

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Cwm Taf University Health Board c/o Boyes Rees Architects F.a.o. Mr K Dumbill Greyfriars
House Greyfriars Road Cardiff

WHEREAS you submitted an application on the 20th June 2014 to develop: Prince Charles Hospital
Gurnos Road Gurnos Merthyr Tydfil CF47 9DT short particulars of the application being as follows:-

Name of the Applicant

Cwm Taf University Health Board
F.a.o. Mr T Burns
Ynysmerig House
Navigation Park
Abercynon

Description of Proposed Development

New multi disciplinary training unit, relocated helicopter pad, relocated playground with new play equipment, extensions to medical records and bulk store, new secondary ambulance drop off and canopy, reconfigured site car parking (requiring some demolition works of temporary buildings) and installation of new lighting and CCTV (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 18th September 2014

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a detailed scheme of landscaping. Where applicable it shall indicate all existing trees and or/hedgerows on the land, and details of any to be retained, together with details of the proposed landscaping (species, size) and measures for their protection in the course of development. Such details shall also be accompanied by a schedule of landscape maintenance for a minimum period of **five years**.

Reason - To ensure the development contributes towards the landscape quality and appearance of the site and surrounding area in accordance with the Merthyr Tydfil Local Development Plan 2006-2021.

Condition 2 discharged on 19.8.2022 App No. P/22/0204.

- 3 The landscaping scheme as approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason - To ensure the landscaping scheme as approved is implemented and maintained in a satisfactory manner, in accordance with the Merthyr Tydfil Local Development Plan 2006-2021.

- 4 **NO DEVELOPMENT** shall take place until a structural design certificate, completed and signed by a Chartered Engineer, and a scheme to deal with existing ground conditions has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall certify that appropriate site investigations have been carried out at the site. The scheme shall include an investigation and assessment to identify those precautions or measures deemed to be required in the design and construction of the proposed development in order to minimise any damage which might arise as a result of ground conditions.

Reason - To ascertain the stability of the site and to determine the structural suitability of the development thereon in view of prevailing ground conditions in compliance with the policies contained within the Merthyr Tydfil Local Development Plan 2006-2021.

Condition 4 discharged on 12.4.17 - App No. P/17/0094.

- 5 The scheme as approved in Condition 4 shall be fully incorporated in the design and construction of the proposed development.

Reason - To ensure that no development is undertaken which may be prejudiced by existing ground conditions in compliance with the policies contained within the Merthyr Tydfil Local Development Plan 2006-2021.

- 6 All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the background noise levels as measured according to British Standards 4142:1997 at any adjoining or nearby residential property.

Reason - To protect residential amenity and in compliance with the policies contained within the Merthyr Tydfil Local Development Plan 2006-2021.

- 7 Construction works relating to the development shall not take place other than during the following times:

Monday to Friday - 0800hrs - 1800hrs

Saturday - 0900hrs - 1400hrs

Not at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the noise omitted from construction works is not a source of nuisance to occupants of nearby residential properties, in compliance with the policies of the Merthyr Tydfil Local Development Plan 2006-2021.

- 8 The two temporary modular storage buildings (adjacent the eastern side of the hospital) hereby permitted, shall be permanently removed from the hospital site on or before 15th August 2019.

Reason - To ensure that the unnecessary buildings do not clutter the periphery of the hospital building and to ensure compliance with the relevant policies of the Merthyr Tydfil Local Development Plan 2006-2021.

- 9 Notwithstanding the submitted plans and information and prior to their installation, full details of the type of lighting and degree of light spillage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out on-site in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To enhance the safety of the site in compliance with the policies of the Merthyr Tydfil Local Development Plan 2006-2021.

Condition 9 discharged on 12.4.17 - App No. P/17/0094.

- 10 Before the development of the MDTU building commences, the external elevational (wall and roof) finishes of this building shall be submitted to and approved in writing by the Local

Planning Authority. The development shall be completed on-site in accordance with the approved details.

Reason - In the interest of visual amenity and in compliance with the Merthyr Tydfil Local Development Plan 2006-2021.

- 11 Before the MDTU building is brought into use, the car parking shall be laid out and completed in accordance with Phase 7 as referred to in the amended Methodology Statement received on 15th August 2014 and Phase 7 Works - drawing number: PCH-G16-SP10, unless otherwise agreed in writing by the Local Planning Authority.

Reason - In the interest of parking provision and highway safety and to ensure compliance with the Merthyr Tydfil Local Development Plan 2006-2021.

- 12 Prior to the removal of the existing playground facility on the field to the north of the hospital site and before the helicopter landing pad is brought into use, the new playground facility hereby permitted, shall be provided in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent the temporary loss of the playground facility in compliance with the policies of the Merthyr Tydfil Local Development Plan 2006-2021.

- 13 The development hereby approved shall only be carried out in accordance with the plans received 20th June 2014 and the **ADDITIONAL PLANS** received 16th July 2014, 18th July 2014 and 13th August 2014.

Reason - To ensure compliance with the approved plans and clearly define the scope of this permission, in accordance with the policies contained within the Merthyr Tydfil Local Development Plan 2006-2021.

INFORMATIVES

1. This consent does not convey any authorisation that may be required to gain access onto land not within your ownership or control.
2. The applicant / developer is strongly advised to liaise with Hyder Consulting Ltd (Network Development Consultants - Southern, Tel 01443 331155) in relation to any connections to the public sewer and/or to any works which affect the line of or are in close proximity to existing public sewers and/or water mains.
3. The applicant / developer is strongly advised to liaise with Wales and West Utilities (Wales and West House, Spooner Close, Celtic Springs, Coedkernew, Newport, NP10 8FZ or www.wwutilities.co.uk) as their apparatus may be at risk during construction works, which should be discussed in detail.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

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Please quote the application number in all correspondence.