

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0433

Your Ref: P/2010/0433

Date: 17 June 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3320 5470 Alyn Waters Golf Centre, Llay New Road, Llay

Development: Proposed redesign and reconstruction of existing 9 hole par 3 golf course, driving range and clubhouse, into 6 hole academy course and relocated driving range/clubhouse building. Application includes new vehicular and pedestrian access from Park Road, construction of car parking and maintenance building and importation of inert fill to raise ground level of driving range (volume of fill 37262 cu.m)

I refer to your consultation dated 20 May 2010 in respect of the above site.

It is possible to create a new access on to Park Road that provides adequate visibility in both directions. Visibility at the junction of Park Road and Llay New Road is considered adequate.

I am uncertain that the car parking provision is adequate for the development. I assume that if the course and driving range were operating at full capacity there could potentially be a requirement for more than the proposed number of parking spaces. Please ask the applicant to submit figures to demonstrate that the 29 spaces proposed is adequate or alternatively increase parking provision as appropriate.

The importation of 37000 cu.m of fill is likely to generate significant movement of HGVs along Park Road. Please ask the applicant to demonstrate how many HGV movements are anticipated, the likely timescale for the deliveries, anticipated approach route of the HGV and how they intend to manage the HGV delivery traffic into and out of the site on Park Road.


For Operational Manager Traffic & Transportation