



Parking standards specify the minimum number and the dimensions of spaces required for the parking of vehicles within the curtilage of a site. Off-street parking requirements are specified in order to avoid contributing to traffic congestion and other problems which can result from on-street parking, and to ensure that activities on the site can be conducted in a safe and efficient manner.

The number of **off-street** parking spaces required on individual sites will be determined by the nature and scale of the activity being conducted. When a site is unable to accommodate required parking spaces, alternative parking arrangements may be needed. However, **on-street** parking is not permitted as an alternative parking arrangement for proposed development.

In certain circumstances, consideration may be given to the provision of off-site parking facilities in the vicinity of the development site. This may be done through two alternatives:

(i) Leased spaces from existing car parks

- This option requires the application to include a legal lease agreement between the applicant and the owners/operators of the car park, which provides sufficient car parking spaces to meet the requirements for the proposed development.
- Such an agreement should be accompanied by proof of ownership of the car park site.

(ii) Addition of another discrete site to the planning unit

- Ideally, this should be a vacant lot in the vicinity of the site of the proposed development. It will form part of the planning unit that is the subject of the application and must be presented as part of the site plan, showing the layout of the car parking spaces.
- The use of this lot for car parking accommodation must be supported by proof of ownership (if owned by the applicant), or a legal lease agreement between the applicant and the owner of the lot.
- Where a lot forms part of a planning unit and is used as a proposed parking lot, no consideration could be given for development on that site until alternative arrangements are made to accommodate parking elsewhere.

Disclaimer: These Spatial Planning Guidelines are intended to guide applicants for planning permission. They do not constitute legal advice. Persons are cautioned to seek professional advice and refer to the relevant planning legislation, where necessary, before taking action in relation to any of the issues addressed above.