

DELEGATED REPORT

Application No: P/20/0007

Site Address: Prince Charles Hospital
Gurnos Road
Gurnos
Merthyr Tydfil
CF47 9DT

Development: Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit

Case Officer: Marlene Ferreira

Site Visit: 15th January 2020

Application Expiry Date: 4th March 2020

Consultation reply date expired:

APPLICATION SITE

The application site relates to the Prince Charles Hospital site, specifically an area located to the north-west of the main hospital, which is partly landscaped and partly hardstanding/parking spaces, located adjacent to the internal highway network within the hospital site. The main hospital site itself consists of one main hospital building with other extensions and smaller buildings, ranging from 1 to 5 storeys, which have been constructed over time.

The site is mainly surrounded by residential properties to the east and west, adjoins an open field to the north (part of which has been developed to accommodate a helipad), and Gurnos Road to the south.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission to construct a two-storey extension (with plant room at roof level) to the northern-western side elevation of the main hospital building to provide a Medical Day Unit (MDU).

The MDU would measure 18.8 metres in width, 22.8 metres in depth (including the staircase) and 11.6 metres in height (including the staircase). The plant room, at roof level, would measure 14.6 metres wide, 13.8 metres deep and 1.4 metres in height. The entrance into the building would be framed by a 2.65 metre wide by 1.5 metre deep glass canopy over the main access point. It would be finished with a grey polyester powder coated flat roof, dark grey fibre cement cladding and grey aluminium windows.

The MDU extension is proposed to remain on-site for a period of seven years and seeks to provide approximately 649m² of additional floor space (over the ground and first floor). The 'temporary' extension would enable the relocation of the existing MDU department from the main hospital building into the temporary building, while refurbishment works to the main hospital are carried out. Following the completion of the works at the hospital, the building would be removed and the site would be returned to its current condition.

PLANNING HISTORY

The following planning history is recent and relevant to this site:

- P/19/0330 - Convert Block 9 from nurses' accommodation to office space – Approved: 27th January 2020
- P/19/0317 - Erect two portacabins (temporary consent) – Approved: 21st January 2020.
- P/19/0278 - Discharge condition 3 (material details) of planning permission P/19/0012 – under consideration.
- 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 – Approved: 10th December 2019.
- P/19/0197 - Construction of steel gantry structures to provide cable routes – Approved: 23rd August 2019
- P/19/0196 - Erect a two-storey temporary portacabin – Approved: 8th November 2019
- P/19/0025 - Discharge of condition 3 (material details) of application P/17/0286 – Approved: 19th February 2019
- P/17/0348 - Discharge of condition 1(Landscaping) of planning permission P/17/0136 – Approved: 8th December 2017
- P/17/0347 - Discharge of conditions 4 (Structural Design Certificate) and 5 (Landscaping) of planning permission P/17/0086 – Approved: 8th December 2017
- P/17/0299 - Non material amendment to planning application P/15/0414 to omit roof cowls and erect two louvres – Approved: 24th October 2017
- P/17/0286 - Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift – Approved: 20th December 2017
- P/17/0094 - Discharge of conditions 4 (structural design certificate) and 9 (type of lighting and degree of lighting) – Condition discharged: 12th April 2017
- P/17/0086 - Temporary kitchen unit (with plant above). Road works to include re-configuration to parking, road alignment, landscaping and footways – Approved: 31st May 2017

- P/15/0414 - Extension to existing switch room building at the rear of Cynon Block, erection of a new air handling unit on the roof of the existing McMillan Unit, installation of ventilation items to include 2 roof cowls and five new intake louvres, to support the provision of new maternity neonatal services unit, installation of ventilation items to include 2 roof cowls and five new intake louvres, to support the provision of new maternity neonatal services – Approved: 28th May 2015

- P/15/0114 - New entrance lobby to the existing hospital's main entrance with associated hard landscaping – Approved: 28th May 2015

- P/14/0162 - 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 – Approved: 18th September 2014

- P/13/0001 - Outline application for the refurbishment of hospital building, extensions to hospital, creation of detached building, relocation of helicopter landing pad, creation of new car parking and associated external works – Approved: 30th May 2013.

- P/10/0371 - External works to the main entrance area to hospital, including a new ambulance route, revised car parking layout and associated landscaping, and the addition of two entrance canopies to the Emergency Care Centre building – Approved: 10th February 2011.

- P/10/0314 - New cladding to existing theatre plant room and re-fitting of extended louvres – Approved: 16th December 2010.

- P/10/0313 - Extension of first floor extension to Day Surgery – Approved: 16th December 2010.

- P/10/0241 - Erection of single storey extension to Women's Royal Voluntary Services shop – Approved: 20th October 2010.

- P/10/0235 - Erection of Renal Dialysis building, re-configuration of internal access roads and parking areas, creation of ambulance drop-off points and creation of new car parking area – Approved: 18th April 2011.

- P/10/0077 - Creation of day surgery unit involving the erection of first floor extension with plantroom above and associated re-configuration of part of ground floor Emergency Care Centre – Approved: 3rd June 2010.

- P/10/0046 - Erection of a temporary single storey building – Approved: 30th April 2010.

CONSULTATION

The following consultations were carried out under this application:

Engineering and Traffic Group Leader No objection.

Environmental Health No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012 a site notice was displayed within the vicinity of the site. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

- The Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Place Making

Policy SW13 – Protecting and Improving Local Community Facilities

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed temporary extension would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, parking provision and highway safety.

Character and appearance

The proposed MDU extension seeks to provide an additional facility to accommodate existing staff, whilst the main hospital is being upgraded. The proposal would be located to the northwest of the main hospital building and is only proposed to provide a temporary solution whilst the existing hospital improvements are taking place.

The hospital site appears dated and tired in parts, whilst other parts have been extended by more recent and large contemporary extensions/buildings. The proposed extension would be a prominent addition given its location to the front of the site, however, its flat roof design, overall scale and material finishes would be fitting to its immediate context. Whilst the extension would consist of a rear projection which would be 3.2 metres higher than the main two-storey part of the extension (excluding the plant room), this would consist of a staircase and is required at this height in order to provide access to the plant room proposed at roof level. It should be noted however, that its 11.6 metre height would still be lower than the height of other existing and adjoining buildings within the hospital site. Thus, the proposed extension, although temporary, would result in a sympathetic form of development which would not detract from the character and appearance of the hospital site. Furthermore, the proposal would enable the hospital to continue to operate without significant disruptions, whilst the necessary internal changes take place. The proposed development is therefore acceptable and would comply with LDP Policy SW11.

Residential Amenity

Having considered the nature of the proposed development and its distance from the closest neighbouring properties, the proposed temporary MDU extension, would not be deemed to have an adverse impact on the amenities of nearby occupiers and would therefore not give rise to any loss of privacy, loss of light or result in an overbearing form of development. The proposal would therefore comply with LDP Policy SW11.

Parking and Highway Safety

The proposal would enable existing staff to relocate from the main hospital into the temporary building whilst the refurbishment works are being carried out. The MDU extension would not serve or accommodate any additional staff. As such, this would not increase the demand for on-site parking. Whilst it is noted that one ambulance space would be lost to accommodate the extension and an additional two ambulance spaces would be lost during the construction works to accommodate the construction compound, the proposed plans indicate that an additional three spaces would be provided to the rear of the extension, once the works are complete. As such, the loss of three spaces would only be temporary during the construction works. Furthermore, these spaces are infrequently used and their temporary loss would therefore not severely disturb the standard operations/services of the hospital. The Engineering and Traffic Group Leader has considered the proposed development and has therefore not raised any objections. The proposal would therefore comply with LDP Policy SW11.

CONCLUSION

It is considered that the proposed works, which are temporary in nature, can be provided without having a significant adverse impact on the character and appearance of the area, residential amenity, parking provision and highway safety and would therefore comply with the relevant policies.

Finally, I have considered the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **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. The development shall be carried out in accordance with the following approved plans and documents:

- Title: 00-Proposed Ground Floor Plan, Job no: P003, Number: 0108, Revision: P02, Phase: 2, received: 8th January 2020;
- Title: Proposed Roof Plan, Job no: P003, Number: 0103, Revision: P03, Phase: 02, received: 8th January 2020;
- Title: Proposed Roof Plan, Job no: P003, Number: 0110, Revision: P01, Phase: 02, received: 8th January 2020;
- Title: Proposed Ground Floor Plan, Job no: P003, Number: 0100, Revision: P01, Phase: 02, received: 8th January 2020;
- Title: Medical Day Unit - FF&E - Proposed Ground Floor Plan, Job no: P003, Number: 7001, Revision: P01, Phase: 2, received: 24th February 2020; - - Title: Medical Day Unit - FF&E - First Floor Plan, Job no: P003, Number: 7002, Revision: P01, Phase: 2, received: 28th February 2020;
- Title: Proposed Elevations, Job no: P003, Number: 0201, Revision: P03, Phase: 02, received: 28th February 2020;

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. Prior to the construction of the extension hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the extension, to include the plant room at roof level, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

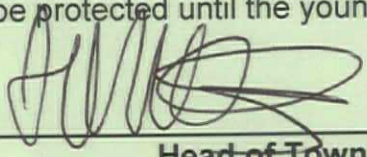
Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED


Head of Town Planning

DATE:

25/2/20