



Interserve / Cwm Taf Morgannwg University Health Board

PRINCE CHARLES HOSPITAL, MERTHYR TYDFIL - MULTI-DISCIPLINARY TRAINING UNIT (UNIT 2)

Planning Statement



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Planning Statement

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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1. Interserve ('the Applicant'), on behalf of the Cwm Taf Morgannwg University Health Board, have instructed WSP to prepare and submit a full planning application at Prince Charles Hospital, Merthyr Tydfil ('the Site') for:

The reuse and extension of an existing one-storey portable building block to accommodate a temporary Multi-Disciplinary Training Unit (MDTU). The existing block will be widened and extended through installation of an additional floor ('the Proposed Development').

- 1.1.2. This Planning Statement has been prepared to support the planning application, and should be read in conjunction with the following documents:

- Planning Application Form;
- Covering Letter; and
- Plans and Drawings.

1.2 FORMAT OF THE STATEMENT

- 1.2.1. The Planning Statement is submitted as part of the planning application and is structured as follows:

- **Section 2 (Site Context)** – describes the location of the Proposed Development and surrounding area, including its planning history;
- **Section 3 (The Proposed Development)** – sets out the details of the Proposed Development;
- **Section 4 (Planning Policy Context)** – sets out the national and local planning policies relevant to the Proposed Development;
- **Section 5 (Material Considerations)** – sets out the need for the Proposed Development, environmental considerations, and the planning balance for the Proposed Development; and
- **Section 6 (Conclusion)** – summarises the need for the Proposed Development and how it accords with the development plan.

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1. As shown on **Figure 2-1**, and on the Site Location Plan, the Proposed Development is located to the south-west of the main hospital buildings at Prince Charles Hospital, Merthyr Tydfil. The Site measures 2,249m² and is located within the site of the existing temporary kitchen. **Figure 2-1** below indicates the location of the Site within the hospital campus and in relation to surrounding development.

Figure 2-1 - Site Location Plan



- 2.1.2. Prince Charles Hospital offers a high standard of healthcare and is a significant employer in Merthyr Tydfil. A long planning history is associated with this site, ongoing construction has taken place throughout the years with the addition of numerous buildings. The hospital is located in Gurnos and is characterised by a mixture of buildings varying in scale and material appearance. A number of demountable buildings are present across the campus.

2.2 PLANNING HISTORY

- 2.2.1. There is an extensive planning history associated with the Prince Charles Hospital campus, relating to a wide range of planning applications which have sought to provide, inter alia, additional capacity and facilities, as well as maintaining standards of modern healthcare. Accordingly, Prince Charles Hospital can be characterised by a mixture of buildings varying in scale and material appearance.
- 2.2.2. Most recently, a phased masterplan has been put into action to continue these improvements to the Hospital campus (P/17/0286), details of which are noted below alongside contemporary planning applications.

Application reference	Description	Decision
P/17/0286	Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift	Approved 21 st December 2017
P/19/0196	Erection of a temporary two storey Portakabin, Unit 3, to provide a multi-disciplinary training unit	Approved 8 th November 2019
P/19/0250	Change of use of open space to provide extended helipad safety area, to include the erection of a fence and relocation of existing windsock. New formalised surfaced footpath in place of existing track through Pen-Y-Garn Wood	Approved 11 th September 2019
P/19/0317	Installation of 2no. single storey Portakabin Ltd blocks to provide office space for the Maternity Services	Approved 21 st January 2020
P/19/0330	Change of use of existing residential accommodation block to office space	Approved 27 th January 2020
P/20/0007	Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit	Approved 25 th February 2020
P/20/0013	Erect two storey building in the car parking area to the south of the main hospital (temporary)	Approved 24 th March 2020

2.2.3. A number of demountable buildings are present across the campus, including the structure which this proposal seeks to reuse and extend for the proposed MDTU:

Application reference	Description	Decision
P/17/0086	Temporary kitchen unit (with plant above). Road works to include re-configuration to parking, road alignment, landscaping and footways	Approved 31 st May 2017

3 THE PROPOSED DEVELOPMENT

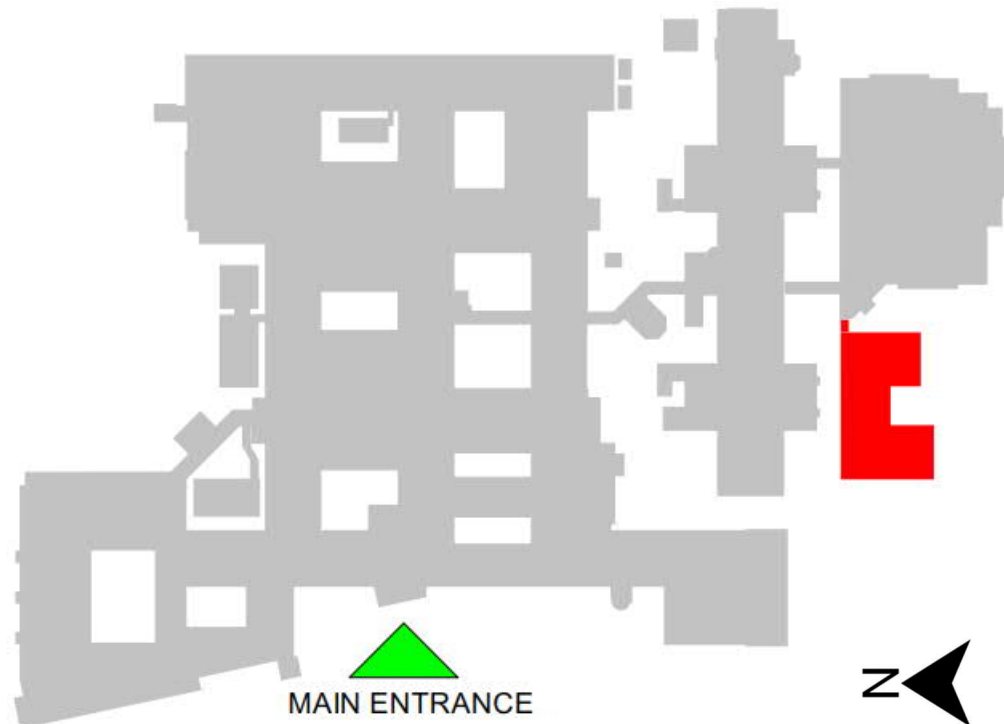
3.1 BACKGROUND

- 3.1.1. As part of the Prince Charles Hospital Ground and First Floor Refurbishment Scheme (planning reference P/17/0286, please refer to Planning History section), improvement opportunities have been identified across the hospital campus. The Proposed Development has been brought forward as a result of the improvements taking place at the hospital.
- 3.1.2. The Multi-Disciplinary Training Unit (MDTU) (also known as Unit 2) will comprise of a two-storey portacabin unit and will provide essential facilities for existing hospital staff. This proposal is a relocation of existing facilities within the main hospital building and will allow for future permanent construction phases to be commenced earlier than previously programmed.
- 3.1.3. A previous application for this development in a different location on the hospital campus was approved on 24th March 2020 (P/20/0013). This location was predicated on a start on site in May 2020 and represented the only feasible location (albeit temporary loss of car parking) at that time. Due to delay being encountered due to the Covid pandemic the new location represented by this application is now feasible. If progressed the previous proposal will no longer be constructed as this proposal will provide sufficient space for the MDTU (Unit 2) facilities. CTMUHB have confirmed that only one temporary MDTU will be constructed and are happy that a condition is placed on this new application to that extent.
- 3.1.4. Planning application with reference P/14/0162 granted consent for a permanent MDTU in the same location as this proposal (as well as other proposals across the hospital site). This demonstrates that the principle of development, albeit a permanent proposal, has previously been established on the hospital site.

3.2 THE PROPOSED DEVELOPMENT

- 3.2.1. As shown in **Figure 3-1** below (in red), the Proposed Development is a 'C' shape and will be a two-storey building creating an additional internal floor area of 903.5m². To note, 548m² of internal floor space has already been approved (planning ref.: P/17/0086) and constructed. The total internal floor area of the previously consented development and the Proposed Development will be 1,486.2m².

Figure 3-1 - The Proposed Development



3.2.2. **Figure 3-2**, below, shows the south facing elevation of the Proposed Development. The roof will be a grey coloured, profiled aluminium-zinc coated steel roof; the external walls will be cream coloured plastisol coated galvanised steel cladding; the windows and doors will be white coloured U-Pvc windows and white coloured external steel faced doors; and the curtain walling will be dark grey transom and mullions with dark grey infill panels. **Figure 3-3** show an example of how the external finishes will look.

Figure 3-2 - Proposed South Facing Elevation

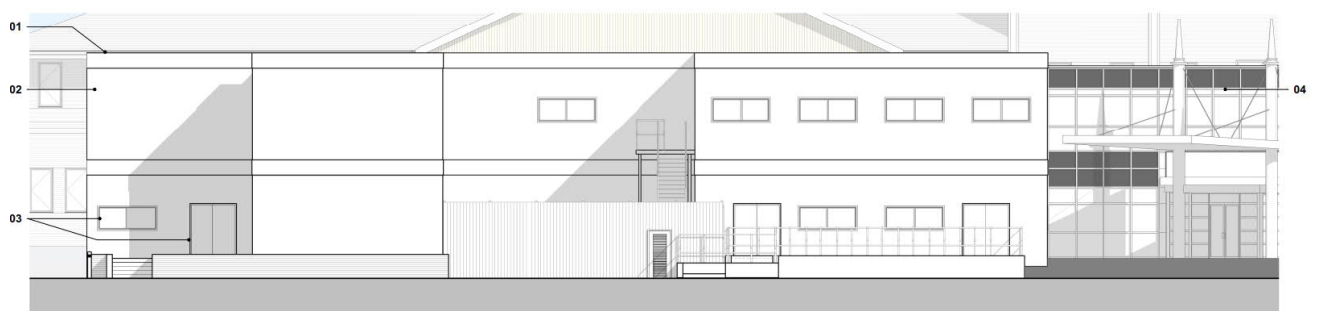


Figure 3-3 - External Finishes



Figure 3-3 and 3-4 Key

(1) Roof:	Grey coloured, profiled aluminium-zinc coated steel roof;
(2) External Walls:	Cream coloured plastisol-coated galvanised steel cladding;
(3) Windows & Doors:	White coloured U-Pvc windows and white coloured external steel faced doors;
(4) Curtain Walling	To match existing. Dark grey transom and mullions with dark grey infill panels.

- 3.2.3.
- 3.2.4. Internally, there will be provision for a medical library, lecture theatre, seminar rooms, multimedia and IT rooms, and study and office spaces. Proposed Ground Floor Plan (P003-HLM-V09-00-DR-A-010910) and Proposed First Floor Plan (P003-HLM-V09-00-DR-A-010911) show the internal layout of the ground and first floor of the Proposed Development.
- 3.2.5. Access ramps will be provided at both the southern and eastern entrances.
- 3.2.6. The Site is accessible via the network of private hospital roads and does not currently include any parking provision. Good transport links are present in the surrounding area with a bus stop located on the adjacent highway only a short distance from the hospital.
- 3.2.7. The previous application for the MDTU (Unit 2) (P/20/0013) was for a two story portacabin in the car park adjacent to the Maternity Entrance. This would have resulted in a temporary loss of 11 disabled spaces and 76 standard spaces in total. The proposed location for the MDTU (Unit 2) within this application is the site of a temporary kitchen unit, and therefore will not have an effect on the number of car parking spaces either during construction or upon completion.
- 3.2.8. Appendix A shows the number of available parking spaces on the hospital campus throughout the construction of Prince Charles Hospital Ground and First Floor Refurbishment Scheme (P/17/0286). As shown in Appendix A, during development and operation of the proposed MDTU (Unit 2) will not have an effect on the number of car parking spaces, and the number of parking spaces will not drop below a total of 1,182 across the hospital campus. This figure maintains the existing number of

parking spaces, as shown on the Existing Parking Spaces plan submitted in support of planning application P/14/0162 (granted 18th September 2014).

- 3.2.9. The MDTU (Unit 2) will be required for the duration of the construction works within the main hospital building, which is currently estimated to be six years. Following the removal of the unit, it is anticipated the site will be used for car parking; as was the case prior to the construction of the in-situ temporary kitchen unit.

4 PLANNING POLICY CONTEXT

4.1 INTRODUCTION

- 4.1.1. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals are determined in accordance with the development plan unless material considerations indicated otherwise. The development plan comprises of local planning documents which have been the subject of examination in public or testing through public inquiry and are adopted having been through due process.
- 4.1.2. This section of the Planning Statement sets out the planning policy context for the Proposed Development in the context of the relevant planning policy and guidance at both the national and local level.

4.2 NATIONAL PLANNING POLICY

PLANNING POLICY WALES (EDITION 10, DECEMBER 2018)

- 4.2.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015, and other key legislation. The table below sets out the policies which are relevant to the Site and the Proposed Development.
- 4.2.2. Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs). Each TAN provides detailed planning advice on a different subject.
- 4.2.3. Paragraph 1.17 of PPW 10 states that there is “*a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated*”.

BUILDING BETTER PLACES – PLACEMAKING AND THE COVID-19 RECOVERY

- 4.2.4. In July 2020 the Welsh Government released a guide which pinpointed the most relevant policy priorities and actions to aid in the recovery from Covid-19. The guide identifies actions to achieve a vibrancy of place and the creation of people-focused and placemaking-led recovery – thereby ensuring that the communities of tomorrow benefit from the foresight of today.

4.3 LOCAL PLANNING POLICY

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL FIRST REPLACEMENT LOCAL DEVELOPMENT PLAN 2016-2031

- 4.3.1. The Merthyr Tydfil County Borough Council (MTCBC) First Replacement Local Development Plan (LDP) 2016-2031 was adopted by the Council on 29th January 2020. The LDP forms the basis for decisions on land use planning in the area. **Figures 4-1 and 4-2**, overleaf, provide an extract of the Proposals and Constraints maps, respectively, for the LDP.

Figure 4-1 – MTCBC LDP Proposals Map Extract

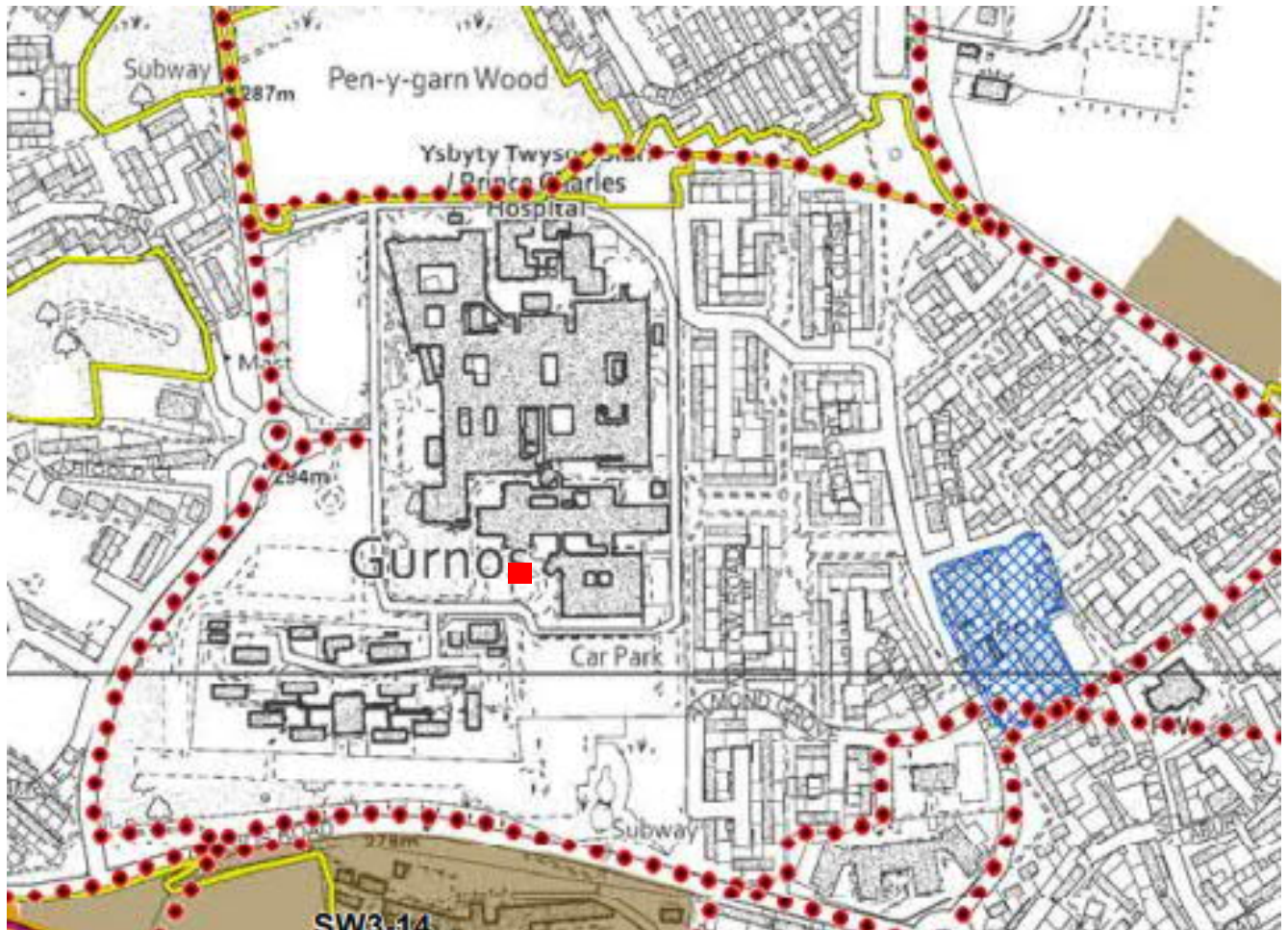


Table 4-1 - MTCBC LDP Proposals Map Key

Proposed Active Travel Integrated Network Map Route (Policy SW12)		Open Space (Policy SW10)		The Site	
Housing Allocation (Policy SW3)		Local Centre (Policy EcW3 and EcW5)			

- 4.3.2. The Site is subject to two designations within the Proposals Map, albeit they are not shown directly on **Figure 4-1**. The Site is within the Settlement Limits of Merthyr Tydfil (policy SW4) and also within a Heat Priority Area as part of the District Heating policy (Policy EcW9).

Figure 4-2 – MTCBC LDP Constraints Map Extract

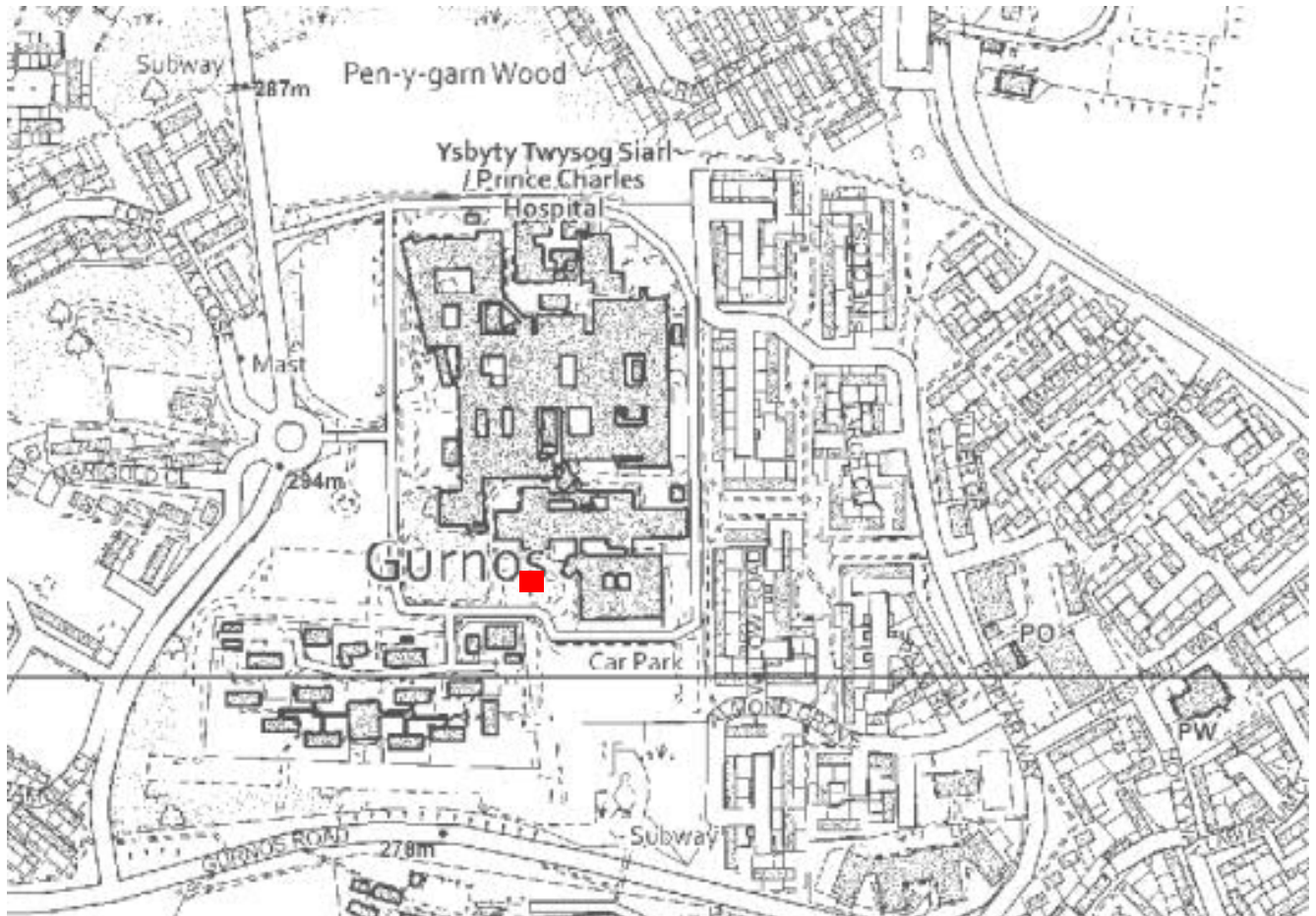


Table 4-2 - MTCBC LDP Constraints Map Key

The Site					
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4.3.3. As is evident in **Figure 4-2** above, the Site is not subject to any constraints on the LDP constraints map.

4.3.4. Accordingly, the policies within MTCBC LDP that have been identified as relevant to the Proposed Development include, but are not limited to:

- SW4 – Settlement Limits;
- EcW9 – District Heating;
- SW11 – Sustainable Design and Placemaking;
- SW13 – Protecting and Improving Local Community Facilities; and
- EnW4 – Environmental Protection.

SUPPLEMENTARY PLANNING GUIDANCE

4.3.5. In light of the recently updated policy framework provided by the Replacement LDP, the Council will review and consult on draft Supplementary Planning Guidance (SPG). In the meantime, the adopted SPGs will remain as material considerations in the planning application process until they are replaced or otherwise withdrawn. Of the six SPGs currently adopted by the LPA, guidance Note No. 4 – Sustainable Design is assessed to be relevant to the Proposed Development.

5 MATERIAL CONSIDERATIONS

5.1 OVERVIEW

5.1.1. Considering the nature and form of the Proposed Development alongside the Planning Policy context noted previously, the material considerations for the Proposed Development include, but are not limited to:

- The Principle of the Development;
- Traffic and Transport;
- Ecology;
- Heritage; and
- Water Environment.

5.2 THE PRINCIPLE OF THE DEVELOPMENT

- 5.2.1. The objective of the development is to provide a decant space to accommodate essential facilities for existing hospital staff during the construction activities that will take place as part of the Prince Charles Hospital Ground and First Floor Refurbishment Scheme (planning reference P/17/0286).
- 5.2.2. During the construction activities, it has been identified the MDTU will require decant of the existing accommodation, as it remains a vital requirement for the hospital staff. Currently the hospital is in full use, with no alternative locations to accommodate the MDTU, therefore it has been proposed to install temporary buildings to provide interim accommodation.
- 5.2.3. The Proposed Development is within the hospital Campus, which is located within both the Settlement Limits (Policy SW4), and the District Heating (Policy EcW9) identified in the MTCBC LDP 2016-2031, as areas where development is encouraged, the re-use of previously developed land is supported. The use of district heating is also encouraged but is not proposed or integrated as part of the Proposed Development.
- 5.2.4. Additionally, the hospital is characterised by a mixture of buildings varying in scale and appearance and the Proposed Development has been designed to be comparable with other structures on site, as well as effectively integrating with adjacent spaces. The Proposed Development has been designed to allow access for the widest range of people possible, whilst also promoting the creation of healthy and active environments– all in line with policy SW11.
- 5.2.5. One of the objectives of the LDP is to support existing community facilities, such as Prince Charles Hospital. The construction of the Proposed Development in this location will allow it to assimilate with existing services and facilities on the campus, as well as encouraging the re-use of previously developed land, in accordance with PPW.
- 5.2.6. Furthermore, and as noted in the LDP, Merthyr Tydfil's has high levels of public sector employment, with 36.5% of the County Borough's workforce employed in either public administration, education or health, in 2015. This employment is focused in the health sector, particularly the Prince Charles Hospital.
- 5.2.7. Considering the above, it is assessed that the principle of the Proposed Development is compliant with relevant planning policy and represents an acceptable development.

5.3 TRAFFIC & TRANSPORT

- 5.3.1. The Proposed Development will replace a temporary kitchen unit on the Site, which was approved in 2017 (planning reference P/17/0086). As such, the Proposed Development will not have an effect on the number of car parking spaces available on the Campus.
- 5.3.2. As noted previously, the Proposed Development is required to facilitate the enhancement of the existing hospital campus, meaning that users of the Proposed Development will be relocating to the new unit from existing facilities on site, i.e. no net gain in users, and associated vehicles entering and using the campus in associated with the Proposed Development.
- 5.3.3. Accordingly, the Proposed Development will not have an unacceptable impact on local amenity or highway safety, whilst also satisfying the Council's parking standards, in line with policy SW11.

5.4 HERITAGE

- 5.4.1. There is one scheduled monument located within 1.0km of the Proposed Development. The Gurnos Quarry Tramroad and Leat is located approximately 960m west of the Site.

Figure 5-1 - Extract from Historic Wales

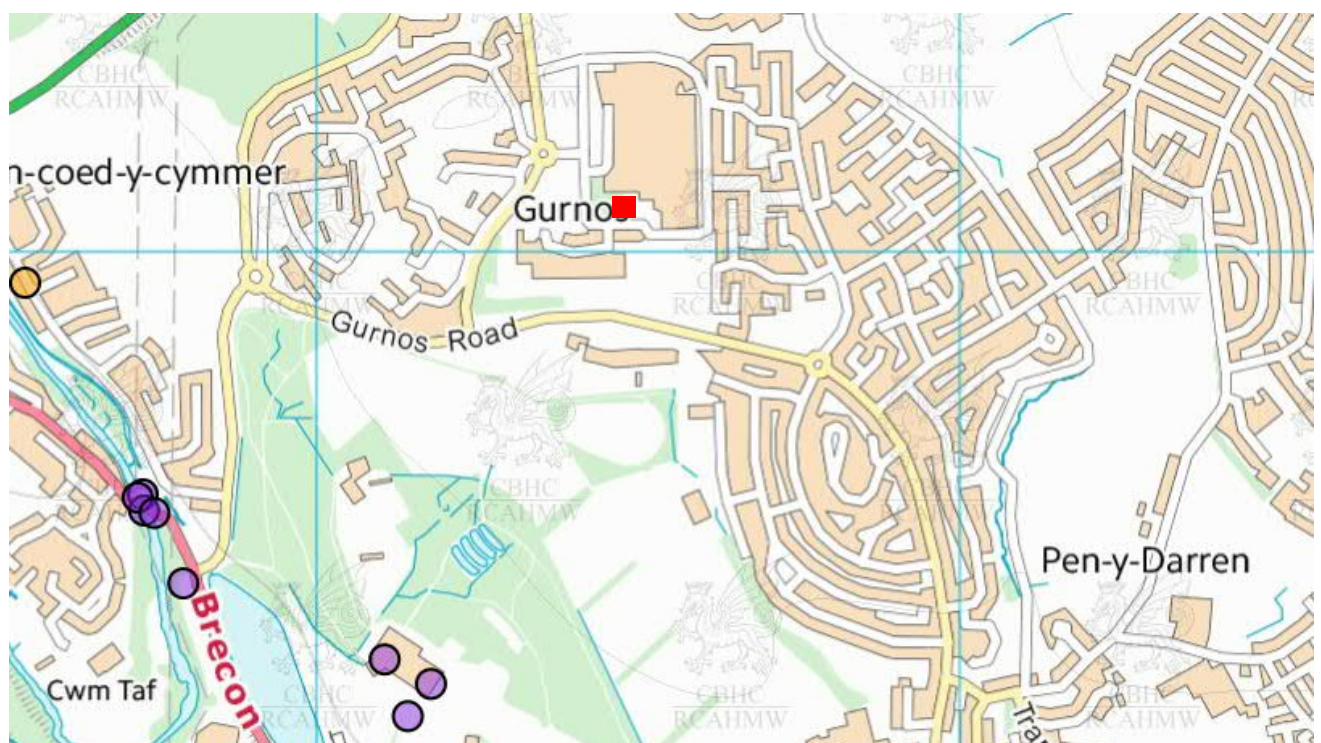


Table 5-1 - Historic Wales Map Legend

Listed Buildings		Scheduled Monuments		The Site	
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As shown in Figure 5-1 above, there are nine listed buildings within 2.0km of the Proposed Development, all of which are located within the Cyfarthfa Conservation Area. Two of the listed buildings are Grade I listed; Cyfarthfa Castle, and the former school and museum at Cyfarthfa

Castle. The closest point of the Cyfarthfa Conservation Area is located approximately 240m south of the Site. Cyfarthfa Castle Park is also a Grade II* Registered Park and Garden.

5.5 WATER ENVIRONMENT

- 5.5.1. As shown in **Figure 5-2** below, the Site is not located within any designated flood zones. There is one main river within proximity to the Site; the Taf Fechan is located approximately 860m south west of the Site.

Figure 5-2 - NRW Development Advice Map Extract



Table 5-2 - NRW Development Advice Map Legend

Zone C2		Zone B		The Site	
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5.6 ECOLOGY

- 5.6.1. There are no European Protected sites located within 2km of the Site. Cwm Taf Fechan Woodland is designated as a Site of Special Scientific Interest (SSSI) and a Local Nature Reserve (LNR) and is located approximately 700m north west of the Site (at the closest point).

There are 12 Sites of Importance for Nature Conservation (SINCs) within 2km of the Site. None of these SINCs are located on or adjacent to the hospital site. The Brecon Beacons National Park is located approximately 1.6km to the north west of the Site.

6 CONCLUSION

- 6.1.1. A previous application for this development in a different location on the hospital campus was approved on 24th March 2020 (P/20/0013). This location was predicated on a start on site in May 2020 and represented the only feasible location (albeit temporary loss of car parking) at that time. Due to delay being encountered due to the Covid pandemic the new location represented by this application is now feasible. If progressed the previous proposal will no longer be constructed as this proposal will provide sufficient space for the MDTU (Unit 2) facilities. CTMUHB have confirmed that only one temporary MDTU will be constructed and are happy that a condition is placed on this new application to that extent.
- 6.1.2. The previous application was for a two-story portacabin in the Rhymney car park. If constructed this would have resulted in a temporary loss of 11 disabled spaces and 76 standard spaces in total. The proposed location for the MDTU (Unit 2) within this application is the site of a temporary kitchen unit, and therefore will not have an effect on the number of car parking spaces.
- 6.1.3. The Proposed Development enables the hospital to continually provide essential facilities for hospital staff which will ensure that the longer-term plans and improvements at the hospital campus are implemented efficiently, and current operations and facilities are maintained on the hospital campus.
- 6.1.4. Due to the nature of the hospital campus and the requirement for additions and extensions to maintain standards of modern healthcare, the hospital is characterised by a mixture of buildings varying in scale and appearance. There is a preference for demountable / Portakabin-style buildings across the site, in order to temporarily accommodate the ongoing improvements. This development is one such temporary facility to facilitate permanent works.
- 6.1.5. From assessing the Proposed Development against the relevant national and local planning policy, it is assessed that the Proposed Development will have a negligible effect on surrounding receptors which are outweighed in the planning balance by the positive effects of the Proposed Development.
- 6.1.6. These positive effects include, but are not limited to, the provision of services and facilities to enhance the health and well-being of the residents of Merthyr Tydfil and beyond. Furthermore, the Proposed Development re-uses brownfield land and supports the development of one of the largest employers within the County Borough.
- 6.1.7. Accordingly, it is assessed that the Proposed Development is acceptable and should be approved.

Appendix A

PARKING SCHEDULE

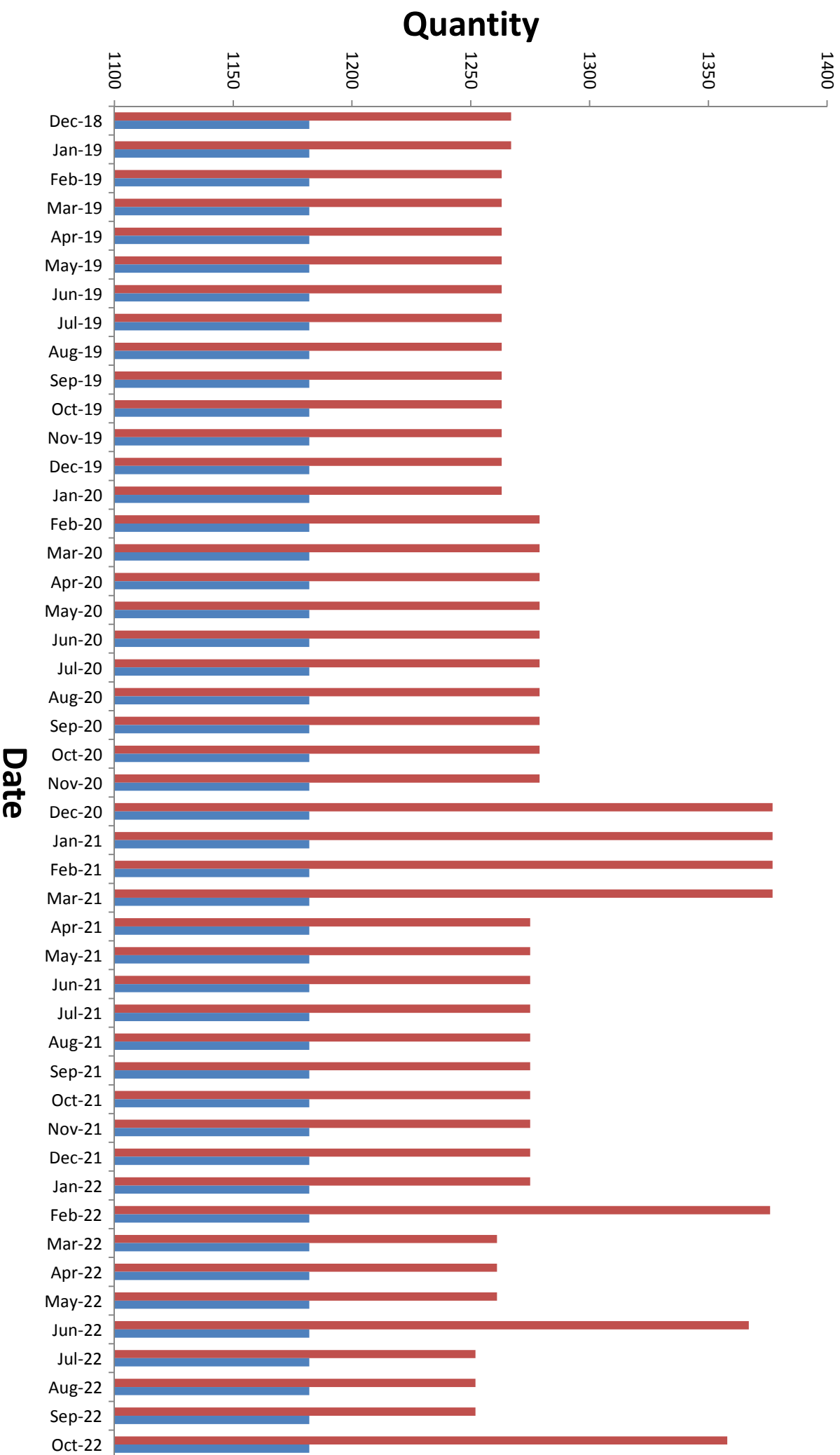


Starting point set at 1182 + 85 = 1267

Time line Data					
Date	Diff	Spaces	Baseline	Diff	Notes / Comments
Dec-18	0	1267	1182	85	
Jan-19	0	1267	1182	85	
Feb-19	-4	1263	1182	81	WEEE Store entrance
Mar-19	0	1263	1182	81	
Apr-19	0	1263	1182	81	
May-19	0	1263	1182	81	
Jun-19	0	1263	1182	81	
Jul-19	0	1263	1182	81	
Aug-19	0	1263	1182	81	
Sep-19	0	1263	1182	81	
Oct-19	0	1263	1182	81	
Nov-19	0	1263	1182	81	
Dec-19	0	1263	1182	81	
Jan-20	0	1263	1182	81	
Feb-20	16	1279	1182	97	Additional spaces formed in Area 8
Mar-20	0	1279	1182	97	
Apr-20	0	1279	1182	97	
May-20	0	1279	1182	97	
Jun-20	0	1279	1182	97	
Jul-20	0	1279	1182	97	
Aug-20	0	1279	1182	97	
Sep-20	0	1279	1182	97	
Oct-20	0	1279	1182	97	
Nov-20	0	1279	1182	97	
Dec-20	98	1377	1182	195	Car Park 3 (Old Heli-pad) works complete
Jan-21	0	1377	1182	195	
Feb-21	0	1377	1182	195	
Mar-21	0	1377	1182	195	
Apr-21	-102	1275	1182	93	Car Park 4 works commence (gravel area)
May-21	0	1275	1182	93	
Jun-21	0	1275	1182	93	
Jul-21	0	1275	1182	93	
Aug-21	0	1275	1182	93	
Sep-21	0	1275	1182	93	
Oct-21	0	1275	1182	93	
Nov-21	0	1275	1182	93	
Dec-21	0	1275	1182	93	
Jan-22	0	1275	1182	93	
Feb-22	101	1376	1182	194	Car Park 4 works complete
Mar-22	-115	1261	1182	79	Car Park 2 works commence - Phase A (50%)
Apr-22	0	1261	1182	79	
May-22	0	1261	1182	79	
Jun-22	106	1367	1182	185	Car Park 2 works complete - Phase A (50%)
Jul-22	-115	1252	1182	70	Car Park 2 works commence - Phase B (50%)
Aug-22	0	1252	1182	70	
Sep-22	0	1252	1182	70	
Oct-22	106	1358	1182	176	Car Park 2 works complete - Phase B (50%)

Available car parking spaces at Prince Charles Hospital up to the end of Phase 2 (as of 11/08/20)

Note: dates may requiring adjusting to the most up to date contract programme





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