives of Torry Community Council and Grampian Police in the Torry area on 29 April 2010 where these options were presented for discussion. Both groups were in favour of the proposals and as a result all options are to be promoted at this time. Further consultation will be carried out with community and business groups as the statutory process to promote the Traffic Regulation Order is undertaken.
- 6.3.3 The existing car park on Crombie Road is unrestricted and contains 47 spaces. The car park is not currently signed from Victoria Road. The car park is provided with height restriction barriers at its entrance and exit. Of benefit to the area would be some aesthetic improvements to the car park such as trimming of foliage and clearing of litter. At the present time as many as four spaces are unavailable for use due to overgrown shrubbery. For security purposes, the repair / replacement of the existing fencing and additional lighting for the car park form part of a bid for funding from the Fairer Scotland Fund and will be implemented if the bid is successful. Further measures included within the bid will be implemented on Crombie Road and Victoria Road with the provision of tactile paving at crossing points.
- 6.3.4 In order to draw attention to the car park it is proposed to provide signage from Victoria Road and there is an option to split the use of the car park to provide further short term parking opportunities. It is proposed to retain half of the car park as an unrestricted parking area and to apply a timed restriction (2 hr max stay, no return within 1 hr) to the other half (23 spaces) with the boundary being delineated by an internal fence and signage. This will facilitate some all day parking and allow the car park to be used by shoppers using the facilities in Victoria Road (shown on the plan in Appendix 1 as Option 11). This option was discussed at the consultation meeting of 29 April 2010 with relevant Community Groups who were in favour of the promotion of these measures.

- 6.3.5 In conclusion, it is the opinion of officers that the parking surveys confirm the requirement for the provision of additional short-stay parking in the Torry area.

6.4 Further Consultee Comments

Enterprise Planning & Infrastructure Committee

Convener: Councillor Kate Dean has been consulted;

Vice Convener: Councillor Callum McCaig has been consulted;

Other Elected Members

Councillor Yvonne Allan has been consulted;

Councillor Irene Cormack has been consulted;

Councillor Alan Donnelly has been consulted;

Councillor James Kiddie has been consulted;

Key Responsibility – Transport & Environment

Lead Councillor: Councillor Ron Clark has been consulted;

Other Consultees

Susan Cooper, City Chamberlain, has been consulted and has no additional comments on the basis that there is a budget to meet the costs;

Jane MacEachran, City Solicitor, has been consulted;

Gordon McIntosh, Director of Enterprise, Planning & Infrastructure, has been consulted;

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

Hugh Murdoch, Head of Service – Shelter & Environment, has been consulted;

Mike Cheyne, Roads Manager, has been consulted;

Margaret Bochel, Head of Planning and Infrastructure, has been consulted and is in agreement with the content of the report;

Louise Scott, Marketing and Events Manager, has been consulted;

Colin Walker, Community Safety Manager, has been consulted;

Elaine Hourston, Account Manager, has been consulted;

Henrietta Pallos, Project Manager, Economic & Business Development, has been consulted and is in agreement with the content of the report;

David Fryer, Regeneration Manager (South), has been consulted

7. REPORT AUTHOR DETAILS

Ross Scaife

Term Consultant

rscaife@aberdeencity.gov.uk

(01224) 522641

8. BACKGROUND PAPERS

N/A

Appendix 1