

**DOWNS COMMITTEE**

**2nd July 2012**

**Report of: the Director of Neighbourhoods**

**Title : Bristol Zoo Car Park - Temporary Coach Parking**

**Officer presenting report:** Chris Woods, Principal Portfolio Management Officer,  
Corporate Property

**RECOMMENDATION**

**That the Committee approve the proposed variation to the existing agreement between Bristol City Council and the Trustees of Bristol Clifton and West of England Zoological Society (the zoo), to permit parking for up to three coaches at off peak times from September until Easter excluding weekends and school holidays.**

**Summary**

The purpose of this paper is to seek approval for up to three coaches to park on the North Car Park at off peak times, from September until Easter, excluding weekends and school holidays. As coaches would only be parked at off peak times, there will be no loss of car parking spaces.

The proposal forms part of a plan to attract groups from garden and other special interest organisations.

This proposal will require a variation to the existing agreement between the Bristol City Council and the Trustees of Bristol Clifton and West of England Zoological Society dated 3<sup>rd</sup> April 2000. Currently there is only provision for cars, motorbikes, minibuses and light vans.

**The significant issues in the report are:**

1. The proposal to extend the use of the car park to include coach parking.
2. The effect that this use will have on car parking
3. The effect that this use will have on adjoining owners.

**Policy**

Not applicable

## **Consultation Internal**

1. Robert Westlake - Downs Ranger
2. Richard Bevan - Parks Estates Manager
3. Peter Mallarby - Legal Services

## **External**

The zoo has made contact with adjoining property owners who could be affected by the proposal. No adverse comment has been received to date. The latest position will be reported by representatives of the zoo at the meeting.

## **Context**

In March 1996 the Committee approved detailed proposals from Bristol Zoo to refurbish the main car park in order to improve parking facilities and the general appearance of the area by means of sympathetic landscaping. In order to secure the required investment for the site the Zoo were granted a management agreement for 25 years from 24<sup>th</sup> March 1996 at an annual fee of £21,600 per annum fixed for the first 10 years and thereafter reviewed on a 5 yearly basis in accordance with increases in the retail price index. The current management fee payable is £27,653 per annum.

The area contained within the management agreement is shown edged red on the attached plan in Appendix 1.

The management agreement restricts the use of the site to parking for cars, motorbikes, minibuses and light vans used by persons visiting Bristol Zoo or the Downs.

## **Proposal**

The current management agreement prevents the parking of coaches on the area edged red on the plan. Coaches currently either drop off visitors outside the zoo and park elsewhere or park in surrounding areas. The zoo recognises that encouraging visitors to come by coach will help to develop sustainable travel practices.

Providing designated coach parking spaces at off peak times is likely to encourage owner/drivers of coaches to come to the zoo. The provision of spaces will give the drivers the confidence of knowing the vehicle is parked safely in a manned car park.

The proposal will therefore help the zoo to manage coach parking arrangements effectively. Encouraging coach visits at off peak times will help the zoo to attract new visitors.

The coach parking spaces have been designed at the eastern end of the car park, nearest the school as shown on the attached layout plan prepared by the zoo in Appendix 2. The design provides for 20 car parking spaces to be allocated at the off peak allocated times. The coaches would only be parked when the car park is little used and when there are large numbers of free spaces in other parts of the car park.

Transport planning consultants have been retained to establish the most effective entrance

and exit arrangements for coaches, as shown on the attached proposal plan. A minor works programme has been prepared to widen and adjust the existing entrance and exit. Minor accommodation works to trees will also be required, including one tree which is to be removed. This will be replaced by the planting of two new trees in the area identified on the plan. The affected trees are not protected by Tree Preservation Orders.

The consultants will be retained to ensure that the plan is implemented safely and effectively.

The car park is manned to minimise risk. The proposed coach parking would be dealt with by the same members of staff. The new proposal would be closely monitored to make sure risks are reviewed regularly.

There will be no impact on Ladies Mile temporary car park arising from this proposal as the main car park will only be used for coach parking at off peak periods.

If this proposal is approved the management agreement and the head lease from the Merchant Venturers to Bristol City Council would need to be amended to reflect the variation in parking arrangement.

#### **Other options considered**

None

#### **Equalities Impact Assessment**

None

#### **Legal and Resource Implications**

##### **Legal**

The proposed variation to the existing management agreement will need to be affected by way of a further agreement to permit coach parking on the North Car Park as described in this report.

##### **Financial**

None

##### **Revenue**

None

##### **Capital**

None

##### **Land:**

The land is owned by the Merchant Venturers and leased to Bristol City Council to facilitate the management agreement with Bristol Zoo.

##### **Personnel**

None

## **Appendices**

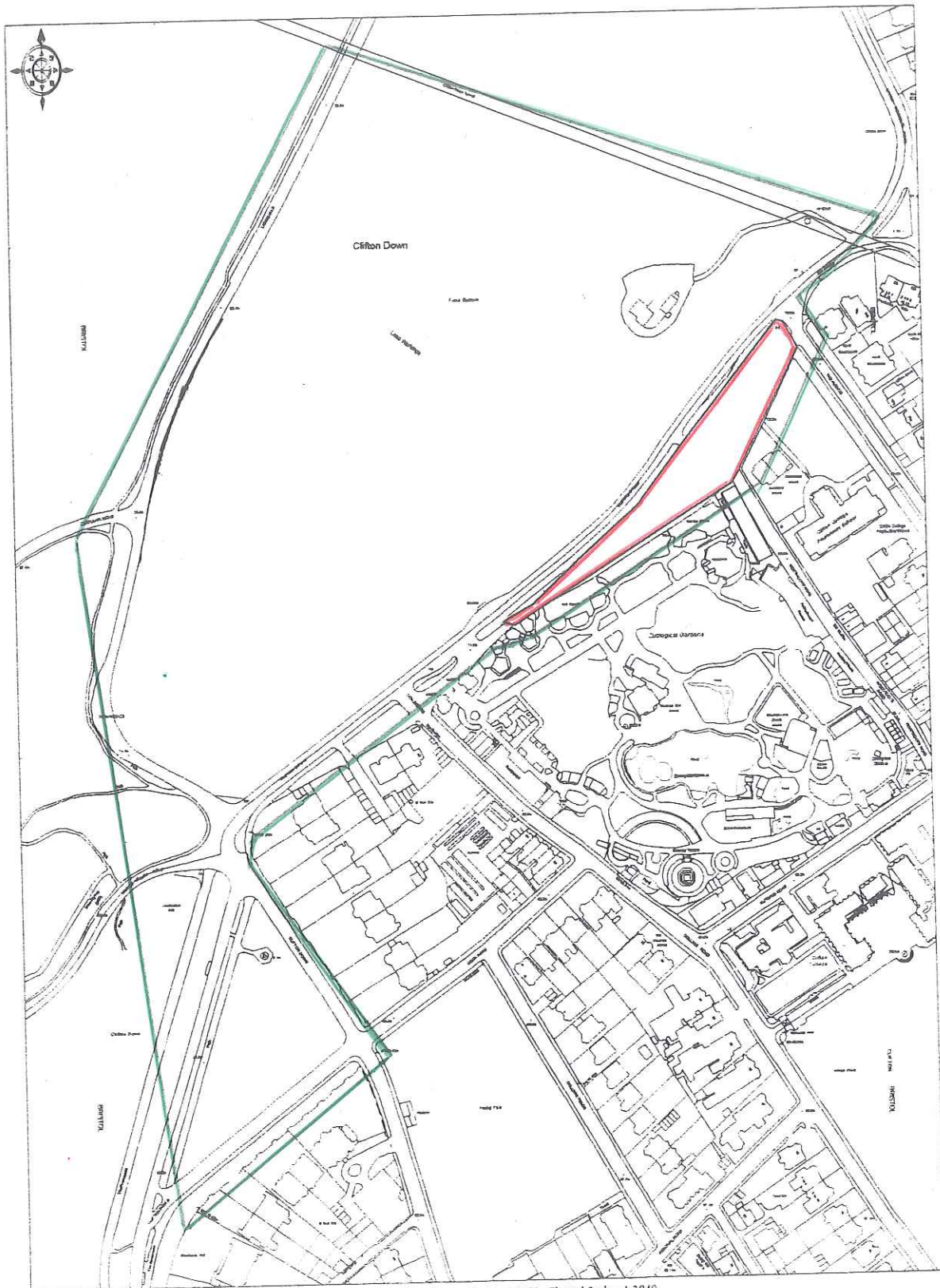
Appendix 1 : Plan showing area included in management agreement with Bristol Zoo.

Appendix 2. Scheme plan showing proposed layout for coach parking.

## **ACCESS TO INFORMATION**

Background Papers

Bristol Zoological Gardens.



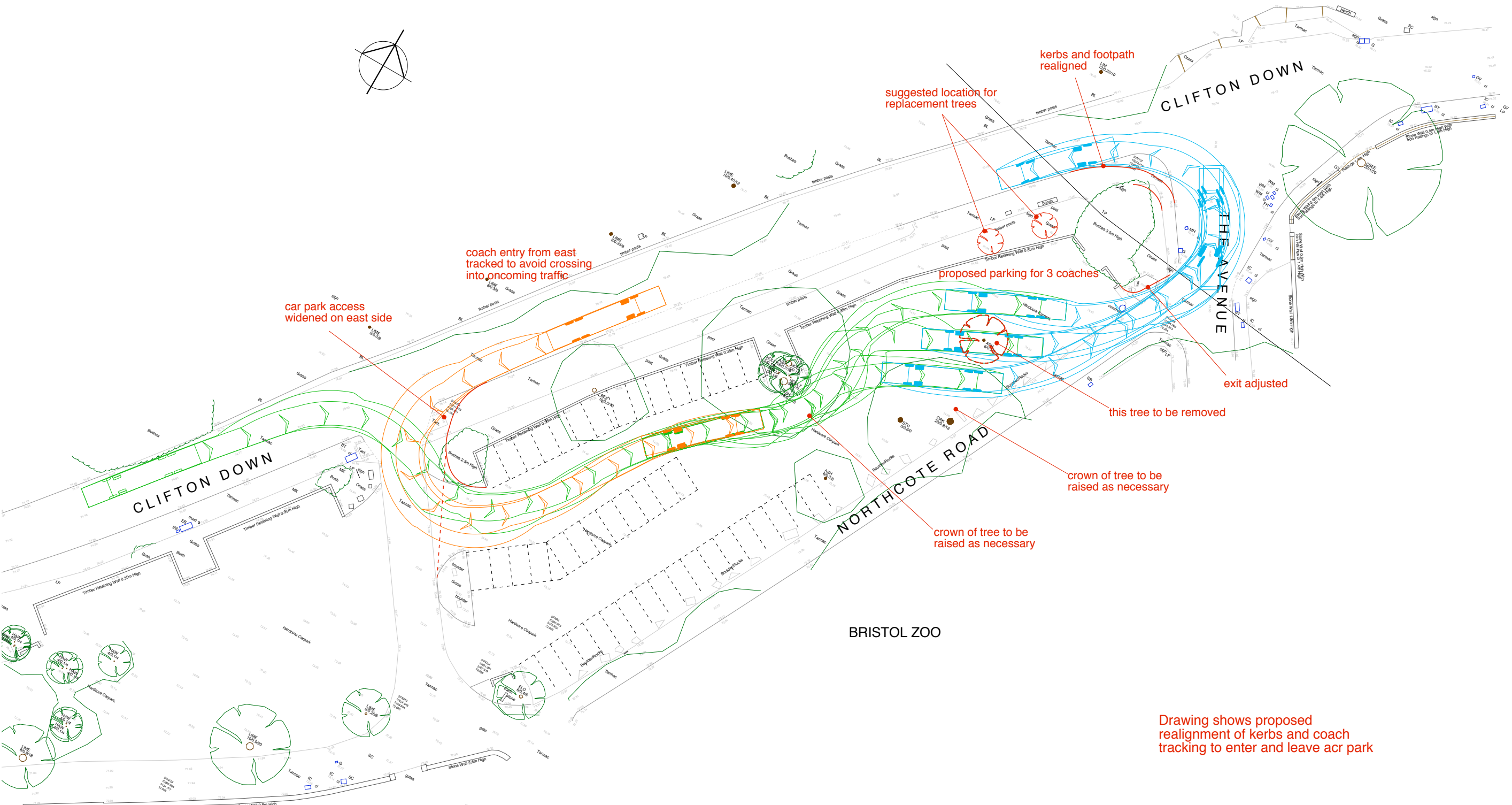
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Drawing shows proposed realignment of kerbs and coach tracking to enter and leave car park

0 20m  
1:500 at A3

BRISTOL ZOO - NORTH CAR PARK  
East end  
PROPOSED LOW SEASON COACH PARKING

BZNCP - sketch 1 Rev A