



Title of Report:	Ballintoy Harbour & Car Park <ol style="list-style-type: none"> 1. To designate Harbour Road car park as a private land car park 2. Resurface a section of the car park to enable enforcement for inappropriate parking. 3. To remove and replace the existing lighting columns within the Harbour area. 4. Introduce car parking charges
Committee Report Submitted To:	Environmental Services Committee
Date of Meeting:	14th December 2021
For Decision or For Information	For Decision

Linkage to Council Strategy (2019-23)	
Strategic Theme	Improvement and Innovation
Outcome	A Sustainable, Accessible Environment
Lead Officer	Head of Capital Works, Energy & Infrastructure

Budgetary Considerations	
Cost of Proposal	Estimate - £110,831.27 - variable
Included in Current Year Estimates	YES/NO
Capital/Revenue	capital
Code	533210
Staffing Costs	As above costs

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

- 1.1 To request permission to designate the Harbour Road car park as a 'private land' car park (similar to East Strand car park) with enforcement patrols to monitor inappropriate parking and if required issue Parking Charge Notices (PCN's) if required as a deterrent.

The popularity of site has risen significantly over the past few years which has significant footfall and traffic. This has additionally attracted many leisure pursuits' providers given the footfall and the natural beauty and attributes of the immediate area. The designation to a private lands car park shall contribute to the alleviation of this problem as trailers and other inappropriate parking to cater for these activities can be better controlled via enforcement.

- 1.2 To ensure that enforcement is achievable it is also necessary to request permission to resurface a section of Harbour Road car park Ballintoy and to ensure parking bays/disabled bays and the trader bay are clearly marked out to eliminate enforcement challenges. Signage would be placed at strategic points on entry and within the car park with terms and conditions (subject to proposal 3.3 and recommendation 4.3).

This will allow random patrols of the car park by our service provider. Any vehicle failing to comply may be issued with a Parking Charge Notice (PCN). The penalty being consistent with all other car parks £90.00 fine, reduced by 50% if paid within 14 days. Note this permission would allow officers proceed to stage 2 of the procurement gateway to grant permission to specify and tender the works identified within the report. Stage 3 would be brought back to Members for consideration at a later date (tender report and final investment decision)

- 1.3 To consider approval to proceed to stage 2 of the procurement gateway for the replacement of 7 No harbour lights and columns in Ballintoy to ensure the safe operation of the facility for both boat users and visitors.

2.0 Background

2.1 Resurfacing.

Harbour Road car park Ballintoy (**see appendix 1**) is a highly occupied car park with parking space at a premium.

Vehicles regularly park all day with very little turnover of space. When the car park is at full occupancy vehicle drivers start parking in areas not marked out for vehicles, such as the middle of the car park, the area outside the Kiln, the toilet block and perimeter wall, this is further exacerbated with larger vehicles associated with water sports activity providers – **see appendix 2**.

Council cleansing operatives have also reported difficulty accessing the area to clean toilets and empty bins.

The area in front of the Harbour slipway has on occasions also been used for inappropriate parking. This is a serious concern as this area must be kept free in the event of emergency services requiring access.

The parking area facing the sea and the small parking area facing the Harbour has been identified as an area where vehicle drivers regularly do not park wholly within the markings of a bay. The reason for this is the surface is loose stone and the bays separated with brick pavers to identify a parking bay. When a driver parks inappropriately outside of a bay this has a domino effect and adds to the congestion of the car park. The surface area covered by loose stone also develops into pot holes due to vehicles turning and quickly becomes a trip hazard.

A section of the car park towards the Harbour is now scheduled by Historic Environment Division (HED). Therefore, a Scheduled Monument Consent form was submitted requesting approval to carry out the planned works. We also met with representatives of the HED on site to discuss the planned works and these have now been granted approval to proceed.

2.2 Lighting.

Inspection of the 7 existing harbour lights and columns has indicated that the useful life span of the lighting columns has been reached and as such, the integrity has been compromised – resulting in both a H&S and economic maintenance concern.

3.0 **Proposal**

3.1 **Resurfacing.**

Re-surface the car park above and designate Harbour Road car park Ballintoy as a 'private land' car park and introduce enforcement patrols to monitor inappropriate parking and resurface the (855 m2) area (shown in appendix 3) and supply additional drainage.

To complete works up to stage 3 will cost £46,445.00

3.2 **Lighting.**

Replace the existing 7no. lighting columns and luminaires within the harbour area. Cost £33,308.00

Cost estimate for lighting replacement and resurfacing (including project preliminaries @ 12% of cost - £89,323.36

Contingency @ 10% of cost - £8,932.34.

Professional fees/additional surveys - £12,575.57

Total Cost £110,831.27

Appendix 3 - plans in relation to resurfacing and drainage works.

Appendix 4 - plans in relation to replacement lighting installation.

Appendix 5 - itemised breakdown of cost estimate.

3.3 **Introduction of Par Parking Charges**

The introduction of car parking charges would ease congestion and encourage a more frequent turnover of car parking spaces. The charging would also assist with the enforcement patrol cost.

Appendix 6 attached provides a financial analysis of this introduction

4.0 **Recommendations**

- 4.1 It is recommended that members approve progression to stage 2 of the procurement gateway and grant permission for officers to carry out a detailed design, prepare tender documents and publicly advertise the works outlined in the proposal section 3.1 and 3.2.

Note; a tender report would be brought back to Members for consideration at a later date for final investment decision.

- 4.2 It is also recommended that members grant permission to classify the car park as a private lands car park in order to benefit from the above works and to alleviate congestion.

- 4.3 It is further recommended that members approve the introduction of charging within the car park to further reduce congestion as a result of increasing the turnover of car parking spaces.

In addition, officers will assess the feasibility of a park and ride option to service the Ballintoy harbour car park & harbour area from the vicinity of the Ballintoy village area. Note this will be dependent upon the willingness of private land owners to work in partnership with Council. An update will be brought back to members for consideration.



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Appendix 2. Congestion issues – vehicles parked out of bay causing obstruction.

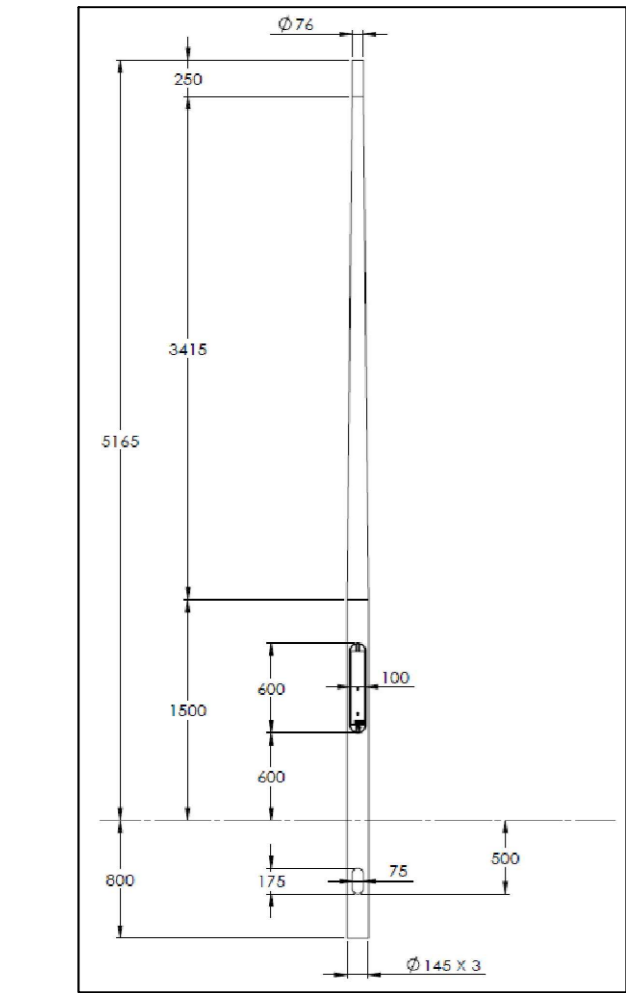


SCHEDULE OF PATHWAY LIGHTING LUMINAIRES					
REF.:	MANUFACTURER:	MODEL:	WATTAGE:	CATALOGUE REF.:	MOUNTING:
A	TRILUX	JOVIE	12W LED	JOVIE 50-AB2L-LR/1350-740 2G1 ET, FINISHED RAL 9006, AND C/W SEA WEATHER COATING	MOUNTED ON 5.1M ALUMINIUM LIGHTING COLUMN AS PER COLUMN SCHEDULE C/W 76MM ALUMINIUM SPIGOT
B	TRILUX	JOVIE	37W LED	JOVIE 50-AB2L-LR/4200-740 4G1 ET, FINISHED RAL 9006, AND C/W SEA WEATHER COATING	MOUNTED ON 5.1M ALUMINIUM LIGHTING COLUMN AS PER COLUMN SCHEDULE C/W 76MM ALUMINIUM SPIGOT
C	TRILUX	JOVIE	12W LED	JOVIE 50-AB2L-LR/1350-740 2G1 ET / IPC, FINISHED RAL 9006, AND C/W SEA WEATHER COATING	MOUNTED ON 5.1M ALUMINIUM LIGHTING COLUMN AS PER COLUMN SCHEDULE C/W 76MM ALUMINIUM SPIGOT

SCHEDULE OF CABLING						
REF.:	LOCATION:	CABLE TYPE:	CABLE LENGTH:	LOAD:	INSTALLATION METHOD:	CABLE SIZE:
CIRCUIT 1	PATHWAY ALONG PIER	PVC/SWA/PVC	APPROX. 220M (TO BE CONFIRMED VIA ACCURATE MEASUREMENT ON SITE BY CONTRACTOR)	96W (0.5A)	UNDERGROUND PVC DUCTS	4MM ² 3-CORE
CIRCUIT 2	CAR PARK AND ROAD LIGHTING ADJACENT HARBOUR	PVC/SWA/PVC	APPROX. 130M (TO BE CONFIRMED VIA ACCURATE MEASUREMENT ON SITE BY CONTRACTOR)	160W (0.7A)	UNDERGROUND PVC DUCTS	4MM ² 3-CORE
CIRCUIT 3	SEA FRONT PATHWAY AND TOILET CAR PARK	PVC/SWA/PVC	APPROX. 200M (TO BE CONFIRMED VIA ACCURATE MEASUREMENT ON SITE BY CONTRACTOR)	296W (1.3A)	UNDERGROUND PVC DUCTS	4MM ² 3-CORE

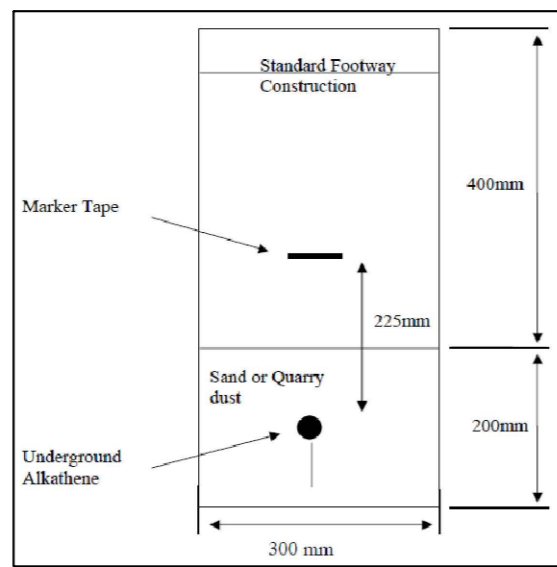
NOTES - EXTERNAL LIGHTING INSTALLATION

1. THE COMPLETE ELECTRICAL ENGINEERING SERVICES INSTALLATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS FOR ELECTRICAL INSTALLATIONS BS7671:2018 (THE IEE WIRING REGULATIONS EIGHTEENTH EDITION) INCORPORATING ALL CURRENT AMENDMENTS.
2. THE SYSTEM OF WIRING FOR ALL FINAL CIRCUITS SHALL BE SWA LSF CABLE DRAWN INTO UNDERGROUND PVC DUCTS. CABLE SIZES AS PER THE CABLE SCHEDULE.
3. ELECTRICAL CONTRACTOR TO NOTE THAT THE DRAWING INDICATES SWITCHING CIRCUITS ONLY. ALL LIGHTING CIRCUITS ARE TO BE INSTALLED DIRECTLY FROM NEW DISTRIBUTION BOARD LOCATED WITHIN THE EXISTING STONE ENCLOSURE.
4. THE ELECTRICAL CONTRACTOR SHALL ALLOW FOR THE INSTALLATION OF A NEW 6-WAY TP/N DISTRIBUTION BOARD C/W 3NO. INDEPENDENT CIRCUITS TO ENERGISE THE EXTERNAL LIGHTING. THE LIGHTING SHALL BE CONTROLLED BY 3NO. HAND/OFF/AUTO SWITCHES ALONG WITH 3NO. SOLAR DIAL TIMELOCKS, CONTACTORS AND AN EXTERNALLY MOUNTED PHOTOCELL TO ENSURE THAT ALL EXTERNAL LIGHTING WILL NOT OPERATE OUTSIDE PERMITTED TIMES.
5. ALL CABLING SHALL BE DUCTED EXTERNALLY.
6. ALL STREET LIGHTING CUT-OUTS TO BE MANUFACTURED BY TOFCO LTD. AND BE COMPLETE WITH EXTENSION BOXES TO ALLOW FOR THE INSTALLATION OF LARGER CABLES.
7. CONTRACTOR TO INCLUDE FOR ALL NECESSARY EXCAVATION AND REINSTATEMENT WORKS ASSOCIATED WITH THE NEW LIGHTING INSTALLATION. A SITE VISIT BY THE CONTRACTOR PRIOR TO SUBMISSION OF A TENDER SUM IS ESSENTIAL TO FULLY UNDERSTAND THE EXTENT OF THE WORKS, AND TO FAMILIARISE THEMSELVES WITH THE TYPES OF GROUND FINISHES TO BE DISTURBED AND REINSTATED.
8. CONTRACTOR TO INCLUDE FOR THE COMPLETE REMOVAL OF THE EXISTING LIGHTING INSTALLATION INCLUDING EXISTING CONCRETE MOUNTING POSTS, AND REINSTATEMENT OF ALL GROUND FINISHES TO MATCH EXISTING.

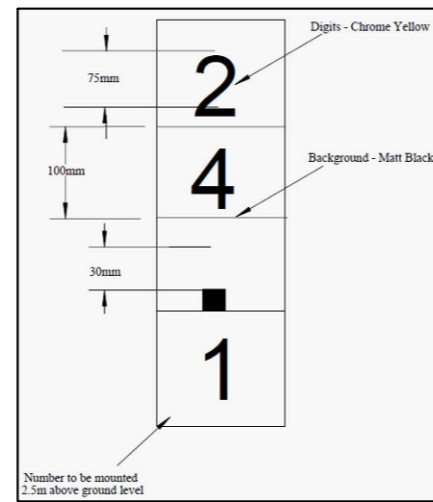


TYPICAL DETAIL OF 5.1M ALUMINIUM CONICAL LIGHTING COLUMN (CONCRETE BASE TO BE CONTRACTOR DESIGNED) NOT TO SCALE

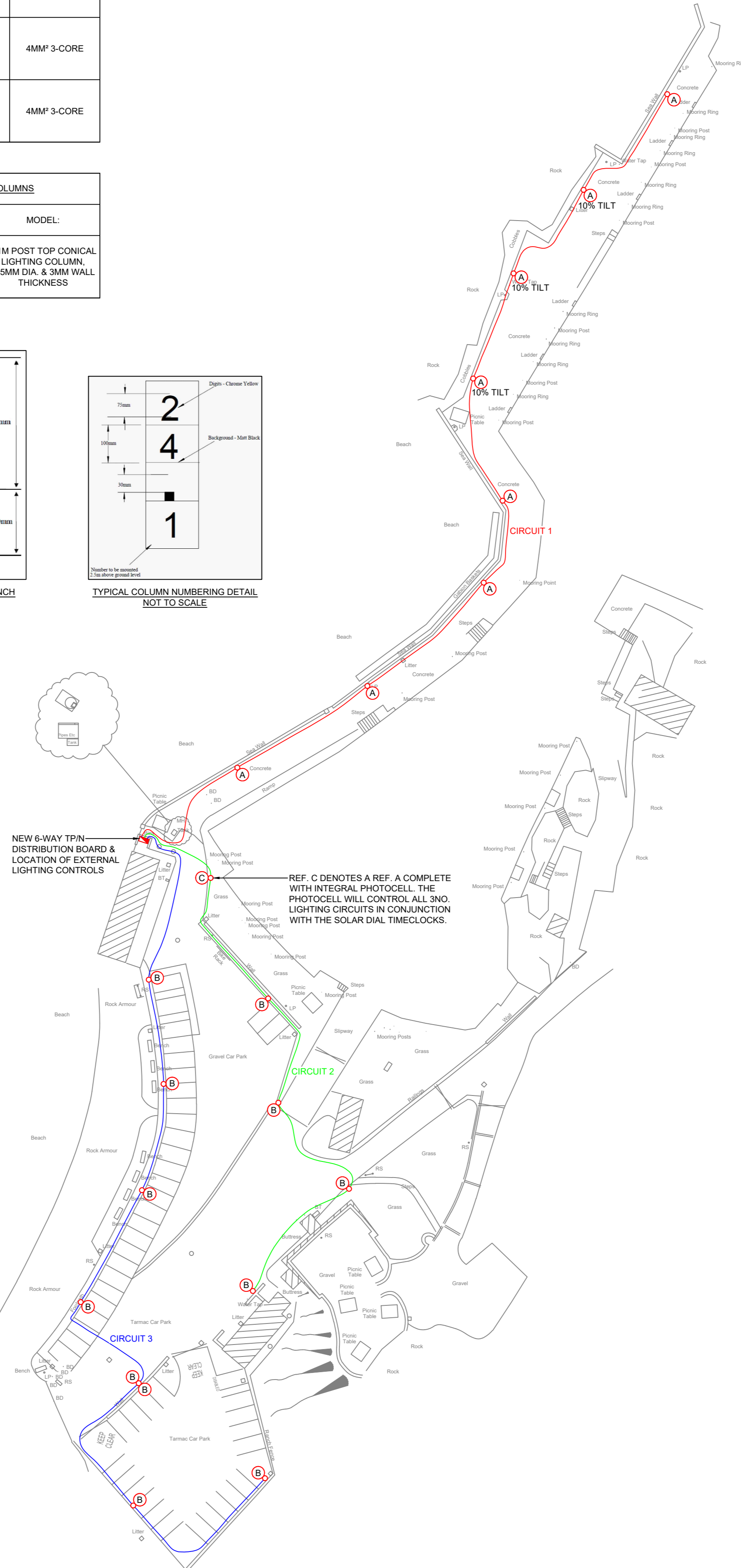
SCHEDULE OF LIGHTING COLUMNS		
REF.:	MANUFACTURER:	MODEL:
5.1M	ALUMINIUM LIGHTING COMPANY C/O ENVIRONMENTAL STREET FURNITURE	5.1M POST TOP CONICAL LIGHTING COLUMN, 145MM DIA. & 3MM WALL THICKNESS



TYPICAL DETAIL OF STANDARD CABLE TRENCH NOT TO SCALE



TYPICAL COLUMN NUMBERING DETAIL NOT TO SCALE



Revision:		Date:	By:	Revision Details:
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COGAN & SHACKLETON LLP CONSULTING ENGINEERS 10, NEW ROW, COLERAINE, BT52 1AF TEL: +44 28 7034 4036 admin@coganandshackleton.co.uk www.coganandshackleton.co.uk				
CLIENT				
CAUSEWAY COAST & GLENS BOROUGH COUNCIL				
PROJECT TITLE				
PROPOSED REPLACEMENT LIGHTING INSTALLATION AT BALLINTOY HARBOUR				
DRAWING TITLE				
PROPOSED LIGHTING INSTALLATION				
DRAWING NO.		DATE		REVISION
4716 - E - 01		00		
SCALE	DATE	DRAWN BY	CHECKED BY	
1:500	Mar. 2021	I. Morrow	J. Smyth	
Original Drawing Size : 594mm x 841mm - A1				

COST ESTIMATE

Project Name:	Ballintoy Harbour Car Parking Review
Project Code:	533210
Client:	Causeway Coast and Glens Borough Council

Revised 19 Nov 2021 (include pier lighting only)

As Presented on Drawing No. 533201-201

Item No.	Detail	Baseline Budget Quantities	Rate	BUDGET VALUE	Sub-Total
General					
1	Mobilisation and De-Mobilisation of Plant and Labour	sum			
		1.00	£2,500.00	£2,500.00	
Re-Surfacing					
2	Excavate existing surface layer over proposed area to be re-surfaced by generally 200mm. Dispose of all waste material.	m2			
		855.00	£4.00	£3,420.00	
3	Supply and place 100mm layer of Type 1 stone. Level and regulate sections as necessary.	m3			
		87.00	£27.50	£2,392.50	
4	Supply and place perimeter edging kerb at tie in point	m			
		36.00	£20.00	£720.00	
4	Tie in to existing bitmac surface	sum			
		1.00	£500.00	£500.00	
4	Supply and place regulating layer as required	sum			
		1.00	£1,000.00	£1,000.00	
4	<u>Binder Course</u> - Supply and place asphalt concrete with 20mm maximum size aggregate; in accordance with 'specification for highway works' clause 906; 60mm thick	m2			
		855.00	£12.50	£10,687.50	
5	<u>Surface Course</u> - Supply and place hot rolled asphalt with 14mm maximum size aggregate; in accordance with 'specification for highway works' clause 910; 40mm thick. White chippings to be applied at increased density to be sympathetic to surroundings.	m2			
		855.00	£15.00	£12,825.00	
6	Supply and place all whitelining as detailed on the drawing	Sum			
		1.00	£900.00	£900.00	
Drainage					
7	Excavate for, supply and construct new gully with piped outlet	nr			
		5.00	£225.00	£1,125.00	
8	Excavate for, supply and lay 150mm dia uPVC gully collector pipe within footprint of re-surfaced area. Dispose of all waste material. CCTV survey pipeline on completion.	m			
		75.00	£40.00	£3,000.00	
8	Excavate for, supply and lay 150mm dia uPVC gully collector pipe within footprint of existing surfaced area	m			
		15.00	£75.00	£1,125.00	
9	Connect new pipework to existing gully / manhole and re-bench	Sum			
		1.00	£200.00	£200.00	
Miscellaneous					
10	Excavate, supply and place concrete base for new signage pole. Provide and erect new pole complete with sign.	Sum			
		1.00	£900.00	£900.00	
11	Provide and place 3 nr raised wooden planters and landscape. Fix Planter beds to ground.	Sum			
		1.00	£1,800.00	£1,800.00	
12	Fix new sign to existing pole	Sum			
		1.00	£150.00	£150.00	
13	Excavate for, supply and place 2 nr new drop bollards at proposed trader bay	Sum			
		1.00	£1,200.00	£1,200.00	
13	Excavate for, supply and place concrete plinth for mini pillar	Sum			
		1.00	£500.00	£500.00	
13	Excavate for, supply and place localised ducting to futureproof lighting to car park	Sum			
		1.00	£750.00	£750.00	
13	Traffic Management during Construction Phase	Sum			
		1.00	£750.00	£750.00	
Mechanical and Electrical Works					
14	Quotation from Gelvin	Sum			
		1.00	£33,308.00	£33,308.00	
	Project Preliminaries at @ 12% of Cost		12%	£9,570.36	
	CONSTRUCTION WORKS ESTIMATE TOTAL			£89,323.36	
					Stage 2 Development Costs
Professional Fees					
14	Lead Designer / Civil & Structural	Sum			
			6.50%	£5,806.02	£2,322.41
14	Mechanical and Electrical Design	Sum			
			4.50%	£4,019.55	£1,607.82
Additional Surveys					
14	CCTV Pipeline Investigation	Sum			
		1.00	£1,500.00	£1,500.00	£1,500.00
14	Trial Pit Investigation	Sum			
		1.00	£1,250.00	£1,250.00	£1,250.00
	Contingency @ 10% of Cost		10%	£8,932.34	
	TOTAL PROJECT COST ESTIMATE TOTAL			£110,831.27	£6,680.23

Appendix 6. Potential Charging financial breakdown

SET UP COSTS ASSOCIATED WITH IMPLEMENTING CHARGING.

The supply, installation and commissioning of 2 No. Strada Rapide II Meter P&D machines similar to the machines installed in Portrush is £5,300.00 each = £10,600.00.

Signage - £1,000.00.

Legal fees in relation to designation of private land car park £600.00

Total = £12,200.00

PROJECETD INCOME

If charging was implemented based on a 50p per hour tariff and the same charging days/times as in Portrush, i.e. Monday – Sunday inclusive, 8.30a.m – 6.30p.m. the projected income is as follows;

Off peak season - Oct, Nov, Dec, Jan, Feb, Mar, Apr – 7 months or 212 days at 10% occupancy level.

Peak season – May, Jun, Jul, Aug, Sept – 5 months or 153 days at 70% occupancy level.

Off Peak season. 10% of 55 spaces, 5.5 spaces x (10 hours @ 0.50p - £5.00 = £27.50 x 212 days = £5,830.00.

Peak season. 70% of 55 spaces, 38.5 spaces x (10 hours @ 0.50p - £5.00) = £192.50 x 153 days = £29,452.50 (Peak season)

Projected income from P&D machines = £35,282.50

Penalty Charge Notice (PCN) pay over from vehicles found in contravention would offset the costs associated with TA enforcement patrols, cash collection and machine maintenance as per current contract costs.