

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0084	Your Ref:	P/2019/0084
Date:	3 May 2019		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2753 5253 Gegin Farm, Ruthin Road, Minera
Development: Change of use from dwelling to care home (use class C2)

I refer to your consultation dated 8 February 2019 in respect of the above.

The site is located with an access onto a classified highway B5102. Visibility at the access is considered acceptable for the prevailing speed of passing traffic. The access serves the existing 5 bedroom dwelling. There is adequate space within the curtilage of the site to provide off road parking and turning for at least five cars.

The proposal seeks to increase the number of bedrooms to 6 which will allow for up to 4 children plus the two rota based carers. It is considered unlikely that the development will result in any significant increase in traffic generation at the site compared to its existing use.

A study of Crashmap accident records reveals not one single personal injury accident has been reported in the last 20 years at the A525 junction with Minera Road and Gegin Road.

Given that any increase in traffic generation is likely to be nominal I advise you that I do not intend to make any objections on highway grounds in this instance.

Peter Doughton

P Service Manager Environment