



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

REPORT FOR INFORMATION

Agenda item no: 5

Rochdale Town Centre Committee
25th March 2008

Report of the Head of Highways and Engineering Impact Partnership

Rochdale Town Centre Parking

Wards affected: All

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Request members to note the proposal to use the Entwisle Road site for long stay parking in line with the Town Centre development programme, and note the recent survey regarding the Holme Car Park.

1. It is recommended that:

- 1.1 Members note the proposal to use the Entwisle Road site for parking in line with the Town Centre development programme, and request officers to develop detailed proposals as further information regarding the timescales indicated in paragraph 5.1 become available.
- 1.2 Members note the issues arising from recent surveys of the Holme car Park, and request officers to carry out further investigations to clarify any maintenance work required.

2. Reasons for recommendation:

- 2.1 The report is a development of the Rochdale Town Centre Parking strategy and outlines the relevant issues to date along with the projected timescales which affect the provision of parking within the Town Centre.

3. Alternatives and risks considered:

- 3.1 A range of options were identified in the studies carried prior to the development of the strategy, this report considers some of the key issues arising from those options.

4. Consultation undertaken/proposed:

- 4.1 A range of stakeholders were consulted in the development of the parking strategy, this report considers some of the outcomes of those consultations and the further work required to bring them forward in line with the development programme.

5. Main text of report:

- 5.1 Timescales shown within this report are dependant on a number of issues not yet resolved including:
- The developer's programme for the redevelopment
 - Construction programme for the bus station
 - Construction timetable for the municipal offices and impact partnership building
 - Release of land i.e. alternative sites, to accommodate both temporary and permanent parking around the Town Centre.
- 5.2 Some existing car parks, particularly on the periphery of the Town Centre are currently underutilized for both long and short stay parking and some displaced parking could be absorbed within existing capacities. However remedial works are required to those car parks to make them more attractive for users.
- 5.3 Investigations have been undertaken on the condition of the Holme Car Park. It has become evident that the Holme Car Park is in need of repairs to ensure its continued safe use. With the loss of existing Council owned car parks due to the redevelopments it may be that the Holme becomes the only multi storey car park in the town centre in full Council control therefore it is important that it remains open and available for parking.
- 5.4 The strategy makes provisions to ensure that as many displaced long stay parking spaces are accommodated within either temporary or permanent parking locations to meet the needs of a mixed use development for the Town Centre. Several sites have been put forward including Penn Street and the existing bus station site however the availability of these sites for parking will depend on the developer's timetable and method statement. This would again make the Holme car park important as it may be the only realistic short stay parking we can offer during the main construction phase of the Town Centre Redevelopment.
- 5.5 A recent survey of the Holme Car Park has identified a number of structural problems requiring maintenance work. The main concern is the potential loss of the 234 long term parking spaces, or its potential to be used for temporary short stay car parking if no other sites can be found.
- 5.6 A possible calendar of events based on predicted development start and finish times is discussed below. The closures of car parks are the most predictable timings but still rely on external approvals and timetables. Table 1 shows a simplified version of the closure dates with the loss of both long and short stay spaces.

Table 1

Car Park	Closure Date	Loss of Spaces
Town Head	Feb 2008	38LS
Yelloways	March 2009	208 LS
Bus Station	May 2010	400LS 267 SS
Other private CPs	March 2012	200LS
Total		846LS 267SS

In assessing future car parking provision for the town centre the strategy must assume that all short stay parking will be accommodated within the centre and long stay parking must be on the periphery. The demand for long stay car parking is high, with such parking oversubscribed particularly in the bus station.

- 5.7 A number of temporary sites may become available during the town centre redevelopment however that will depend on the developers work programme so it may be difficult to give a timescale. However we may be able to attach planning conditions which require temporary parking to be provided within the town centre as parking sites are lost. Potential temporary car parks could be available at Penn Street and the existing bus station sites. Realistically the main site for consideration is the Entwisle Road site which could provide a temporary or permanent solution to long stay parking provision for the town centre.

6. Personnel and Financial Implications:

There are no personnel or financial implications arising from this report. Though members are being asked to note issues which need further investigation before these can be determined.

7. Conclusions:

- 7.1 It is clear that the Entwisle Road site could be important to both temporary and permanent long stay parking provision for the Town Centre, however the timescale for its availability causes concern as the site may not be available until December 2009, and the Yellowway site could close in March 2009. If a decommissioning and construction period are needed there could be a shortfall of 200 long stay parking spaces over a 12 moth period in 2009/10. Officers need to carry out further work on this to ensure that adequate parking is available over this period.
- 7.2 It is important to ensure the Holme car park is available during this period to maintain adequate short stay parking within the Town Centre. A further 234 spaces could be lost during this period if the required remedial works on The Holme are undertaken in 2009/10. Officers need to carry out further work to investigate the work required to the Holme and the lease arrangements for the structure to minimise the risk of works being needed during the critical period for the Town Centre redevelopment programme.

For further information and background papers: For further information about this report or access to any background papers please contact Donald Forrester Impact Partnership Tel: 924557

**Donald Forrester
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