

Rugby Club Car Park Project Summary to Date:

Legalities

- We have agreed the relevant legal documentation with the rugby club and the Chester Masters, including a draft lease and letter of consent for operation of a public car park. These key documents should be exchanged between the parties soon.

Rationale

- The immediate need is the provision of replacement parking to compensate for spaces that would be lost temporarily during the construction works of the Waterloo, in line with the Council's Parking Strategy.
- Initially, the intention is to provide parking at the rugby club for a 10 year temporary period, but with the potential to make this a permanent element of the Parking Strategy as it is considered by the Council to be 'beneficial and supportable'.

Pre-planning stage

- A pre-planning application has been submitted that proposes the development of the rugby club site as shown in the submitted drawings - including the inclusion of permeable 'grid and gravel' surfacing, low-level lighting, and alterations to the Whiteway access - to provide public car parking for 164 cars.

Consultation Responses

- **Bio-diversity:** key considerations are: type of lighting ; specification of light design and location; and bio-diversity enhancements (e.g. hedgerow planting, native tree planting, wild flower meadow creation).
- **County Archaeology:** programme of archaeological recording will take place prior to commencement of works
- **Landscape Officer:** Would recommend that the following information is submitted to support the application:
 - A study of other potential sites in and around the town to ensure that there are no preferred alternatives;
 - A Visual Appraisal to assess the impact of the proposed development on public views;
 - Lighting strategy;
 - Landscape mitigation strategy;
 - Tree protection details.
- **Landscape-led design:**
 - Parking spaces should be set back from the access and The Whiteway so that existing topography and tree cover can provide instant screening.
 - Introduction of tree planting to the roadside boundary to filter views from the road.
 - Lighting should be low level and sympathetic to the edge of town setting. Low level LED timber bollard type lighting would be the preferred option.

- The use of a plastic retention 'grid and gravel' surface might be acceptable
- **County Highways:** Proposed development acceptable in principle. Will require as part of the application submission a Transport Assessment (currently underway via Atkins, one of CDC's consultants) and an assessment of the walking routes.
- **Layout plan: See Handout**
- **Transport Analysis: See notes from CDC consultants Atkins.**

Next Steps:

- Once the legal documents have been signed/exchanged, CDC's Planning Consultants will be instructed to prepare the planning application:
- Preparing the Planning submission:
 - Undertake necessary works to support the planning application
 - Produce programme of archaeological recording
 - Bio-diversity enhancement proposals – hedging, tree planting etc.
 - Landscape-led design proposals (relating to the Landscape officer's comments)
 - Liaising with Atkins to ensure Transport Assessment and assessment of walking routes
- Work with Kier Construction to develop pre-tender costings and indicative programme of works
- Work with Perfect Circle (our professional services provider) to get a fee proposal for Quantity Surveyor, and Project Manager for the Construction Phase.

Indicative Timescales:

- Submission of Planning Application – **End of April 2019**
- Application Determined – **Mid August 2019** (or next appropriate Planning Committee meeting.)
- Judicial Review – **Late Sept. 2019**
- Subject to planning permission, commence work on site (once pre-commencement conditions have been discharged) - **Jan 2020** (could be sooner, but would be dependent upon nature of the pre-commencement conditions)
- Works complete and car park opens – **April 2020**