

DELEGATED REPORT

Application No: P/20/0240

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

Development: Re-use and extend a single storey temporary building to accommodate a temporary MDTU unit, to include the addition of a first floor

Case Officer: Marlene Ferreira

Site Visit: 27th October 2020

Application Expiry Date: 9th December 2020

Consultation reply date expired: 10th November 2020

APPLICATION SITE

The application relates to the Prince Charles Hospital site, specifically, a former disabled car parking area, contained within an area measuring approximately 2250m², which now accommodates a temporary kitchen unit, located to the south of the main hospital building. The temporary unit has been in place for less than 3 years, since it was approved on 31st May 2017.

The main hospital site consists of one main hospital building with other extensions and smaller buildings, ranging from 1 to 5 storeys, which have been constructed over time and including the temporary kitchen unit noted above.

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 abuts 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 planning permission to extend the existing temporary kitchen unit at ground floor and first floor, to provide a flat roof temporary MDTU (Multi-Disciplinary Training Unit).

The left front projection of the existing temporary building (formerly serving as a temporary kitchen), would be extended to the front by an additional 6.4 metres in depth and 12 metres in width, and a new first floor would be constructed above the footprint of the ground floor building, measuring a maximum of 36.7 metres wide, 22 metres deep, with a

total height of 8 metres. The proposed building would provide multiple office rooms, multimedia rooms, seminar rooms, pre-assessment rooms, reception areas, waiting rooms, a medical library and lecture theatres, etc. An elevated patio area with steps, with a maximum height of 0.9 metres, would be provided to the front (south) of the building to enable access into the premises. The premises would be finished with cream coloured plastisol coated galvanised steel cladded elevations, a grey aluminium-zinc coated steel roof, and white UPVc windows and steel faced doors.

Two flat roof two storey staircase units, each measuring 7.2 metres wide, 3.5 metres deep and 7.7 metres in height (one connected to the first floor of the building only and one connected to the ground floor of the building only), are also proposed to the front (south) and to the rear (north) of the temporary main MDTU unit. Each unit would also be finished with cream coloured plastisol coated galvanised steel cladded elevations, a grey aluminium-zinc coated steel roof, and white UPVc windows and steel faced doors.

The proposed temporary MDTU premises, which would be used to accommodate existing hospital staff only, is proposed to remain on site for a period of six years. It would result in the loss of the temporary kitchen. However, the permanent kitchen facilities have now been upgraded internally within the main hospital building and the temporary kitchen is no longer required.

PLANNING HISTORY

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

P/20/0013 - Construct temporary two storey MDTU building on the car park to the south of the hospital – Approved: 24th March 2020.

P/20/0007 - Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit – Approved: 25th February 2020.

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/19/0250 - 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/19/0196 - Erect a two-storey temporary portacabin – Approved: 8th November 2019

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/15/0114 - 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

CONSULTATION

The following consultations were carried out under this application:

Engineering and Traffic Group Leader	No objection.
Policy Section	No objection.
Ecology Officer	No objection.
Environmental Health	No objection.
Welsh Water	No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012 two site notices were 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 replacement and extension of the temporary kitchen to provide a temporary MDTU building 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 extensions to the temporary kitchen unit, seeks to provide a two-storey building to accommodate the existing MDTU facility, whilst the main hospital (which houses the existing MDTU), is rearranged and upgraded. The proposed unit, part of which is already existing, is located to the south of the main hospital building on the existing disabled parking area. This is only proposed as a temporary solution until the essential improvements within the main hospital building are completed.

The proposed MDTU building, in terms of its flat roof, finishes and overall appearance would not normally receive a favourable recommendation due to its poor design. Whilst the hospital site consists of buildings/extensions of various scales and designs, this overall proposal represents an unsympathetic form and scale of development that would not be supported as a permanent facility. However, in this instance, the proposed temporary building would enable the hospital to continue to operate without significant disruptions, whilst the necessary internal changes/modifications and refurbishment works take place. On this basis, the proposal is acceptable, subject to a condition requiring that the building be removed within six years of it being brought into use and that the site is re-instated as a parking area to serve the hospital, as was previously agreed, once the temporary kitchen was removed.

The proposed elevated area served by a stepped access, to the front of the building, seeks to provide adequate access into that section of the premises. It is typically temporary in nature and like the temporary MDTU building, would not be supported as a permanent form of development.

Whilst the proposal to provide an MDTU building, albeit temporary, would result in the loss of the temporary kitchen, it should be noted, as referred to above, that the temporary kitchen is no longer required since the permanent kitchen facilities (within the main hospital) have now been completed and are operational. As such, this proposal would not result in a new temporary kitchen being proposed within the existing hospital grounds. Furthermore, it is also noted that a temporary MDTU was approved on 24th March 2020, under planning permission P/20/0013. However, the agent has confirmed that this proposal, if permitted, would negate the need for the temporary MDTU already approved on the car parking area to the south of the hospital site. Likewise, should the former MDTU development be constructed on a temporary basis, it would negate the need for the temporary MDTU hereby proposed. As such, a suitably worded condition would be attached to any planning permission which would ensure that only one temporary MDTU building would be constructed.

Thus, in this instance, the proposed development is considered acceptable.

Residential Amenity

Having considered the nature of the proposed development and its distance from the closest neighbouring properties, the proposed temporary MDTU building, would not be deemed to have an adverse impact on the privacy or 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 building into the temporary building whilst the refurbishment works are undertaken. The building is not required for additional staff and would only accommodate existing employees. As such, the demand for on-site car parking, albeit temporary, would not increase as a result of this proposal. Nevertheless, the proposed temporary MDTU building, in this location, would, as did the temporary kitchen, continue to result in the loss of disabled parking. However, it should also be noted that the disabled parking is provided to the southeast and south of

the building (as originally approved under planning permission P/14/0162). Indeed, the location of the temporary MDTU building in place of the former temporary kitchen would prevent the loss of 87 parking spaces (11 of which would be disabled bays) if the MDTU was provided to the south of the hospital site (as approved under planning permission P/20/0013). The Engineering and Traffic Group Leader has considered the proposed development and has therefore not raised any objections. As such, the proposal would comply with LDP Policy SW11.

CONCLUSION

It is considered that the proposal, which is 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.

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:

- Drawing Title: Proposed Unit 2 Elevations and Section, Number: 020901, Revision: P01, Phase: 2, received: 14th October 2020;
- Drawing Title: Proposed Unit 2 Site Plan, Number: 900902, Revision: P01, Phase: 2, received: 14th October 2020;
- Drawing Title: Proposed Ground Floor, Number: 010901, Revision: P01, Phase: 2, received: 14th October 2020;
- Drawing Title: Proposed First Floor, Number: 010911, Revision: P01, Phase: 2, received: 14th October 2020.

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

3. The MDTU building, elevated patio and staircase units, hereby permitted, shall be permanently removed from the site within 6 years of the building being brought into use. The site shall be re-instated as a car parking area within 3 months of the building being removed.

Reason - In the interest of visual amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

4. The development, hereby permitted, shall only be constructed as an alternative to the scheme granted under planning permission P/20/0013. No development shall take place relating to planning permission P/20/0013, if the development hereby permitted has been implemented.

Reason - In the interest of visual amenity and highway safety in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

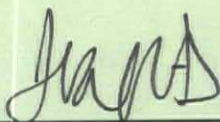
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. 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:

30/11/20.