

## The Highland Council

City of Inverness Area Committee – 12 August 2013

Agenda Item	8
Report No	CIA/41/13

### River Ness (Tidal Section) Flood Alleviation Scheme (Phase 2) Draft Parking Orders - Riverside Street

Report by Director of Transport, Environmental and Community Services

#### Summary

This report updates Members on progress with delivering the River Ness (Tidal Section) Flood Alleviation Scheme and invites Members to approve the publication of the Draft Parking Orders in relation to the River Ness Flood Alleviation Scheme (Phase 2), the details of which are set out in this report.

#### 1. Progress with the River Ness (Tidal Section) Flood Scheme

- 1.1 The River Ness (Tidal Section) Flood Alleviation Scheme is being constructed in the following sequence:
  - Enabling Works
  - Phase 1 – Ness Bridge to Friars Bridge (Including Streetscape Works)
  - Phase 2 – Friars Bridge to the Harbour
- 1.2 The Enabling Works, which involved the relocation and replacement of services (electricity, gas, etc.) were completed in April 2013. These works were carried out in advance of the main flood alleviation works to minimise the construction risks.
- 1.3 Phase 1 of the River Ness Flood Scheme, from Ness Bridge to Friars Bridge, has been awarded to Morgan Sindall. The value of the contract, which includes the Streetscape Works, is £8.5m, and construction will start in August for completion in early 2015.
- 1.4 The contract for Phase 1 contains a number of constraints to minimise traffic disruption, including restrictions to minimise disruption to trading in the run up to Christmas. There are also restrictions to take account of the works on the Kessock Bridge during 2014.
- 1.5 The Phase 1 works are expected commence on the east bank (Glebe Street, Douglas Row and Bank Street) towards the end of August 2013, whilst the west bank will not commence until October. A detailed programme of the works was presented to the public at a pre-construction exhibition held in the Townhouse on 26 July 2013.

- 1.6 The contract requires that the contractor (Morgan Sindall) appoints a Public Liaison Person responsible for keeping all relevant stakeholders including businesses and residents informed of progress, who will work alongside The Highland Council's own Public Liaison Officer.
- 1.7 In addition to newsletters and bulletins, which will be available on the Council's website, a bi-monthly video link will be available to view the construction works as it progresses using time-step photography with interviews and still photographs from the site.
- 1.8 Phase 2 of the Project, from Friars Bridge to the harbour, is currently being designed, and construction is programmed to start in January 2014 with completion by March 2015.

## **2. Phase 2 - Traffic Orders**

- 2.1 The Council's Scheme of Delegation to City/Area Committees gives the City of Inverness Area Committee powers in relation to the approval process for Road Traffic Orders.
- 2.2 This report invites Members to approve the publication of the Draft Parking Orders relating to Riverside Street, within Phase 2 of the River Ness (Tidal Section) Flood Alleviation Scheme, the only section of Phase 2 where amendments to traffic orders are required. It should be noted that following publication any objections will be referred back to Committee for consideration.
- 2.3 The proposed works are in keeping with the objectives of planning policy and strategy for the area which seeks to capitalise on the River Ness as a major asset for the City by enhancing the riverside environment. The works, as well as providing flood protection to the many properties adjacent to the river, will add quality to the city by enriching the amenity of the area adjacent to the river and making it more attractive for pedestrians and cyclists.
- 2.4 This high quality of the riverside is one of the key objectives of planning policy set out in the Inverness City Vision, City Centre Development Brief and Inverness Active Travel Audit.
- 2.5 This report sets out the parking arrangements that will be required to fit with planning policy and the needs of the flood protection scheme.

## **3. Existing Parking Arrangements / Traffic Orders**

- 3.1 Parking on Riverside Street is currently restricted/ governed by the

**“THE HIGHLAND REGIONAL COUNCIL (INVERNESS - CENTRAL CONSOLIDATION) ORDER 1988 (RIVERSIDE STREET, INVERNESS)”**

which allows for free parking on the eastern side of Riverside Street between the Boys Brigade hut and the Bowling Club. Parking is prohibited on the

remainder of Riverside Street. The existing parking provision allows for 8 vehicles.

3.2 In addition, there are 4 spaces located opposite and 2 outside the Waterloo Place flats.

3.3 An area of land located at the end of Riverside Street (between the Bowling Club and Friars Bridge) is owned by The Highland Council and is currently gated to allow occasional use by the Bowling Club during the peak season and matches. This area can informally accommodate 20 vehicles.

#### **4. Proposed Amendments to Existing Parking Arrangement / Traffic Orders**

4.1 Riverside Street is lined with mature trees on both sides of the street which are required to be preserved as part of the planning permission for the flood alleviation scheme.

4.2 The new flood wall will be located further into the footpath than the existing railing to avoid damage to the trees and their roots. This means that the footpath and kerb-line must be extended into the road (to maintain footpath widths) which reduces the width available for the road and parking.

4.3 After careful assessment it was clear that the parking spaces currently provided would need to be removed to provide the flood wall and protect the trees.

4.4 In order to mitigate the loss of these 8 spaces it is proposed to formally create an off-street car park in the area adjacent to the Bowling Club. With better design, this area can accommodate 22 car parking spaces which would compensate for the loss on Riverside Street.

4.5 A summary of the parking proposals is provided in the table and drawings in **Appendices A and B** to this report.

4.6 This report seeks approval to publish proposals to amend the existing Order named 'INVERNESS - CENTRAL CONSOLIDATION) ORDER 1988 (RIVERSIDE STREET, INVERNESS' to remove the existing parking allowance and promote a new Order named 'THE HIGHLAND COUNCIL (RIVERSIDE STREET, INVERNESS) (OFF-STREET PARKING) ORDER 2013'.

#### **5. Stakeholder Engagement**

5.1 The project team developed a Stakeholder Management Plan to consult with the business, residential and political community on these proposals.

##### **5.2 General Public**

A public exhibition for Phase 2 of the Flood Alleviation Project was carried out in May 2013 where all residents and businesses affected by the works were

invited to view the proposals and discuss any concerns they had.

### 5.3 Waterloo Place Residents

A meeting was organised with Albyn Housing (managers of Waterloo Place flats). Albyn Housing subsequently wrote to all its residents affected by the proposals and invited them to a specific evening meeting (to which The Highland Council officers were invited) to discuss any concerns regarding the flood works and parking issues. No specific concerns relating to the proposed parking amendments were raised and Albyn Housing confirmed that very few of their residents have cars and therefore do not need the existing parking provision.

### 5.4 Boys Brigade

A meeting was also held with the Boys Brigade and they had no objections to the proposals as they recognised that parking provision would be maintained with the new car park.

### 5.5 Inverness Bowling Club

A meeting was held with the club secretary who expressed concern over the proposals. The secretary stated that the land the bowling club occupies and the parking area between it and Friars Bridge is owned by The Highland Council. The secretary stated that the Riverside Street Bowling Club have a lease with The Highland Council for the club site which includes an arrangement that 4 spaces would be available to them throughout the year with the use of the whole car park during the bowling season (28 April to 1 October). A copy of lease proving this agreement has not yet been produced.

The secretary's concerns were that by opening up access to the car park for the public might mean club members having to park further away, which could lead to a loss of membership.

The secretary stated that the club has 48 members with 35 drivers.

### 5.6 Ward Members

A Central Ward (15) Briefing was held in May 2013 where Members were briefed on the proposals for Phase 2 and comments received.

Whilst general support for the flood scheme was received concerns were raised about changing the arrangements currently enjoyed by the Bowling Club and questions were asked in relation to whether there was potential to increase parking around the SSE substation. Officers subsequently discovered that these areas cannot be used for parking as unrestricted access is required around the substation for emergency vehicles.

## 6. Implications

- 6.1 The funding for River Ness Flood Alleviation Scheme (Tidal Section) and associated Traffic Orders is included in the Council's capital programme, and supported by Scottish Government Grant.
- 6.2 The proposed Draft Traffic Orders will be required to follow the legislative statutory process.
- 6.3 There are no equality implications. The proposals have been designed to accommodate vulnerable persons, and will be subject to a vulnerable persons audit at the various stages of the project.
- 6.4 There are no climate change implications but the works will encourage pedestrian movement and cycling in the City.

## 7. Recommendations

7.1 Members are invited to note the progress made on delivering the River Ness Flood Alleviation Project

7.2 Members are invited to:

1. Approve the publication of the draft amendment to the existing Order named 'INVERNESS - CENTRAL CONSOLIDATION) ORDER 1988 (RIVERSIDE STREET, INVERNESS' to remove the existing parking provision and;
2. Approve the publication of the new draft Order named 'THE HIGHLAND COUNCIL (RIVERSIDE STREET, INVERNESS) (OFF – STREET PARKING) ORDER 2013' to provide an off-street parking area.

As contained in this report and **Appendices A and B** and in the event that there are no objections thereto approve the making of such Orders.

7.3 Members are invited to note that if objections are received to any part of these Draft Orders that, under the Scheme of Delegation, these will be referred back to Committee for consideration.

Designation: Director of Transport, Environmental and Community Services

Date: 30 July 2013

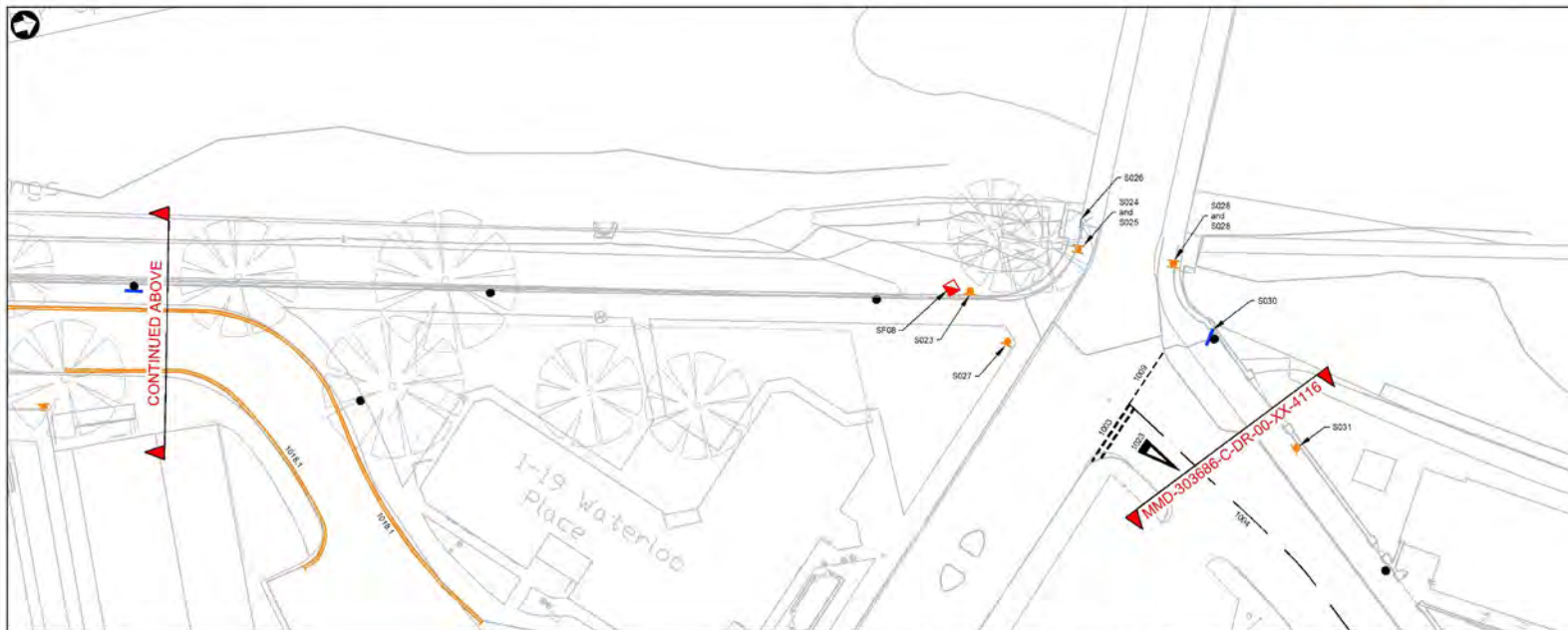
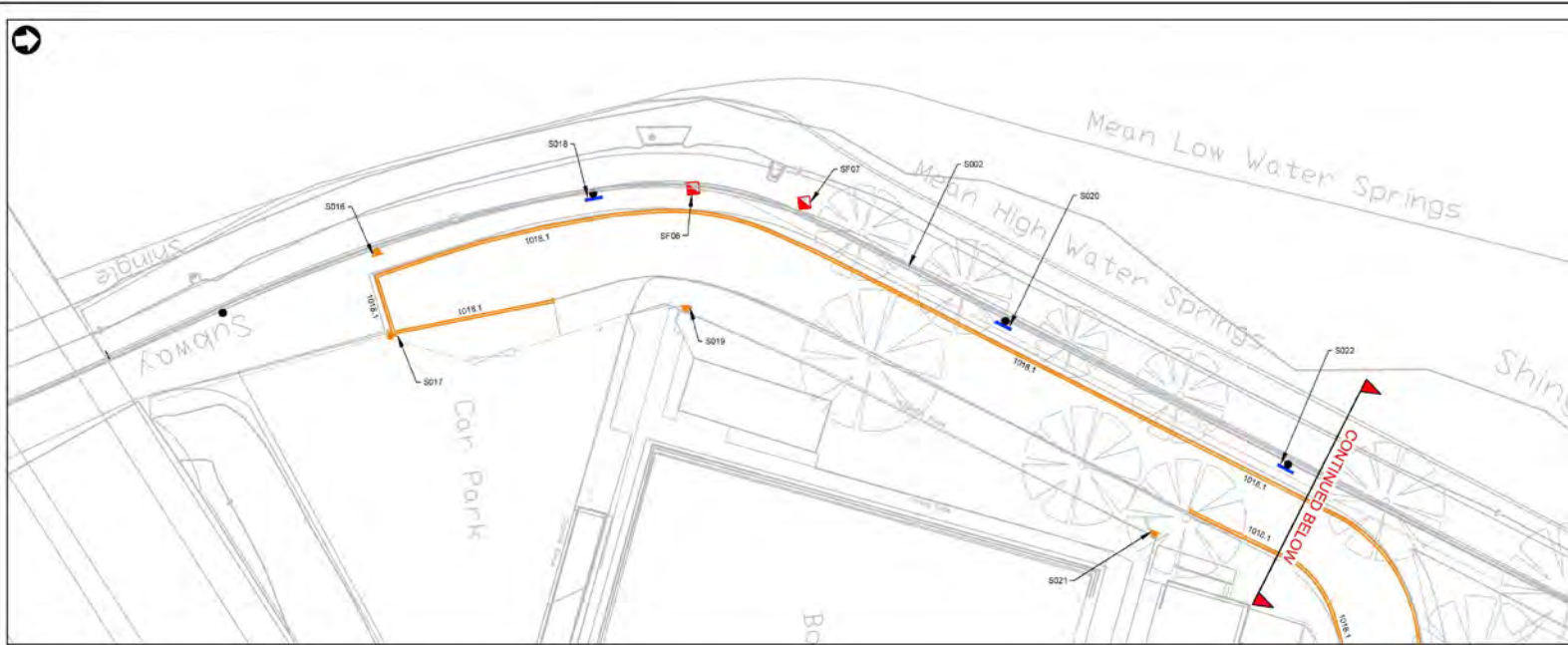
Authors: Matt Smith, Colin Howell

## APPENDIX A

### Parking Proposals Summary

Riverside Street		
		Comments
<b>Existing Parking</b>	<p>8 no. on-street parking places located on the eastern side of the road between Boys Brigade building and Bowling Club.</p> <p>4 no. on-street parking places located opposite Waterloo Place.</p> <p>2 no. on-street outside Waterloo Place.</p> <p>Informal off-street gated parking area (adjacent to Bowling Club) for approximately 20 vehicles.</p>	Peak bowling season between April and October.
<b>Proposed Parking</b>	<p>Zero on-street parking places located on the eastern side of the road between Boys Brigade building and Bowling Club.</p> <p>4 no. on-street parking places located opposite Waterloo Place.</p> <p>2 no. on-street outside Waterloo Place.</p> <p>Formal off-street parking area (adjacent to Bowling Club) for approximately 22 vehicles.</p>	Arrangements for the use of the car park by the Bowling Club could be agreed with TEC Services in future. Possible options include: gated (entry code) access during peak season/ club matches

**APPENDIX B**  
**Drawings**



Notes  
 1. For general streetscaping and sign notes, refer to drawing MMD-303686-C-DR-00-XX-0104.

Health, Safety and Environmental Information  
 A. For Safety, Health & Environmental Information Refer to drawing MMD-303686-C-DR-00-XX-0105.  
 B. In addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following significant residual risks, as shown.

- Key to symbols
- Double Yellow Line (1018.1)
  - Existing street lighting column
  - Existing Street Furniture
  - Existing Sign
  - Existing Sign on Lighting Column
  - S\_\_ Sign photo reference
  - SF\_\_ Street furniture photo reference

Reference drawings  
 MMD-303686-C-DR-00-XX-0104

**DRAFT**  
 For discussion only

PI	29/03/13	AH	Preliminary Issue	Ch'k'd	App'd
Rev	Date	Drawn	Description	Ch'k'd	App'd

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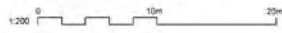
Title  
 River Ness Flood Alleviation Scheme  
 Phase 2  
 Existing Street Furniture, Signs & Road Markings - Riverside St./Waterloo Place  
 Sheet 1 of 6

Designed	JM	Eng check	LC
Drawn	AH	Coordination	LC
Dwg check	SS	Approved	SAK
Scale at A1	1:200	Status	PRE
Rev	P1		

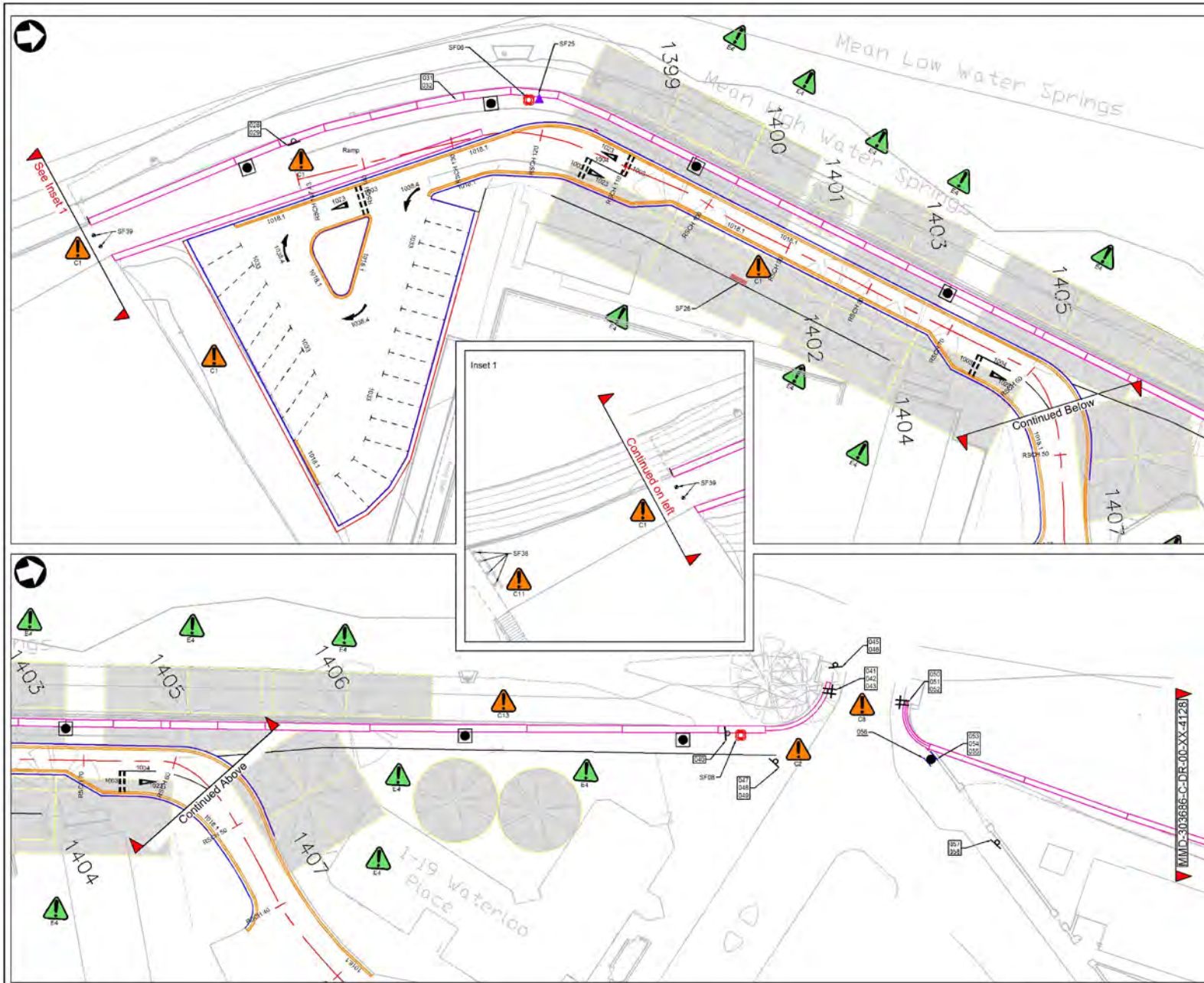
Drawing Number  
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**Notes**

- For general Street Furniture and Traffic refer to drawing MMD-303686-C-DR-00-XX-0104.
- To be read in conjunction with Sign Schedule.

**Health, Safety and Environmental Information**

A. For Safety, Health & Environmental Information Refer to drawing MMD-303686-C-DR-00-XX-0105  
 B. In addition to the hazards / risks normally associated with the types of work detailed on this drawing, note the following significant residual risks, as shown.

**Key to symbols**

- SF Lit Sign with reference number
- Unit sign with reference number
- Sign on Post
- Sign on Lighting Column
- Flood Defence Wall
- Lighting column
- Lighting column with flange plate
- Double Yellow Line (1015 1) double yellow slips (1020, 1) added where specified at 3m spacing
- Single Yellow Line (1017) single yellow slips (1019) added where specified at 3m spacing
- Bench/seat
- Bin
- Dog bin
- Life buoy
- New tree
- Existing tree
- SF Street furniture reference number
- Calculated Road Protection Zone (with tree number where applicable)

**Reference drawings**

MMD-303686-C-DR-00-XX-0104  
 MMD-303686-C-DR-00-XX-0106

# DRAFT

For discussion only

Rev	Date	Drawn	Description	CHK'd	App'd
P1	03/04/13	WJK	Preliminary Issue		

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**Title**  
 River Ness Flood Alleviation Scheme  
 Phase 2  
 Street Furniture & Traffic  
 Riverside Street/Waterloo Place  
 Sheet 1 of 6

Designed	Drawn	Drawn	Drawn	Eng. check	Coordination	Approved	Rev
JM	WJK	WJK	WJK	LC	LC	SAK	SAK

Scale at A1: 1:200      Status: PRE      Rev: P1

Drawing Number: MMD-303686-C-DR-00-XX-4126

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