

TITLE OF REPORT: **Gateshead Quays – construction of temporary car park**

REPORT OF: **Paul Dowling, Strategic Director, Communities and Environment**

Purpose of the Report

1. The report seeks approval for construction of a new temporary car park for Gateshead Quays.

Background

2. Some existing car parking in Gateshead Quays will be lost on a temporary basis as a result of the Great Exhibition of the North (GEON). At the same time the additional attractions provided by GEON is anticipated to see an increase in visitor numbers to the area.
3. In the longer term the major development planned for Gateshead Quays will see the permanent loss of the Mill Road and South Shore Road car parks (a combined total of some 380 spaces). While it is intended to ensure alternative provision is provided in due course, it is inevitable that there will be an interim period before this is ready.
4. Further development is also planned on Baltic Business Quarter. Again this is likely to be completed before any new permanent car park in the Quays is available.

Proposal

5. It is proposed to construct a new temporary car park of about 550 spaces to cater for the additional needs. The proposed location is on Quarryfield Road (Appendix 2). It is not envisaged that this land will be needed for development in the next 5 years.
6. It is anticipated that the car park will have a lifespan of some 5 years. The total capital cost is anticipated to be £700,000. The car park will be managed as a Council run car park, and charged accordingly, with income (estimated to be of the order of £290,000 per year) helping to offset the costs of repairs during the life of the car park.
7. The new car park is being funded as part of the package of works for the Quays and Baltic Business Quarter area approved as part of the Council's capital programme. In order to meet deadlines associated with the Great

Exhibition of the North construction of the car park has now largely been completed.

8. Consent for Gateshead Quays transport infrastructure spend was given as part of the LTP capital programme approval at Cabinet on 24th April 2018. It was originally thought that this provided sufficient approval for this project. However further advice has recommended specific Cabinet approval is sought.

Recommendations

9. Cabinet is recommended to approve the construction of a temporary car park in Gateshead Quays.

For the following reason:

To ensure car parking is provide during the Great Exhibition of the North and also for the period of construction of the Gateshead Quays development.

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Policy Context

- 1 The proposals are in line with the vision for transport as outlined in the Gateshead Sustainable Community Strategy, Vision 2030 and support the pledges within Making Gateshead a Place Where Everyone Thrives. They also support the Core Strategy and Urban Core Plan.

Background

2. Some existing car parking in Gateshead Quays will be lost on a temporary basis as a result of the Great Exhibition of the North (GEON). At the same time the additional attractions provided by GEON is anticipated to see an increase in visitor numbers to the area.
3. In the longer term the major development planned for Gateshead Quays will see the permanent loss of the Mill Road and South Shore Road car parks (a combined total of some 380 spaces). While it is intended to ensure alternative provision is provided in due course, it is inevitable that there will be an interim period before this is ready. Provision of a temporary car park during this period will ensure parking continues to be available to support attractions such as the Sage during this period, as well as catering for inevitable parking demand from construction workers.
4. Further development is also planned on Baltic Business Quarter. This development is likely to be completed before any new permanent car park in the Quays is available. Provision of the temporary car park will therefore also ensure parking is available to serve this.
5. It is proposed to construct a new temporary car park of some 550 spaces to cater for the additional needs. The proposed location is on Quarryfield Road (Appendix 2). It is not envisaged that this land will be needed for development in the next 5 years.
6. It is anticipated that the car park will have a lifespan of some 5 years. The total capital cost is anticipated to be £700,000. The car park will be managed as a Council run car park, and charged accordingly, with income (estimated at some £290,000 per year) helping to offset the costs of repairs during the life of the car park.
7. The new car park is being funded as part of the package of works for the Quays and Baltic Business Quarter area approved as part of the Council's capital programme. In order to meet deadlines associated with the Great Exhibition of the North construction of the car park has now largely been completed.
8. Consent for Gateshead Quays transport infrastructure spend was given as part of the LTP capital programme approval at Cabinet on 24th April 2018. It was originally thought that this provided sufficient approval for this project. However further advice has recommended specific Cabinet approval is sought.

Consultation

7. The new car park also requires planning approval. Consultation on the planning application has taken place as part of the usual planning process.

Alternative Options

8. The alternative option would have been not to build a new car park. This would have created a serious risk of sufficient car parking not being available in the area during the Great Exhibition of the North and the subsequent construction of the major development for Gateshead Quays. An assessment of available land in the area was undertaken in identifying this site as the most suitable for such a facility.

Implications of Recommended Options

9. Resources:

- a) **Financial Implications** – The Strategic Director, Corporate Resources confirms that the proposed capital investment can be accommodated from within the Council's approved Capital Programme.
 - b) **Human Resources Implications** – There are no human resources implications.
 - c) **Property Implications** – The Corporate Property Officer confirms that the proposal is considered to be an appropriate temporary use of the land, which will not prejudice the longer term plans for this part of Baltic Business Quarter.
10. **Risk Management Implications** – construction of the car park will reduce the risk of there being a shortfall in car parking in the Quays during the Great Exhibition of the North and the subsequent construction of the major development for Gateshead Quays.
 11. **Equality and Diversity Implications** – None.
 12. **Crime and Disorder Implications** – None.
 13. **Health Implications** – None.
 14. **Sustainability Implications** – None.
 15. **Human Rights Implications** – None.
 16. **Area/Ward Implications** – The new car park will be located in Bridges ward.

Background Information

17. None.

Appendix 2 - temporary car park location plan

