

MARKET STREET, BALLYCASTLE – DEPOT EXTENSION	5 th February 2019
TO: ENVIRONMENTAL SERVICES COMMITTEE	
FOR DECISION	

Linkage to Council Strategy (2015-19)		
Strategic Theme	Protecting and Enhancing our Environments and	
	Assets	
Outcome	To ensure that Council resources are used to	
	protect staff using Council facilities	
Lead Officer	Head of Estates	
Cost: (If applicable)	£50k	

Background

A Workplace Transport Risk Assessment has highlighted a significant number of deficiencies in the operation of the Market Street Depot. There are a number of safety concerns which can be addressed by increasing the footprint of the facility.

Detail

The Risk Assessment has highlighted a number of H&S concerns, many of which are incapable of being addressed given the boundary size constraints of the site, namely:

- 1. Lack of separation between pedestrians and vehicles
- 2. Blind spots for both vehicles and pedestrians
- 3. Unsuitable one way system (of sorts) using garage as a through route
- 4. Lack of pedestrian crossing points
- 5. Proximity of fuel pumps to parked vehicles and building
- 6. Reversing manoeuvres by RCVs within confined space contrary to Workplace Regulations ACoP
- Lack of parking for both council and staff vehicles in contravention of HSE guidance
- 8. Inadequate arrangements to receive public visitors
- 9. Inadequate storage space
- 10. Garage used for parking leading to compromised layout
- 11. Increased fire risk with RCVs (perhaps with waste on board) parking inside garage
- 12. There is a health risk to staff from exhaust fumes inside the garage
- 13. Garage operations compromised due to presence of parked vehicles with risk to mechanics

With the transfer of off-street car parking to Council a relatively simple solution is available. Castle Street car park sits beside and to the rear of the depot. By creating a gateway into the car park it is possible to increase the size of the depot site thus eliminating many of the issues highlighted above. A parking study has indicated that the car park is under-utilised. This would allow us to fence off the lower end adjacent to the depot, install lighting and CCTV and use this space for Council vehicle parking. An outline plan is attached for information. Planning approval will be required for change of use of this section of the car park. Indicative cost for the work is approximately £50k.

Consideration was also given to re-locating to the Civic Amenity centre at Carneatly but ruled out due to cost of buying additional land and planning issues, for example, increased traffic volumes and access to main road along with possible interface issues with the public using the site. The extension into the car park is the most cost effective option.

Recommendation

It is recommended that Council approve the extension of the Ballycastle Depot into the car park to address the Health & Safety and operational issues raised in the Workplace Transport Risk Assessment.

