

## The Highland Council

City of Inverness Area Committee – 3 June 2014

Agenda Item	10
Report No	CIA/21/14

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

Report by Director of Development and Infrastructure Service

#### Summary

This report invites Members to approve the making and implementation of the draft Traffic Orders affecting Riverside Street, within Phase 2 of the River Ness Flood Alleviation Scheme (Tidal Section) and note the programme for scheme delivery.

#### 1. Background

- 1.1 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.
- 1.2 At the Committee on the 12<sup>th</sup> August 2013, Members approved the publication of the following draft Traffic Orders affecting Riverside Street, Inverness:
  - **THE HIGHLAND REGIONAL COUNCIL (INVERNESS-CENTRAL CONSOLIDATION) ORDER 1988 (RIVERSIDE STREET, INVERNESS)**
  - **THE HIGHLAND COUNCIL (RIVERSIDE STREET, INVERNESS) (OFF-STREET PARKING) DRAFT PARKING ORDERS – RIVERSIDE STREET**
- 1.3 The former governed existing parking restrictions on Riverside Street and was proposed to be amended to establish 'no waiting at any time' along the frontage of the Boys Brigade and Waterloo Bowling Club. This would remove 8 number unrestricted on-street parking bays. This amendment is required as the flood wall and associated streetscape will narrow the road width due to the presence of existing mature trees.
- 1.4 The latter was a new Traffic Order proposed to mitigate the loss of the 8 number on-street parking bays, by establishing a formal off-street car park with approximately 22 bays. It is proposed that this car park would be free of charge.
- 1.5 The draft Traffic Orders were subsequently published on the 22<sup>nd</sup> November 2013.

- 1.6 A 28 day consultation period followed, where draft Orders were available for inspection at the reception of Council Headquarters, and on the River Ness Flood Scheme website.
- 1.7 Drawings showing the published Orders are attached in Appendix A.

## **2. Stakeholder Engagement**

- 2.1 The project team developed a Stakeholder Management Plan to ensure good consultation with the business, residential and political communities.
- 2.2 A number of stakeholder meetings, presentations and briefings have taken place through public exhibitions, street based stakeholder meetings, briefings to BID, tourism stakeholder meetings and members briefings.
- 2.3 In May 2013, a Public Exhibition to display the proposals for Phase 2 of the Flood Scheme was carried out. All residents and businesses affected by the scheme, and the draft Orders, were invited to discuss any concerns.
- 2.4 Following criticism of residents and businesses affected by draft Traffic Orders implemented in Phase 1 of the Flood Scheme, officers improved the clarity of the process to ensure that public opinion was accurately captured, and that stakeholders were clear as to the process for affecting the draft traffic orders.
- 2.5 In November 2013 letters advising of the start of the formal consultation period; what the draft Orders proposed, how they could be viewed and the process for making representations/ objections were issued to all Members, residents and businesses affected by the Orders.

## **3. Background Information**

- 3.1 The land which the Waterloo Bowling Club occupies is owned by The Highland Council and a lease is in place for their continued existence. The Highland Council also owns the triangular 'informal' car park to the south of the clubhouse/ green adjacent to Friars Bridge.
- 3.2 It is understood that The Inverness District Council made provision for the Club to use the car park during the bowling season (April-September), as is noted by the existing sign (see Appendix B). However, the Club's lease does not include any formal right to use the car park.
- 3.3 It is understood that the car park is usually gated and padlocked, with the Club and certain staff from the Townhouse having a key. The Club is understood to open up the car park for its members when they have events and to provide access for maintenance vehicles. The car park is also rumoured to have been used historically as an overflow for Townhouse staff.
- 3.4 The Club maintains that it has, as result of the above provision, 'grandfather rights' which should enable it to have continued exclusive use (between April

and September) for club events. There is no legal basis to this term and no documents have been provided to justify their current enjoyment of this car park.

3.5 It should be noted that the loss of the on-street parking as a result of the flood wall being constructed is inevitable. It is also unavoidable that the informal car parking area must be opened up to provide a turning head for vehicles travelling to the end of Riverside Street (the existing turning head is taken away by the proposed flood wall/ ramp approaching Friars Bridge). The proposed access and formalisation of the car park is therefore required.

3.6 The questions that face Members therefore are:

- 1) Should the Waterloo Bowling Club (and/or Boys Brigade Club) continue to have *exclusive use of all* the spaces available during the bowling season? Or
- 2) Should the Waterloo Bowling Club (and/or Boys Brigade Club) be provided with *a number* of reserved spaces during the bowling season? Or
- 3) Should the Waterloo Bowling Club (and/or Boys Brigade Club) not have any spaces allocated to them?

#### **4. Objections to the Road Traffic Orders**

4.1 At the end of the 28 day consultation period, officers received 26 letters of objection.

These were made up of:

- 24 number from members of the Waterloo Bowling Club.
- 1 number from the Inverness Bowling Club and
- 1 from the Boys' Brigade

The main focus for all objections concerned the loss of parking available to Waterloo Bowling Club and the impact this may have on their future.

4.2 Officers met the objectors throughout February and March 2014 to explain the decisions behind the draft Traffic Orders and discuss their objections. The Committee was asked to consider the following:

#### **4.3 Waterloo Bowling Club - Nature of Objection**

Twenty four letters of objection were received from members of the Waterloo Bowling Club. The majority of the letters were brief and explained that their concern related to apparent loss of the exclusive use of the informal off-street car park and how that would affect the future of the club. The members stated that between April and September the club hosts a number of events throughout the week with members and other clubs coming to meet. The membership of the club comprises of elderly men and women, who would find it difficult not to park adjacent to the club. Members believed that if draft Orders came into effect, and the club had no specific usage of the car park during the bowling season, that this would result in a loss of members and

ultimately the closure of the club.

4.4 Discussion

On the 18th March 2014, a meeting was held with members of the Waterloo Bowling Club to discuss their objections.

4.5 The members of the club present accepted that the flood works were necessary and that it impacted on the existing parking provision, and the need to open up the informal car park for turning was an unavoidable consequence.

4.6 The issue that remained for discussion was whether the club was entitled to exclusive use of the formal car-park, or whether a reduced number of spaces would be an acceptable compromise.

4.7 Discussions followed on the possibility of using demountable bollards during the season (with keys held by the club), or parking could be designated through the use of Parking Permits. The latter was later dismissed as this may entitle other permit holders to use the spaces.

4.8 After lengthy discussion, the club members agreed that a compromise would be acceptable and they would withdraw their objection should approval be granted to allow the club exclusive use of 12 number parking spaces which could be reserved through demountable barriers.

4.9 **The objection from The Waterloo Bowling Club to the proposed Traffic Orders would therefore be removed on the condition that the Council grant the Club exclusive use of 12 number spaces between April and September.**

4.10 **If the Inverness City and Area Committee decide not to grant this condition, and make the formal car park available to the public, with no exclusive use for Waterloo Bowling Club (as proposed in the draft Orders), the Clubs objections would remain.**

4.11 Inverness Bowling Club - Nature of Objection

The Inverness Bowling Club, having members of the Waterloo Bowling Club and being affiliated with the club, presented an objection on the grounds that if the Club's current ability to use the informal car park was removed during the bowling season this would affect their members ability to park near to the club, and may affect their membership and future success.

4.12 Discussion

On the 10<sup>th</sup> March 2014 a meeting was held with the Club to discuss their objection. Whilst it was understood that the flood wall would result in a loss of on street parking, they hoped the existing exclusive access for the Waterloo Club could continue. The Club maintained that the elderly members of the Waterloo Bowling Club could not continue to play at events, if their current parking provision was removed. Officers were unable to persuade the Club that the space should be available to all - given that parking is a premium in the City Centre.

4.13 **The objection from The Inverness Bowling Club to the proposed Traffic Orders therefore remains.**

4.14 **Boys Brigade - Nature of Objection**

The Boy's Brigade on Riverside Street objected on the grounds that the existing parking provision is insufficient for their needs, and in their opinion, the proposals would make it worse. They stated that parking is limited for their meetings which are on a monthly basis and they hold coffee mornings and some of their members are disabled.

4.15 During the summer months, grass cutting maintenance is carried out to the rear of their building on a weekly basis. Even with the current parking provision, they stated that it is sometimes difficult to park out the front of the building to load/ off load mowers. They object to the Orders on the basis that the proposals will mean that the maintenance vehicles will either have to park on the footpath (illegally), or in the nearby formal car parks.

4.16 **Discussion**

On the 28th February 2014 a meeting was held with the Boy's Brigade to discuss their objection.

4.17 The Boy's Brigade stated that they had land to the front and/ or rear which is currently under-utilised, and that if improvements could be made to create an additional space at the front of their building as a reserved space (within their ownership), their objection could be withdrawn.

4.18 The Boys Brigade have no claim to the existing parking provision on Riverside Street and The Highland Council has no duty to provide parking for the club or mitigate the 'loss' of the existing 8 spaces by funding works in private land.

4.19 **The objection from The Boys Brigade to the proposed Traffic Orders therefore remains.**

**5. Flood Scheme Progress**

5.1 Members are invited to note that Phase 1 continues to progress between Ness Bridge and Friars Bridge. Stone cladding is being added to large sections of the flood wall and is running to programme. It is proposed to re-open Bank Street at the end of June such that it will be available during the peak July/ August period.

5.2 Phase 1 of the flood scheme is programmed for completion by February 2015.

5.3 Phase 2 of the flood scheme (downstream of Friars Bridge) commenced on the 28<sup>th</sup> April and is progressing along the west bank (adjacent to Anderson Street) along the river banks of the flats. McLaughlin & Harvey are carrying out preparation works before piling is due to commence in this section.

5.4 Trial holes are being carried out in a number of locations on the east and west

banks to confirm the location of services and tree roots.

5.5 Phase 2 of the flood scheme is programmed for completion by April 2015.

## 6. Implications

6.1 The Flood scheme will protect properties in the area up to a 1:100 return period event (1% chance of occurring each year), and includes allowances for climate change.

## 7. Recommendation

7.1 Members are recommended to **approve** the making of the amended Traffic Order entitled “**THE HIGHLAND REGIONAL COUNCIL (INVERNESS-CENTRAL CONSOLIDATION) ORDER 1988 (RIVERSIDE STREET, INVERNESS)**” which amends parking restrictions on Riverside Street and removes the existing parking provision.

7.2 Members are recommended to **approve** the making of the Traffic Order entitled “**THE HIGHLAND COUNCIL (RIVERSIDE STREET, INVERNESS) (OFF-STREET PARKING) DRAFT PARKING ORDERS – RIVERSIDE STREET**” and recommend one of the following options:

**OPTION 1** - to establish the off-street car park as proposed in the draft Orders and **not provide any reserved spaces for Waterloo Bowling Club** during the bowling season.

**OPTION 2** - to establish the off-street car park as proposed in the draft Orders and **provide Waterloo Bowling Club access to 12 number spaces** during the bowling season (controlled by demountable bollards)

**OPTION 3** - to establish the off-street car park as proposed in the draft Orders and **provide Waterloo Bowling Club unrestricted access to all 22 number spaces** during the bowling season

7.3 Members are recommended to approve the inclusion of accommodation works within the curtilage of the Boys Brigade Club, to provide a private parking space to remove their objection.

7.4 Members are invited to note the programme for scheme delivery for completion in April 2015.

Designation: Director of Development and Infrastructure Service

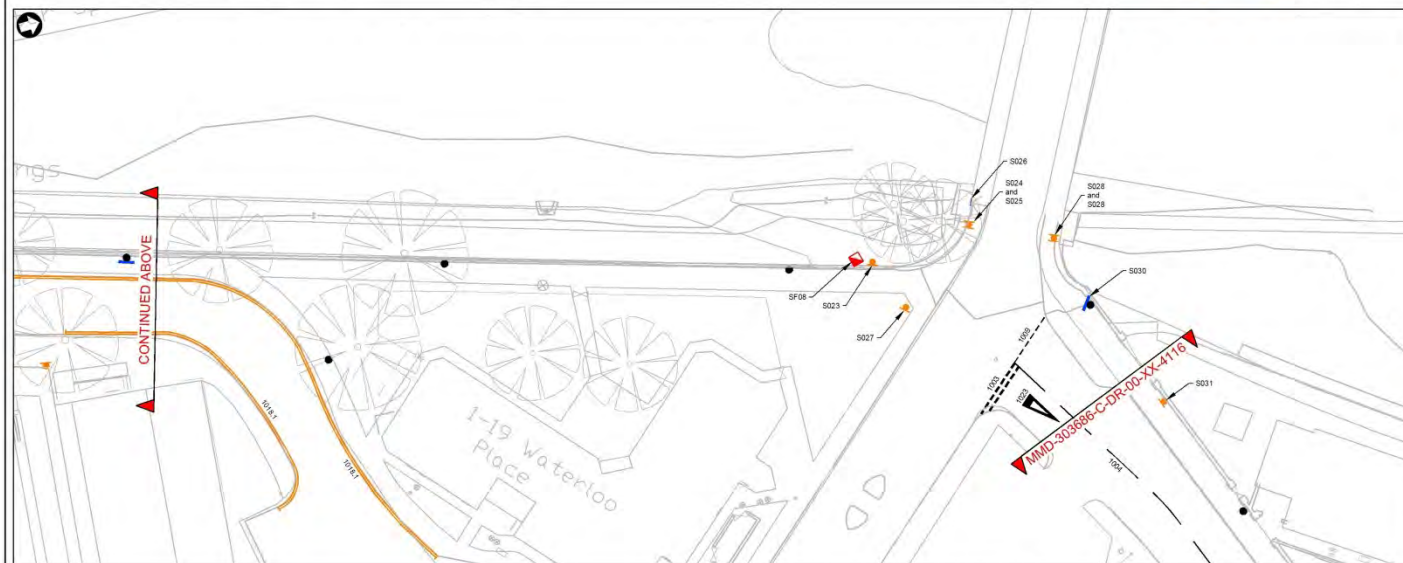
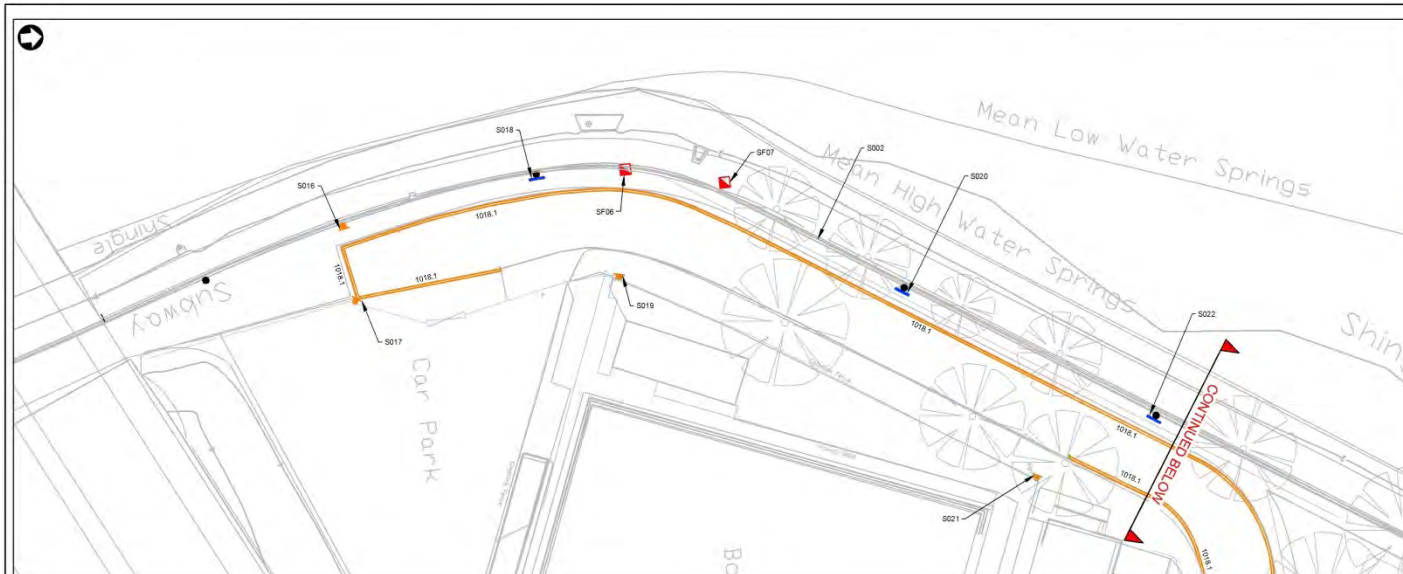
Date: 18<sup>th</sup> May 2014

Author: Matt Smith, Principal Engineer

Background Papers: Report to Inverness City Committee – 13 August 2013

## **Appendix A**

### **Draft Traffic Order Drawings**



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**Notes**  
 1. For general streetcaping 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

P1	20/03/13	AH	Preliminary Issue		
Rev	Date	Drawn	Description	CHK'd	App'd

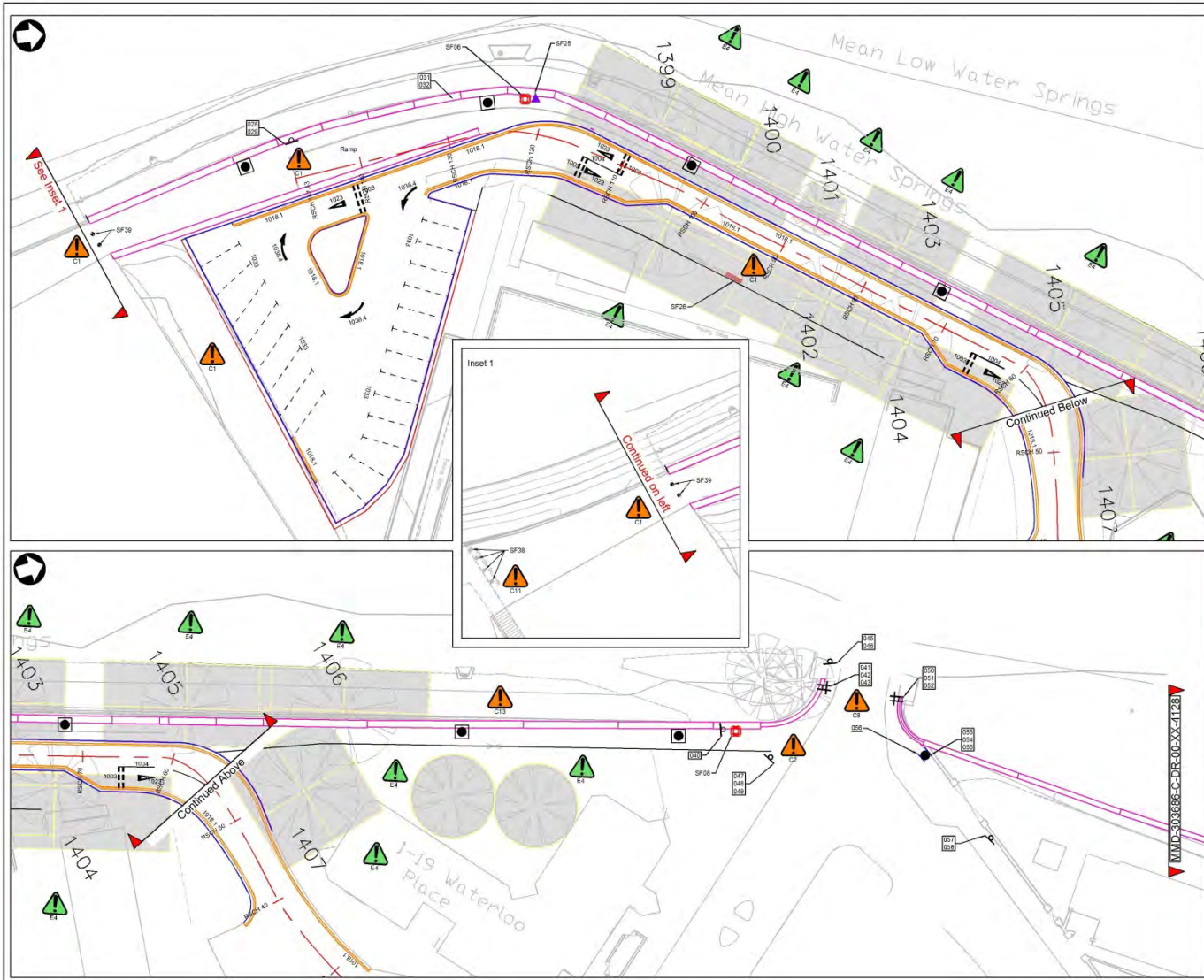


**Title**  
 River Ness Flood Alleviation Scheme  
 Phase 2  
 Existing Street Furniture, Signs & Road Markings - Riverside St./Waterloo Place  
 Sheet 1 of 6

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: MMD-303686-C-DR-00-XX-4115





**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**
- Li Sign with reference number
  - Unit sign with reference number
  - Sign on Post
  - Sign on Lighting Column
  - Flood Defence Wall
  - Lighting column
  - Lighting column with fringe plate
  - Double Yellow Line (1018.1) double yellow blips (1020.1) added where specified at 3m spacing
  - Single Yellow Line (1017) single yellow blips (1019) added where specified at 3m spacing
  - Benchseat
  - Bin
  - Dog bin
  - Life buoy
  - New tree
  - Existing tree
  - Street furniture reference number
  - Calculated Root Protection Zone (with tree number where applicable)

**Reference drawings**

MMD-303686-C-DR-00-XX-0104  
 MMD-303686-C-DR-00-XX-0108

**DRAFT**  
 For discussion only

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



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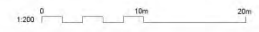
**Client**  
 The Highland Council  
 Comhairle na Gàidhealtachd

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

Designed	JM	Eng check	LC
Drawn	WJK	Coordination	LC
Dwg check	BS	Approved	SAK
Scale at A1	Status	Rev	P1

Drawing Number  
 MMD-303686-C-DR-00-XX-4127

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## Appendix B

