

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0528 **Your Ref:** MP/P/2010/0528
Date: 10TH August 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 361 518 Wrexham Golf Club, Holt Road, Wrexham.

Development: Extension to existing practice area and erection of covered driving bays and golf academy for members and visitors.

Further to your consultation dated 22/06/2010 and revised layout plan (Drg. No. 3042/02 – Dated July 2010) received on 04/08/2010 in respect of the above, I comment as follows:-

The proposed development site is located off the A534 Holt Road which is a busy classified road subject to a 60mph speed limit.

The proposed Wrexham Industrial Estate Access Road is also due to start in the next 2 weeks and is programmed for completion in the Summer of 2012.

Based on previous safety information submitted by David Williams Golf Design in relation to the new link / access road, it would appear that the proposed "practice tee facility" has the potential to encroach on the existing / proposed carriageway fronting the development site. Based on a 50m safety zone measured from the edge of the existing practice green (target) located towards the southern edge of the practice ground, there would appear to be the potential for stray golf balls to land on the existing / proposed carriageway which is considered unacceptable.

It would also appear that a number of the existing mature trees on the southern side of the practice ground maybe removed as part of the site clearance works for the proposed access road.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision to ensure the safety of drivers of vehicles / pedestrians using the adjoining highway.

However, if the applicant were to address the above issue and demonstrate how the proposed development will not have a detrimental impact on users of the adjoining highway, then further consideration could be given to this application.

I assume that the issue of safety could be overcome by the re-location of the existing practice green to a more central / northerly position in order to provide the required 50m safety zone. Alternatively, the use of ball stop fencing could be considered to eliminate golf balls straying onto the adjoining highway.

A handwritten signature in black ink, appearing to read "Jim Plank". The signature is fluid and cursive, with the first name "Jim" and last name "Plank" clearly distinguishable.

Operational Manager Traffic & Transportation