
ARGYLL & BUTE COUNCIL

**DEVELOPMENT & INFRASTRUCTURE
SERVICES**

**HELENSBURGH & LOMOND AREA
COMMITTEE**

20 December 2011

HELENSBURGH PIER CAR PARK – CHORD PROJECT

1. SUMMARY

- 1.1** A request has been received from the CHORD project design team to utilise an area in the main car park as the provision for the contractors site compound during the period of the construction phase.
- 1.2** They intend to section off a portion of the car park to provide for the storage of materials and site offices along with a smaller section to accommodate staff parking.
See enclosed plan.
- 1.3** They have requested that the Council forego charging for the area being used.

2. RECOMMENDATIONS

- 2.1** That the Area Committee approves the request from the Helensburgh CHORD project team for the provision of the contractor's compound for the period of the construction phase including the initial mobilisation period.
Programme dates 1st February 2012 – 6th May 2013.
- 2.2** That the Area Committee agrees that no charge be made for use of this area of the car park.

3. BACKGROUND

- 3.1** The Helensburgh CHORD project incorporates significant improvements to a number of streets within the town centre. It comprises improvements to both Colquhoun Square and the West Esplanade including the refurbishment of the public toilets located next the pier.
- 3.2** The works have previously received approval from the executive committee and are funded by Argyll & Bute Council.

- 3.3** The site identified to be used as the compound is the area least used on a daily, weekly and monthly basis. Also the use of this area allows all other activities within the car park to continue without an adverse affect. i.e. the area of non charging continues, the coach parking area, the use of the council's recycle bin area is maintained. Access and use of the short stay car park adjacent to the swimming pool continues as does the swimming pool staff car park. There should be no adverse impact on any potential routine maintenance works at the rear of the swimming pool.
- 3.4** The area dedicated for contractor parking at the west end of the compound provides a buffer between the fairground and the compound. Therefore, allows this visitor attraction to be maintained.
- 3.5** This use of this facility will assist with the expedience of the works due to the close proximity to the various work locations within the town. Therefore, this assists with the reduction of the contract duration and helps minimise the disruption within the town.
- 3.6** The appointed contractor will be required to establish an area of land for a compound and it is foreseeable that any costs associated with this would ultimately be passed on to the client. Also, should the compound be outwith the town centre, the potential additional travel time incurred would have an adverse effect on the contractor's rates again resulting in higher costs to the client. The use of this under-utilised car park which is in close proximity to the works will have a positive financial impact on the overall project.
- 3.7** Historically charges have been imposed to individuals seeking to use part of the car park. However, on this occasion the use of the car park helps facilitate a scheme promoted by Argyll and Bute Council. It is therefore proposed that charges for the car park will not be levied.

4. IMPLICATIONS

Policy:	None
Financial:	Historically this area is very rarely full of parked cars, in general limited to a very small number. Therefore, if charging is suspended within this area, the granting of this request would result in an approx. loss of income less than £4,000 to the Council.

Personnel:	None
Equal Opportunity:	None
Legal:	None

For further information contact Campbell Divertie (01436 658866)