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COMMITTEE	Planning and Regulatory
COMMITTEE DATE	1st October 2025

Application No.
P/25/0224

Date
20th August 2025

Determining Authority
MTCBC

Proposed Development

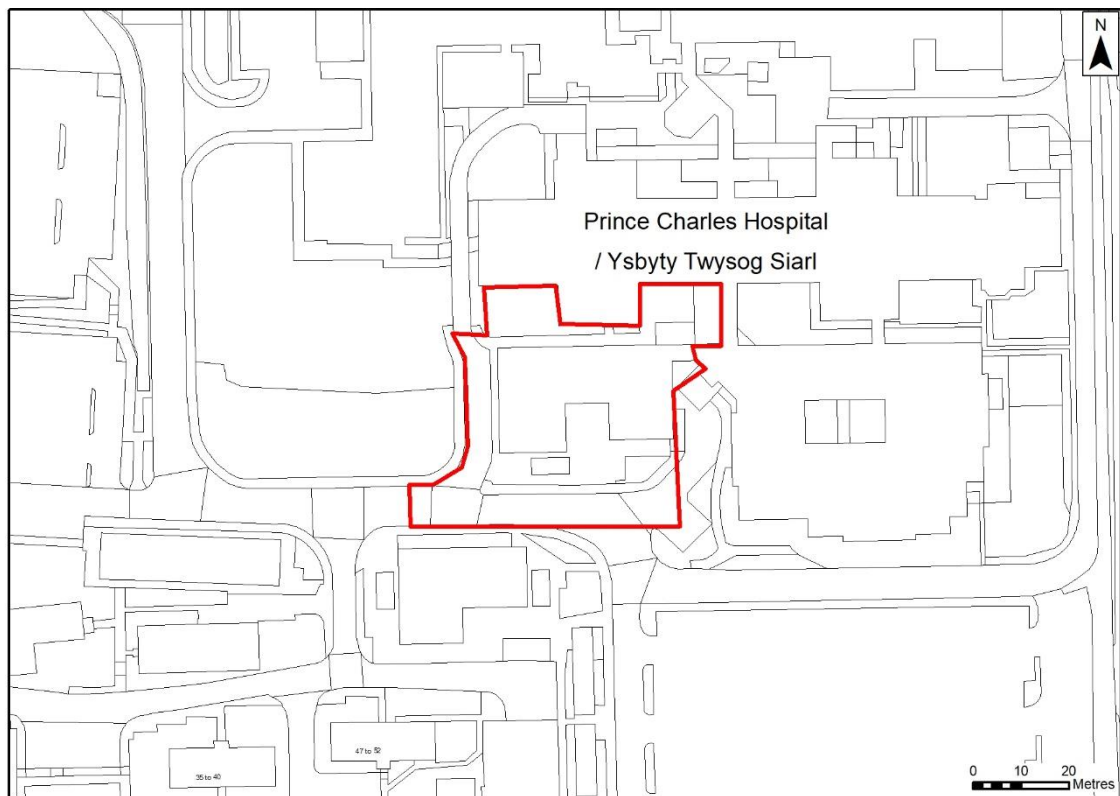
Location

Name & Address of Applicant/Agent

Retention of Unit 2 as a multi-disciplinary training unit

Prince Charles Hospital
Gurnos Road
Gurnos
Merthyr Tydfil
CF47 9DT

Mr Jeremy Holifield
c/o Mr Mark Farrar
The Urbanists Ltd
Westgate House
Womanby Street
Cardiff



P/25/0224

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APPLICATION SITE

The application site relates to an established portacabin like structure that is located within the boundary of Prince Charles Hospital to the south of the Cynon Block and west of the Rhymney Block, which form part of the main hospital building. The property is of two storey construction with a total floorspace of 1486sqm and external appearance comprises of grey composite walls and roof. The building is currently used as a multi-disciplinary training facility which forms part of the wider function of the hospital facility.

PROPOSED DEVELOPMENT

Planning permission for the building was originally granted for a temporary period of six years in 2019 under planning permission P/19/0196 which is due to expire. The current application seeks planning permission to retain the building on a permanent basis. There are no proposed changes to the exterior of the building and internally the arrangement comprises a series of lecture and seminar facilities along with associated office, plant and storage facilities, kitchens, and WCs. There are two internal stairwells to the front and rear of the building and an additional emergency escape to the front.

PLANNING HISTORY

The following planning history is relevant to the considerations of this application:

- P/25/0197 - Permanent retention of Unit 3 – Approved: 19th August 2025
- P/19/0196 - Erection of temporary two storey portacabin to provide multi-disciplinary training unit – Approved: 8th November 2019
- P/19/0197 - Construction of steel gantry structures to provide cable routes – Approved: 23rd August 2019
- P17/0299 - 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/17/0086 - 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

Head of Engineering & Highways	-	No objection
Council Ecologist	-	No objection
Environmental Health Manager	-	No objection
Natural Resources Wales	-	No objection

Dwy Cymru Welsh Water	-	No objection
South Wales Fire & Rescue Service	-	No response
South Wales Police	-	No objection

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 site notices were displayed in the vicinity of the site on 22nd August 2025 and a press notice published on 4th September 2024.

At the time of writing this report it is noted that no objections or observations have been received as a result of the publicity exercise. Committee shall be further advised verbally of any representations received.

POLICY CONTEXT

Future Wales: The National Plan 2040 (February 2021):

Future Wales provides guidance on matters relevant to this application, including, but not limited to:

Policy 1: Where Wales will grow.

Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (PPW), Edition 12, February 2024:

Planning Policy Wales provides guidance on matters relevant to planning decisions seeking to ensure the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural wellbeing of Wales.

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-20231:

- Policy SW4 – Settlement Boundaries
- Policy SW11 – Sustainable Design and Placemaking
- Policy SW12- Improving the Transport Network
- Policy SW13 – Protecting and Improving Local Community Facilities

PLANNING CONSIDERATIONS

This application seeks consent to retain the existing building at this location on a permanent basis, of which planning permission was initially granted for a temporary period of 6 years. The key considerations in the determination of this application are the requirements of planning policy, the concerns in respect of the potential impact on

character and appearance of the area, residential amenity, parking and highway safety and ecology.

Given the size of the building, a Pre Application Consultation (PAC) exercise has been undertaken and it is noted in the PAC report that there were no concerns raised from either the public or from any of the statutory consultees.

Principle of development

It is acknowledged that the existing building lies with the settlement limits as defined by Policy SW4 of the LDP where development is generally encouraged and supported in principle, subject to its compliance with other relevant LDP policies. Policy SW11 of the LDP supports sustainable design and placemaking, requiring development to create attractive and sustainable places through high quality sustainable and inclusive design. The building is situated in a sustainable location and whilst its outward appearance might be considered utilitarian, it serves its purpose in the day to day running of the hospital and is designed to be fully accessible by all. Further, allowing the development would assist in the continued functioning of the hospital itself thereby protecting it to the benefit of the community in accordance with the aims of Policy SW13 of the LDP which seeks to protect local community facilities. Therefore, the principle of the development is acceptable.

Character and Appearance

The building was initially installed during a period where substantial works were being undertaken to the main hospital building. It is situated centrally within the hospital grounds and is one of several buildings present, which share a similar design and appearance. As such, the retention of this building on a permanent basis, would not result in an ad hoc or incongruous form of development that is at odds with the general arrangement of the hospital facilities. The building would be seen in the context of the hospital and would not adversely impact the character and appearance of the site and surrounding area. Therefore, the development would comply with Policy SW11 of the LDP.

Residential Amenity

The development is not adjacent to any residential property and is in the same location as that when the initial temporary consent was granted. The nearest residential property lies on Willow Road approximately 100m distant from this building to its east, with other more substantial hospital buildings lying closer. The proposed development would continue to have no adverse impact on the amenity of the nearest residential property. Furthermore, it is acknowledged that at the time of writing this report no objections have been received as result of the publicity exercise. As such the proposal satisfies the requirements of Policy SW11 of the LDP.

Parking and Highway Safety

The building was initially erected to help facilitate the refurbishment of the hospital and consequently the development would not have resulted in any increase in staff/visitor numbers or any loss of car parking. This situation would remain the same with the

retention of the building and the Head of Engineering and Highways has not raised objection or highway safety concerns. Therefore, proposal complies with the requirements of Policy SW12 of the LDP.

Ecology

The Council's Ecologist has raised no objection to the retention of the building subject to a condition being included on any consent to secure ecological enhancements to provide net biodiversity benefit in accordance with Chapter 6 of Planning Policy Wales. It is acknowledged that Planning Policy Wales requests that applications be supported by a Green Infrastructure Statement (GIS) to demonstrate net benefits to biodiversity. In this instance, given the nature of the proposal which seeks to retain an existing building the provision of a GIS is deemed to be disproportionate. However, a condition to secure ecological enhancements would nonetheless improve the ecological value of the site and would meet the requirements of Planning Policy Wales. Therefore, the proposal complies with Policy EnW1 of the LDP.

CONCLUSIONS

For the above reasons, the principle of the development is acceptable and there would be no significant harm caused to the to the site and surrounding environment as a result of the retention of the building on a permanent basis.

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 Act 2015 (the WBFG Act) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out in Section 5 of the WBFG Act have been considered and thus the proposal 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 be carried out in accordance with the following approved plans and documents:
 - Site Location Plan drawing no. P003/HLM/V09/XX/DR/A/900903/P01
 - Proposed Site Plan drawing no. P003/HLM/V09/ZZ/DR/A/900902/P01
 - Proposed Elevations & Sections drawing no. P003/HLM/07/ZZ/DR/A/020901/P01
 - Proposed Ground Floor drawing no. P003/HLM/V09/00/DR/A/010910/P01
 - Proposed First Floor drawing no. P003/HLM/V09/01/DR/A/010911/P01

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

2. **Within 3 months of the date of this permission** a scheme for biodiversity enhancement including a timescale for its implementation shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales 12 (February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County borough Council Replacement Local Development Plan.