

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 the revised plans submitted 03/09/2010 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.

The proposed car parking provision is now considered to be adequate.

The importation of 37000 cu.m of fill is to be done over a three year period. The applicant has suggested limiting the number of HGV movements to 15 loads per day, equating to just 2 per hour during the working day. Given that Park Road used to be the entrance to the former Council tip it is considered that this will have little detrimental impact on the highway.

I recommend any permission include the following conditions:

CONDITIONS

J28C VISIBILITY SPLAY OF 2.4M X 33M

038R The proposed access to each dwelling shall have a visibility splay of 2.4m x 33m in both directions measured along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use/occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

E06C NO GATES WITHIN 5 METRES

026R Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across any access within 5 metres of the boundary of the highway.

J33C ACCESS HARD SURFACED

043R The proposed access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

NONSTDC NO WATER TO FLOW FROM DEVELOPMENT ONTO HIGHWAY

NONSTDR No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or into the highway drainage system or be allowed to accumulate in such a way as to affect the highway surface or structure.

NONSTDC LIMIT ON NUMBER OF DELIVERY LORRIES

NONSTDR There shall be no more than 15 lorries per day delivering fill to the site via Park Road.

Note to applicant

E02N HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".



For Operational Manager Traffic & Transportation