

Planning Statement

Location: Georgetown Pharmacy, Ynysfach
Road, Merthyr Tydfil, CF48 1AG

Applicant: Dowlais Pharmacy Limited

Proposed Development: Pharmacy Dispenser

Introduction

This Planning Statement identifies the site location and where the development would take place along with the relevant development policies in the adopted Replacement Local Development Plan 2016-2031 and Planning Policy Wales 2018.

Site Location

Georgetown Pharmacy, outlined in red below, is located off the public highway opposite Ash Veterinary Practice. The vehicular access serves both Pont Cae Doctor's Surgery and Georgetown Pharmacy with a shared car park serving both. Pedestrian access is available from the north and east of the application site. To the west of the pharmacy is a retaining wall to the public highway, to the north east is the former Rugby Club and to the south east is the Pont Cae Doctor's Surgery.



Proposed Development

The proposed development is to replace an existing pedestrian access doorway to the east of the Georgetown Pharmacy with a 24-hour prescription medicine dispenser. The existing doorway is located on the side elevation (east) facing the walkway to the Pont Cae Doctor's Surgery. Details of the dispenser are provided in plan located at page 7 and 8 of this document. The dispenser unit would be fitted within the existing glazing replacing in the main the secondary access doorway. Pedestrian access would remain at the shop frontage facing the car park to the north. The materials proposed would be similar to the design in the drawing but reflecting the Georgetown Pharmacy business. It is proposed to continue the timber glazing and brickwork to match the existing façade.



LDP Policies SW11, SW13, EcW3 and EcW5 are relevant to the proposed development and are detailed below.

Policy SW11: Sustainable Design and Placemaking

Development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design.

Where appropriate new development will be required to:

- 1. be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;*
- 2. integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;*
- 3. not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design;*
- 4. contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected;*
- 5. allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards;*
- 6. incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;*
- 7. incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;*
- 8. minimise the demand for energy and utilise renewable energy resources;*

9. *provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;*
10. *incorporate measures to improve ground and surface water quality wherever possible;*
11. *provide adequate facilities and space for waste collections and recycling; and*
12. *promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.*

Policy SW11 aims to guide proposals for development to create sustainable places through high quality design. The proposed design is modern and in keeping with that of the existing Georgetown Pharmacy and Pont Cae Doctor's Surgery and proposes to use materials to match the existing door and window to be replaced where possible. The dispenser unit itself is made of materials that allow functionality and security which would complement the existing glazed area to remain. The design and scale is considered appropriate to the host building and in compliance with Policy SW11.

Policy SW13: Protecting and Improving Local Community Facilities

The provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies. The Council will protect and support the enhancement of the County Borough's existing community facilities. Development proposals that would result in a loss of an existing community facility will only be permitted where:-

- *alternative provision of at least equivalent value to the local community can be provided nearby, or*
- *it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or*
- *it can be demonstrated there is no longer a viable community use for the facility.*

This policy seeks to protect the important role community facilities play in the day-to-day life residents. Paragraph 6.4.90 recognises the role that health care facilities provide as a community facility. This application seeks to enhance the existing community facility by providing the opportunity for patients and representatives to pick up the prescription medication out of normal office hours as well as during the normal opening hours. This is of particular benefit for those residents who are unable to pick up prescription medicines during normal working hours because of other commitments and for those who live but do not work in the County Borough.

It is therefore considered that the proposed development would provide an enhancement and improvement to the existing Georgetown Pharmacy community facility in accordance with Policy SW13.

Policy EcW3: Retail Hierarchy - Supporting Retailing Provision

Merthyr Tydfil Town Centre is the favoured location for retail, leisure, and other complementary development, being situated at the head of a retail hierarchy and being followed by the local centres of Dowlais, Gurnos, Cefn Coed and Brecon Road/Morgantown, Troedyrhiw, Aberfan, Treharris and a new local centre forming part of the 'Hoover Strategic Regeneration Area'. Proposals for new and enhanced retail, leisure and other complementary provision in all these centres will be permitted where they improve the vitality and viability of the centre(s) concerned. Outside the above centres, proposals will be subject to an assessment of need and a strict application of the sequential test. Proposals will then only be permitted where they avoid causing harm to town/local centre vitality and viability.

Policy EcW5: Town and Local Centre Development

Development enhancing the vitality and viability of the Town and Local Centres will be supported. Within the Town Centre Primary Shopping Area (PSA) the change of use of the ground floor from A1 to another 'A class' use will be permitted where;

- *At least 75% of the commercial uses at street level within the PSA remain A1, and;*
- *There are no more than two adjoining 'non-A1' units in any row of five units, provided there are not more than three 'non-A1' units in any 5 units.*

Within the PSA and local centres, the change of use of the ground floor to 'non-A' use classes will only be permitted where:-

- *It is demonstrated through active and appropriate marketing that the existing use is no longer economically viable; and,*
- *The proposal would not result in an over concentration of non-A1 uses that would be detrimental to the vitality, attractiveness and viability of the local centre; and,*
- *The proposal would not result in the creation of a dead window frontage; and,*
- *The proposal would not have an unacceptable effect on the amenity and viability of neighbouring uses, having regard to the 'agent of change principle'.*

Policies EcW3 and EcW5 seek to support retail provision in the defined retail areas. Georgetown Pharmacy lies within the Town Centre Boundary as shown above. The proposed development would not adversely impact upon the retail provision or employment at the existing retail facility or in the Town Centre Boundary retail units, and in fact would provide an enhancement of the community facility regarding the ability to pick up prescription medicines out of normal office hours if required. As such it is considered that the proposed development complies with Local Development Plan policies EcW3 and EcW5.

Summary

The proposed development seeks to provide a prescription medicine dispensing unit similar to a medical cashpoint or "amazon locker". This would provide the ability of the pharmacy to provide prescription medicines up to 24 hours a day and not just during normal shop opening hours. Vehicular access is already in place with off road parking for both the surgery and the pharmacy. Highway safety and capacity would be unaffected by the proposed development.

No designated or non-designated environmental or heritage assets would be adversely affected by the proposal. The design of the dispenser is considered appropriate to the host building and would not adversely impact upon it or nearby Pont Cae Doctor's Surgery or the former rugby club.

Overall, it is considered that the proposed development is in accordance with the Local Development Plan Policies referred to above.

Example of Medicine Dispenser and dimension details



Technical information MULTI



- 24 Touch screen
- Receipt printer
- Credit card reader
- Scanner: max. A4 format, 350 mm/sec (optional)

Electrical Consumption

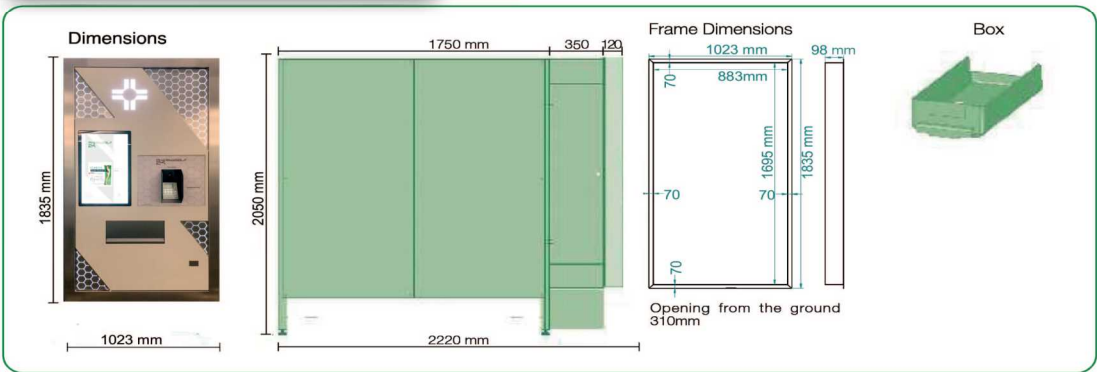
- 140 Watt

Weight

- 590 kg

Storage Configuration

Box	130x100x175 mm	110 pcs.
Box	150x100x275 mm	55 pcs.
Box	250x140x275 mm	16 pcs.



Existing and Proposed Elevations (not to scale)

