

Report to the Director of City and Environmental Services

Lawrence Street: Request to consider and advertise amendments required to the Traffic Regulation Order to facilitate Vita Student Accommodation development, planning reference 14/0204

Summary

1. Amendments to the York, Stopping Parking and Waiting Traffic Regulation Order (TRO) are required to facilitate changes to the highway layout for the Vita Student Accommodation development at 126 Lawrence Street (St Joseph's Convent)

Recommendations

2. Advertise the proposal to amend the TRO to facilitate the highway changes agreed within the planning process for the Vita Student Accommodation Development (Option A).

Any objections received to be included within a report to be considered by the Executive Member at a Decision Session

If no objections are received the changes to be confirmed within the TRO as required in line with development progress.

Background

3. The highway changes agreed within the planning process are outlined on the agreed drawing at Annex D.

The availability of parking within the development area is primarily allocated to the R46 Residents' Priority Zone which, in total, has approximately 35 dedicated spaces and 8 shared spaces with a Pay & Display facility.

South Side of the Carriageway (Annex A & B)

The proposal removes the 8 space Pay & Display facility from this area (estimated total income loss of approximately £3.50 per week). The new vehicle entrance necessitates the relocation of the bus stop, which in turn causes the relocation of the City Car Club Bay. This reduces significantly the parking amenity within the Zone at this location (currently 1 dedicated

space and 8 shared spaces). We are proposing to mitigate the loss to the Residents' Priority Parking zone by removing the pay and display amenity and allocating remaining space to Resident Parking only. A 60 minute parking allowance for non-permit holders is proposed to facilitate customers for nearby business outlets in line with other resident parking bays in the zone.

North Side of the Carriageway (Annex C)

The proposal removes 20 metres (3-4 spaces) of R46 Resident Parking amenity in order to accommodate the planned pedestrian refuge and improved bus stop facilities.

Consultation

4. Proposals are advertised on street and in a local newspaper (The Press). Details are hand delivered to properties adjacent to the proposed restriction. In addition, details are sent to North Yorkshire Police, Fire and Rescue Service, Ambulance Service, Freight Association and Haulier Association.

Councillor Comments to the proposals are included as Annex E

Parking Services did not register any objections regarding the loss of income by removing the Pay and Display facility. Because the income derived from these spaces was insignificant, compensation for loss of income was not requested from the developer.

Analysis

5. The proposals, if implemented, will remove 9 spaces (21%) of the current Resident Parking amenity. The total number of permits issued within this zone is low; currently only 8 permits issued and 10 authorisation cards to enable visitor permits.

Consequently the loss of spaces would not be detrimental to the overall zone at this time. Sufficient space remains to accommodate all permit holders. The main take up of permits is from properties on the north side of the carriageway. The proposal will be inconvenient for some residents who will no longer be able to park adjacent to their homes.

There are concerns about losing 21% of residential parking amenity, especially spaces lost due to the additional pedestrian refuge area and better bus stop facilities on the North side of the carriageway where the residential parking is more likely to be concentrated.

The number of Resident Parking permits issued at any one time can vary significantly, especially in areas where many properties are rented with a high turnover of occupiers.

With regards to the proposed pedestrian refuge and the loss of parking spaces on the North side of the carriageway; a proviso was added to the approved drawing (Annex D).“... the works are potentially subject to changes arising from the outcome of;

- a) 3 stage Road Safety Audit
- b) Detailed technical design through agreement under the Highway Act (1980)
- c) Feedback following required public consultation and advertising of the works including changes to the Traffic Regulation Order”

It is intended that any objections received from residents (specific to the loss of spaces outside the northern residential properties) will be considered by the Executive Member for Transport because of this proviso in the planning documentation.

Options

- 6. The options available are:
 - A. Advertise the proposal to amend the Traffic Regulation Order to facilitate the highway changes agreed within the planning process for the Vita Student Accommodation Development. This is the recommended option because it will enable a better informed consultation.
 - B. Advertise the proposal to amend the Traffic Regulation Order for the South Side of the Carriageway only at this time. The proposal for the North Side could be deferred until development progress requires it.

Council Plan

- 7. The potential benefits for the priorities in the Council Plan are:

A council who listens to its residents; The decision requested confirms the participation of residents in the decision making process.

Implications

8. **Financial** –.None

Human Resources –. None

Equalities – None

Legal –None

Crime and Disorder – None

Information Technology -.None

Land –.None

Other –.None

Risk Management

There is an acceptable level of risk associated with the recommended option.

Contact Details

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Date: 24 November 2015

Specialist Implications Officer(s)

There are no specialist implications.

Wards Affected: Guildhall and Fishergate

All

For further information please contact the author of the report.

Annexes

Plans

Annex A: Revocation of existing restrictions on the south side of the carriageway

Annex B: Proposed restriction/bus clearway/car club space on south side of carriageway

Annex C: Proposed removal of 20m of R46 Residents' Priority Parking amenity

Annex D: Drawing 3183/SK001/001 associated with Planning Reference 14/0204

Internal Consultation

Annex E: Councillor comments received

Abbreviations

TRO – The York Parking Stopping and Waiting Traffic Regulation Order