

Alyn Waters Golf Centre

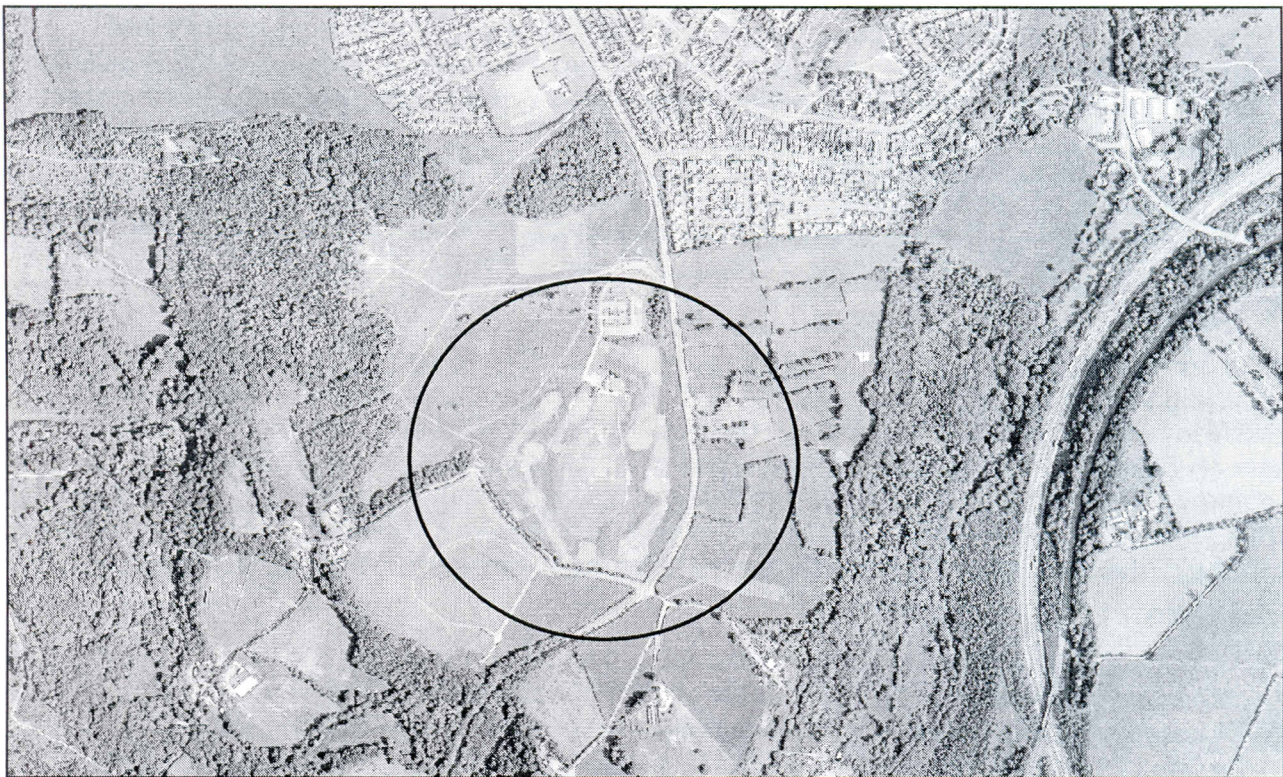
Town and Country Planning (Environmental Impact Assessment) (England and Wales)
Regulations 1999 (as amended)

SCREENING OPINION

The Proposal

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 MATERIAL: 37,262 CU.M).

The Site



Location Photo

The proposal will involve the importation of 37,262m³ to redevelop the existing golf course and driving range. The direction of the driving range would be changed from north to south to roughly south to north. A new vehicular access would be provided off Park Road into a new car park with 30 space capacity. A new maintenance building and driving range building are to be located at the end of the car park. The driving range building will extend 80m long by approximately 6-8m wide and 4.5m high. The existing driving range would be built up to provide a flatter course. The golf course will be reduced from nine holes to six with a new tee established to the west of the existing site boundary. Other than the above the scheme utilises existing tees and greens.

Relevant History

6/21562	Golf driving range and associated facilities. Granted 31/08/93.
P/2000/0036	Build up levels to existing golf driving range with the importation of inert material, associated landscaping and 5 bay extension to existing golf driving range. Granted 12.06.00.
Enq/2008/0232	Redesign of golf course and driving range.

Development Plan

The site is located in the open countryside as shown in the Wrexham Unitary Development Plan. UDP policies: PS2, PS11, GDP1, EC1, EC4, EC6 and T8. Local Planning Guidance Notes 7 – Landscape and Development, 16 – Parking Standards and 17 – Trees and Development also refer.

National policy in respect of waste is set out in Mineral Planning Policy Wales published (December 2000). Other relevant guidance is contained in Planning Policy Wales (May 2002), TAN 5 - Nature Conservation and Planning (draft 2006), TAN 11 Noise (1997), TAN 18 Transport (2007) and TAN 21 – Waste (2001).

Screening Consideration

The submission of an application **requires** Wrexham County Borough Council to adopt a Screening Opinion under the procedures set out in Part II of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (amended). The proposed development is **not** categorised as any of the activities under Schedule 1 of the Regulations, for which the submission of an EIA is mandatory. As such, it is appropriate to consider the proposed development in the context of paragraph 10(b) - development and paragraph 12(f) - golf courses and associated development under Schedule 2 of the Regulations in that the proposal **may have significant adverse effects on the environment**. These thresholds determine whether a development falls within Schedule 2 of the regulations whereby an EIA may be required if the development has the potential to generate significant effects. For this development the applicable threshold and criteria to be taken into account when determining if the proposal falls within Schedule 2 is defined as follows:

- 10(b) with a site area exceeding 0.5 hectare
- 12(f) with a site area exceeding 1 hectare.

The general criteria for assessing **significance** are provided in paragraph 33 of the Circular. In applying the general tests of significance the LPA must assess whether a Schedule 2 project is likely to have impacts that are of 'more than local importance'. More than local importance means effects beyond their immediate locality, which give rise to substantial national or regional controversy, which may conflict with national policy on important matters.

Schedule 3 of the Regulations raises certain selection criteria that must be taken into account:

- Characteristics of the development (it is more than local importance?)
- Location of development (is there a sensitive/vulnerable location involved?)
- Characteristics of potential impacts (would these be complicated or adverse?)

Characteristics of the Development

- a. **Size** – The proposed development will comprise the importation of 32,262³m of inert waste to redesign golf course and driving range. The site area is described in the application documentation as 4.25has.
- b. **Cumulative effect** – the impact of the proposal must be considered in the context of the locality. There are no other proposals of this nature in the locality and therefore no adverse cumulative impact would occur.
- c. **Use of natural resources** – there is no use or loss of natural resources beyond that associated with standard construction practices.

- d. **Waste** – the proposed development is unlikely to generate a significant amount of waste in itself – normal waste produced by future occupiers/users unlikely to be in quantities to have significant environmental impacts.
- e. **Pollution and nuisance** – there are likely to be short and medium term noise, disruption, emission and dust issues during the construction phase – can be controlled by condition.
- f. **Risk of accidents** – the development/construction process will be required to comply with Health and safety legislation. Appropriate site management procedures will be in operation.

Location of the Development

- a. **Land use** – the site is an existing golf course and driving range located outside of any settlement, in the open countryside nearby to Alyn Waters Country Park. There are no residential properties nearby.
- b. **Local natural resources** – no exceptional or unique natural resources will be lost or significantly affected by the proposed development. The development site is not within a minerals buffer zone.
- c. **Absorption capacity** bearing in mind the locality – it is noted that:-
 - the proposal is for the redesign of an existing golf course and driving range;
 - the site is not a wetland;
 - it is not on the coast;
 - it does not relate to a mountain, forest, park or nature reserve;
 - it does not sit within any European nature conservation designation;
 - an Ecological Appraisal has been undertaken and submitted with the application. No statutory sites will be directly or indirectly impacted by the development proposal. There has been a minor change to the proposals to accommodate an area of comparatively species-poor amenity grassland. Some compensation and mitigation proposals may be required.
 - no areas in which the environmental quality standards laid down in Community Legislation have already been exceeded will be affected by the proposals;
 - the immediate area is not densely populated, nor is there particular landscape or heritage interest that would be adversely affected; and
 - no landscapes of historical, cultural or archaeological significance will be affected by the proposals.

Characteristics of Potential Impacts

- a. **Extent** – direct effects/impacts of the scheme are mostly limited to the site and the immediate local area in terms of traffic, air quality, noise, scale and ecological issues;
- b. **Transfrontier impacts** – the proposed works and any impacts are entirely within the administrative area of Wrexham County Borough Council;
- c. **Magnitude and complexity** – there are no particular complexities with the proposed activities at the site;
- d. **Probability** – due to the scale and nature of the proposed development, the likely effects are clearly definable and limited to the development site and its immediate vicinity only. The probability of this impact is certain and of any other unknown effects occurring the probability is minimal/zero;
- e. **Duration, frequency and reversibility** – disturbance to sensitive receptors during the construction phase will be localised. The duration of the construction works will be over a three year period. The impact of the completed development will be permanent and irreversible.

Accordingly, it is hereby certified that based upon the above assessment and the information known at this stage, no significant environmental impacts of more than local importance are identified that would justify a decision to require an Environmental Impact Assessment.

Signed:
Lawrence Isted
Chief Planning Officer

Date: 27 May 2010