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Planning and Design Group



To: Principal Engineer - Highway Regulation ()	
Committee:	Major and Commercial Team
Ref:	10/01868/FUL
Application at:	York Designer Outlet St Nicholas Avenue York
For:	Temporary siting of public ice rink (November to January) on coach park for a period of five years
By:	Mrs Maria Farrugia
From ADCO:	Michael Jones 01904 551339
Date:	3 September 2010

PE comments
 loss of coach park. + heli-pad
 Christmas/Noitar.
 + setting up/dismantle
 parking surcharges
 customer cars.
 P+R opp end.
 Times - 9 finish Pub L.
 Coach park well laid out and signed
 Approved by PE/AE
 - ENT/1000 Mon 13th - 4 delivery vans
 * * * * *
 reduce contrails / increase cars.

Please write your comments on the above application and any conditions which you require *Line* within 15 working days and return to Development Control. Comments are required for *marking* incorporation into the Planning report for Committee. PLEASE WRITE CLEARLY. *at entrance?*

HIGHWAY REGULATION - OBSERVATIONS			
Date received	6.9.10	Highway Implications	Yes/No
Trunk Road	Yes/No	Classified route + No	A19
Road Safety Audit Required?	Yes/No	Car parking standards satisfied?	Yes/No/£
Transport Assessment req'd?	Yes/No	Cycle Parking standards satisfied?	Yes/No/£
Green Travel Plan required?	Yes/No	Site Inspected?	(Yes/No)
Additional comments/recommendations/conditions:			
<small>Please continue overleaf if necessary</small>			
Recommendation:	No objections/Refuse/Defer pending resolution of the above		
Please apply these standard Conditions and Informatives:	please see attached memo for comments & recommendations		
Signed + date		Approved + date	15/09/10

see attached memo

ENVIRONMENT & DEVELOPMENT SERVICES

MEMORANDUM

From: Mick Yates, Highway Development Extn: 1636

To: Michael Jones
Copy to:

Our Ref:
Your Ref: 10 / 01868 / FUL

Date: 14 / 09 / 10

York Designer Outlet, St Nicholas Ave, Fulford

Temporary siting of public ice rink (November to January) on coach park for period of five years

I refer to the above application and I note the following: -

- The development would be erected on the existing coach park; the park would be reduced from 39 spaces to 11 (72% - drw nos 1006 Block Plan) or from 38 to 7 (82% - planning statement). There are no details of any replacement parking.
- Including erection and dismantling, the ice rink would be on-site from 1st November to January 16th. The rink would be open continually from 12th November to January 9th.
- The opening hours for the rink would be 9a.m. to 9 p.m. daily whereas the Designer Outlet normally opens from 10a.m. to either 5, 6 or 8p.m. depending upon which day of the week but it is understood that these times may be extended during the Christmas and new year period. The P& R service operates daily from 7a.m. to 8 p.m. but 9:30 a.m. to 6:20 p.m. on a Sunday with "the gates locked after the last bus" but it is understood that this refers to entry gates only as there are no obvious barriers to the exit.
- The ice rink appears to be predominantly an independent feature
- In order to facilitate entry into the coach park the entry to it from the main internal circulation road is marked such that vehicles enter and leave on the right-hand side of the carriageway. This could cause confusion for other road users!
- The application does not contain any details of signage to the site
- The coach park includes a large marked circle with an "H" in the middle; this would be obscured by the development. What is this for?
- The move from the "Eye of York" is as a result of complaints relating to noise; would there be any impact on the residents in Naburn Lane? (It is considered that the tree belt between Naburn Lane and the site would preclude any visual distraction to passing motorists)
- It was noted at a recent site visit (@ 9a.m.) that the coach park was empty of coaches but was in use by six service vehicles – nominally a mix of 35cwt and 3.5tonne). Is this common practice?

Historically the period applied for i.e. the run-up to Christmas and the Boxing Day / New Year sales, is a very busy time of the year for retail businesses. The removal of the majority of the coach parking at this retail establishment and the simultaneous introduction of a very popular visitor attraction within the parking area gives rise to obvious concerns for capacity. Anecdotally, even outside peak periods such as bank holidays, but at weekends especially, the Designer Outlet can be very busy with difficulty finding a parking space!

It is therefore requested that the following additional information be submitted in order to fully assess the highway implications of this application: -

- 1. Estimated / previous parking accumulation figures for the period of November to January for the Designer Outlet for both cars and coaches**
- 2. Estimated / previous visitor figures for the ice rink.**
- 3. Estimated modal split of visitors**
- 4. Estimated peak periods of both existing retail use and ice rink**
- 5. Estimated proportional split of exclusive customers / shared customers**
- 6. Details of residual / alternate coach parking**
- 7. Details of staff car and cycle parking**