

RATIONALISATION OF COLERAINE CAR PARKING AT TERRACE ROW, MARKET YARD & WATERSIDE WITH THE CREATION OF A MULTI-FUNCTION EVENTS SPACE	6th September 2016
TO: ENVIRONMENTAL SERVICES COMMITTEE	
FOR DECISION	

Linkage to Corporate Plan	
Strategic Priority	Protecting the Environment
Objective	Protect, enhance and promote opportunities for greater enjoyment of our natural environment
Lead Officer	John Richardson
Capital Costs:	Variable (£0 to £190,000)

The purpose of this Report is to request permission to

- a. to renew or not renew the Terrace Row car park lease (currently free car park)**
- b. To utilise Market Yard as a multi useable event space / car park**
- c. To consider Waterside car park as an alternative to Terrace Row**

Appendix A – shows the position of the three areas above.

Background

Members will be aware on the 1st April 2015, thirty seven off-street car parks transferred to Causeway Coast and Glens Borough Council from Transport NI under the provision of Transfer of Designated Off-Street Car Parks, Assets and Liabilities Scheme 2015.

Terrace Row Car Park (Leased from Terrace Row Presbyterian Church)

Terrace Row car park / lease was transferred from Transport NI to CC&GBC on the 1st April 2015. The car park had a NINE year lease at £36,000.00 per Annum, which terminates on the 31 December 2016. If Council want to retain the car park, six months' notice prior to termination is required. The lease has no requirement to give notice if Council do NOT wish to renew the lease. The car park has 133 spaces + 2 disabled. We are also responsible for all maintenance and cleanliness for the car park during the lease period.

Waterside Car Park

Currently this car park has the lowest occupancy of all our pay and display (P&D) car parks. The car park has 201 spaces currently and runs at 38% occupancy, leaving a total of 125 spaces available each day which remain unused

Profitability / Income (based on 2015/16)

Income from ticket sales	£41,276.29
PCN Income	£ 9,720.00
Cost	
Rates	£14,126.00
Enforcement	£15,187.39
Net Income	£21,682.90

Market Yard

This was formally Coleraine's animal market which was closed in 1986 and was subsequently acquired by legacy Coleraine Council. This site has not been in use for several years and is an ideal site for consideration for utilisation as a multi-purpose space.

Options to be considered for Shared Space for Events:

- Outdoor public spaces for events, exhibitions, markets, festivals,
- Indoor public spaces for seminars, meetings etc.
- Exhibitions that explore our unique heritage 'Irish history starts here' through the voices, perspectives and stories of our local people.
- Community workshops, galleries, meeting spaces and learning areas to explore single identity issues, share perspectives and engage others.
- New pedestrian route through the town.
- Multiple perspectives of cultural identity and traditions.
- New museum facilities
- Small courtyard area - sustainable space for a flexible multi use space
- Car Parking

Benefits include:

- A safe, shared space in Coleraine
- Social and economic regeneration of the area
- Transformation of a local neighbourhood
- Skills, training and work opportunities
- Community pride and ownership
- Increased footfall

The multi-purpose aspect will require the following work to be carried out (subject to Statutory Approvals)

- Modifying ingress and egress for safety and traffic management
- Re-surfacing entire multi-purpose area (asphalt)
- Lighting
- External road lining re-alignment
- Create a pedestrian entrance (lime street)
- Demolish small internal steel framed clad building.
- Installation of new drainage

Appendix B – attached shows the finished proposal

Proposal

FIVE options are listed below

Car Parks / Areas	Option 1 Do Nothing Present Situation £ Capital Cost £0	Option 2 £ Capital Cost £0	Option 3 £ Capital Cost £190,000	Option 4 £ Capital Cost £190,000	Option 5 £ Capital Cost £190,000
Terrace Row	Negotiate New Lease -£36,000 est	Terminate Terrace Row Lease Saving £36,000 PA	Negotiate New Lease -£36,000 est	Terminate Terrace Row Lease Saving £36,000 PA	Terminate Terrace Row Lease Saving £36,000 PA
Waterside	Maintain Pay & Display £21,682.90	Make Car park Free Loss £-21,682.90	Maintain Pay & Display £21,682.90	Maintain Pay & Display £21,682.90	Make Car park Free Loss £-21,683.90
Market Yard New Multi Use Space	Do Nothing	Do Nothing	Convert to Multi Use and Pay & Display car park £income est £ 60,630.00	Convert to Multi Use & Free Car Parking	Convert to Multi Use and Pay & Display car park £income est £60,630.00
Financial Impact Conclusion	£-14,317.10	£+14317.10	£+46,312.90	£+57,682.90	£ +74,946.10
Market Yard Capital Cost Payback	n/a	n/a	4.1	3.29	2.5

Key Notes

Option 1 – Is an unnecessary cost to Council as it is possible to create free capacity with existing space at reduced cost.

Option 2 – Convert Waterside car park to become a free car park saving Council £14,310.00 PA and do not develop Market Yard.

Option 3 – As is position – but convert Market Yard to a multi-use space and a pay & display car park.

Option 4 – Terminate Terrace Row lease, maintain pay & display at Waterside and convert Market yard to a free muti useable space with free parking. The free parking element is NOT recommended as this would reduce usage of key adjacent car parks (Abbey St and Long Commons)

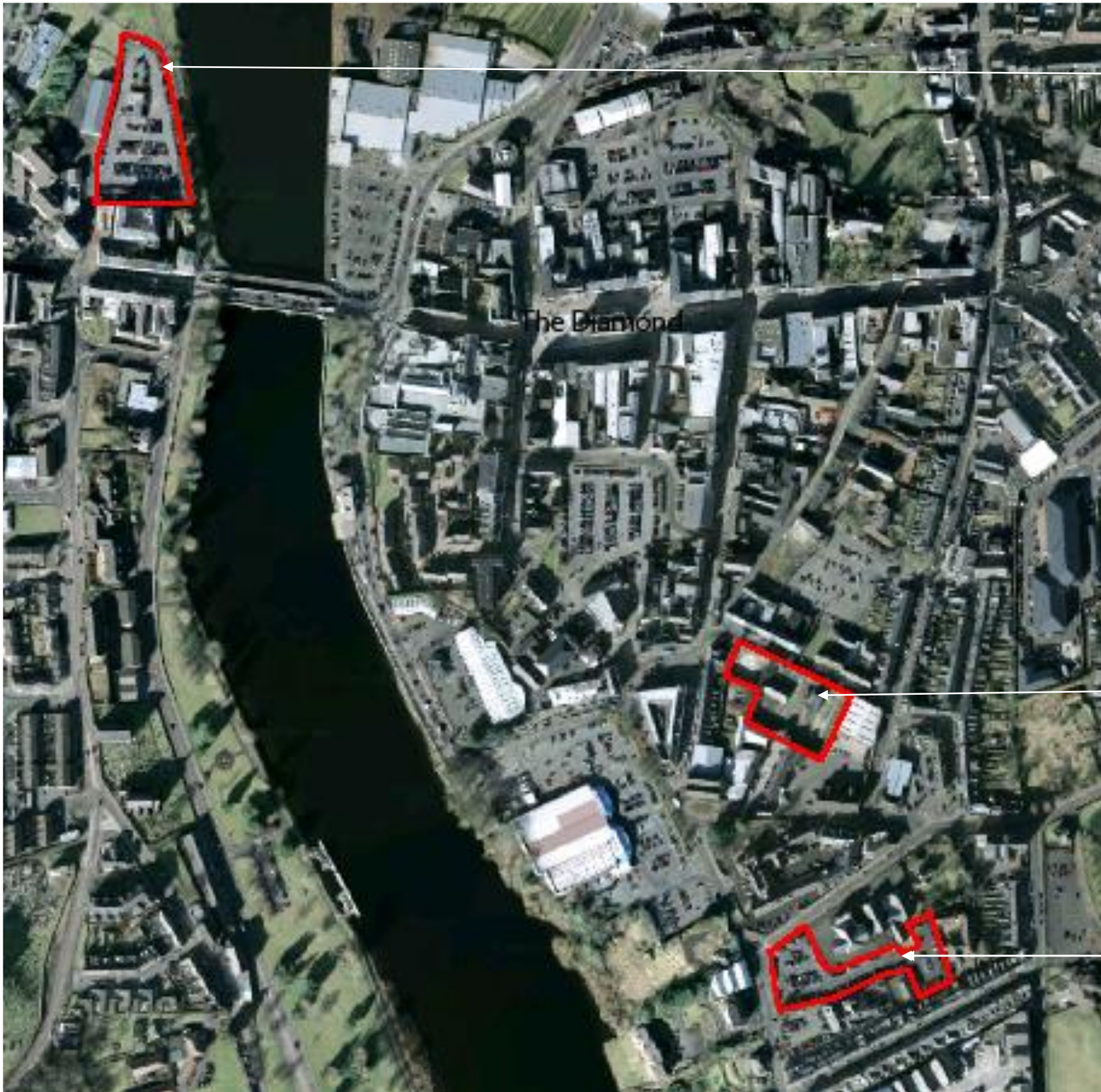
Option 5 – Terminate Terrace Row lease, convert Waterside to free parking and develop Market Yard to a multi-use space including a pay & display car park. This represents the most financially beneficial option for Council, whilst maintaining the existing level of free parking within Coleraine.

Recommendation

It is recommended the Environmental Services Committee approve one of the five options.

Note

The Market Yard project (within options 3,4 & 5) shall be subject to Statutory Approvals. March 2017 would be the estimated completion date upon Council approval of these options.



Waterside Carpark

Market Yard

Terrace Row Carpark

Market Yard Multi Purpose Space



New pedestrian access through listed Gate Arch

New footpath along listed walls on New Market Street

Exit From Market Yard onto New Market Street via existing stone arch gate

Existing archway widened to facilitate 2 way vehicular traffic

Existing listed market walls retained

New pedestrian access through listed Gate House

Entrance to Market Yard from Lime Market Street via Gate House

Market Yard Multi Purpose Space