



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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APPENDIX A

PRE-APPLICATION RESPONSE

1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1. Interserve, 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 for:
- The installation of a detached two-storey portable building block to accommodate Unit 2 / Multi-Disciplinary Training Unit (MDTU). Temporary building for an estimated six years.
- 1.1.2. This Planning Statement has been prepared to accompany the planning application, and should be read in conjunction with the following documents:
- Planning Application Form;
 - Covering Letter;
 - Plans and Drawings;
 - Design and Access Statement; and
 - Pre Application Consultation (PAC) Report.

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.
 - **Section 3 (Pre-Application Dialogue)** – sets out the details of the pre-application enquiry, formal response, and the pre-application consultation carried out.
 - **Section 4 (The Proposed Development)** – sets out the details of the Proposed Development including the proposed layout.
 - **Section 5 (Planning History)** – details any relevant planning applications in the area surrounding the Site.
 - **(Planning Policy Context)** – sets out the national and local planning policies relevant to the Proposed Development.
 - **Section 6 (Material Considerations)** – sets out the need for the Proposed Development, environmental considerations, and the planning balance for the Proposed Development.
 - **Section 7 (Conclusion)** – summarises the need for the Proposed Development and how it accords with the planning policy framework.

1.3 BACKGROUND TO THE DEVELOPMENT

- 1.3.1. As part of the Prince Charles Hospital Ground and First Floor Refurbishment Scheme (planning reference P/17/0286, please refer to Planning History section below), improvement opportunities have been identified across the hospital. The Proposed Development has been identified as a result of the improvements taking place at the hospital.
- 1.3.2. 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 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.

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1. As shown on Figure 2-1, and on the Site Location Plan -Main Site (P003-BRA-V07-00-DR-A-900702), the Proposed Development is located south of the main hospital buildings at Prince Charles Hospital, Merthyr Tydfil. The Site measures 2120m² and is wholly located within the Rhymney car park. Figure 2-1 below indicates the location of the site within the hospital site 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.
- 2.1.3. 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 site.

3 PRE-APPLICATION DIALOGUE

PRE-APPLICATION ENQUIRY

- 3.1.1. A pre-application enquiry was submitted to MTCBC on 13 November 2019, with an accompanying statement which provided further information on the proposals as well as relevant planning and environmental considerations.
- 3.1.2. A formal pre-application response from the Planning Department in MTCBC was received on 18th December 2019. MTCBC's response stated that the MDTU building would be located within the hospital site, and the Proposed Development is compatible with relevant plan policies, and material considerations, *"the Proposed Development could therefore be acceptable in principle"*. The pre-application response has been included as Appendix A at the end of this statement.
- 3.1.3. MTCBC's response raised concerns regarding the flat roof of the Proposed Development, stating that it would not normally be welcomed or supported, and although the finishes seek to ensure the building complements its surroundings, the Proposed Development would be a "stand-alone prominent structure, which would undoubtedly appear temporary in nature", therefore the Proposed Development would not be supported as a permanent building within the hospital site. However, as the MDTU building is proposed to be temporary to allow essential hospital improvements to take place, it would be considered *"necessary and acceptable in this instance"*.
- 3.1.4. It was also noted in the pre-application response that due to the scale and use of the MDTU building *"it would not have a significant adverse impact on adjoining premises/properties"*.
- 3.1.5. MTCBC also considered the Proposed Development in respect of highway safety and parking provision, and stated that while the loss off car parking will be mitigated, and the Engineering and Traffic Group Leader has not raised objection to the Proposed Development, it has been suggested that the replacement parking provision is provided prior to the construction of the MDTU building, and such a condition would be attached to any future planning application.

PRE-APPLICATION CONSULTATION

- 3.1.6. In accordance with Part 1A of the Town and County Planning (Development Management Procedures) (Wales) Order 2016, all major development (The provision of a building(s) where the floorspace created exceeds 1,000 sqm) are required to carry out pre-application consultation, prior to submission to the local planning authority. Therefore, this planning application is accompanied by a Pre-Application Consultation Report which demonstrates compliance with section 61 of the Town and County Planning Act 1990, as well as how consultation responses have been received and considered. The Pre-Application Consultation period took place between 4 December 2019 and 1 January 2020
- 3.1.7. Table 3-1 below provides a summary of the Pre-Application Consultation actions undertaken.

Table 3-1 – Pre-Application Consultation Checklist

Pre-Application Consultation Actions	Date Requirement Actioned	Requirement Satisfied
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Display a site notice	4 th December 2019	
Write to “any owner or occupier of any land adjoining the land to which the proposed application relates”	4 th December 2019	
Consult “community” and “specialist” consultees	4 th December 2019	
Make the draft application available publicly	4 th December 2019	

- 3.1.8. Full details of all pre-application consultation undertaken in connection with the Proposed Development is set out in the Pre-Application Consultation Report which accompanies this planning application.

4 THE PROPOSED DEVELOPMENT

4.1 DESCRIPTION OF THE PROPOSED DEVELOPMENT

- 4.1.1. As shown on Figure 4-1 (in yellow), and in the attached block plan, the unit will be organised in a 'C' shape and will be a two-storey building with a total internal floor space of 1340m². The height of the building will be 9m including its plinth.

Figure 4-1 - The Proposed Development



- 4.1.2. Figure 4-2 shows the east facing elevation of the Proposed Development. The roof will be a grey coloured, profiled aluminium-zinc coated steel roof, the walls will be light grey coloured plastisol-coated galvanised steel cladding, with dark grey fascias, and the windows and doors will be dark grey coloured U-Pvc windows and grey coloured external steel faced doors. Figure 4-3, and Proposed Unit 2 Portakabin Elevations and Section (P003-BRA-V07-ZZ-DR-A-020701), show an example of how the external finishes will look.

Figure 4-2 - Proposed East Facing Elevation

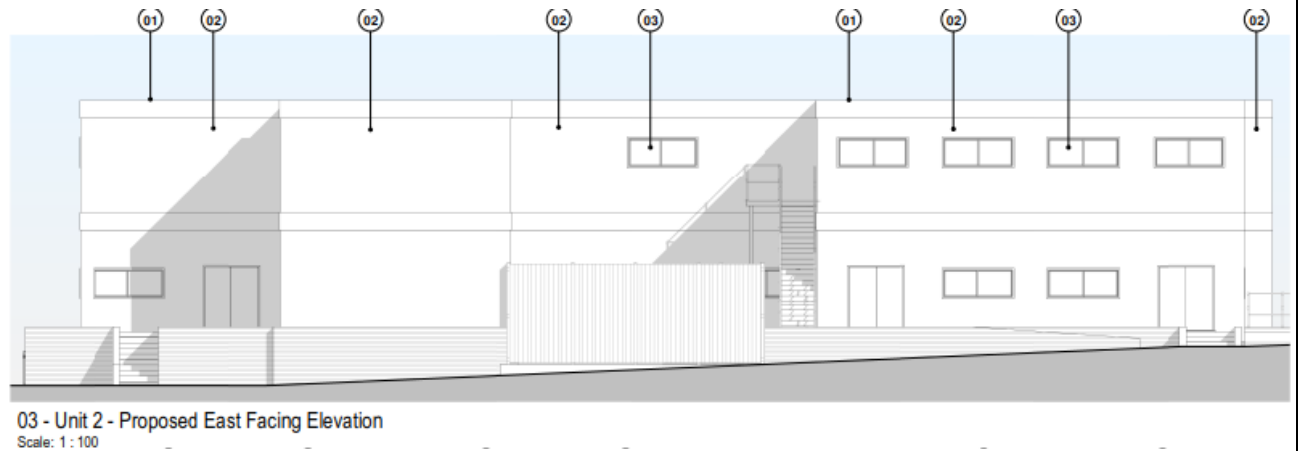


Figure 4-3 - External Finishes



Figure 4-2 and 4-3 Key

- (1) Roof: Grey coloured, profiled aluminium-zinc coated steel roof.
- (2) Walls: Light grey coloured plastisol-coated galvanised steel cladding, with dark grey fascias.
- (3) Windows & Doors: Dark grey coloured U-Pvc windows and grey coloured external steel faced doors.

- 4.1.4. Internally, there will be provision for a library, lecture theatre, seminar rooms, multimedia and IT rooms, and study and office spaces. Proposed Unit 2 Portakabin Ground Floor Plan (P003-BRA-V07-00-DR-A-010700) and Proposed Unit 2 Portakabin First Floor Plan (P003-BRA-V07-00-DR-A-010701) show the internal layout of the ground and first floor of the Proposed Development.
- 4.1.5. Access ramps will be provided at both the northern and eastern entrances, and a lift will be located in the north-west corner of the building to provide access to the first floor.

- 4.1.6. The site location 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.
- 4.1.7. The proposed siting of the MDTU will result in the loss of car parking spaces; 11 disabled spaces and 76 standard spaces in total.
- 4.1.8. During development and operation of the proposed MDTU, the number of parking spaces will not drop below a total of 1182 across the hospital site. This figure is in line with the existing number of parking spaces, as shown on the Existing Parking Spaces plan submitted in support of planning application P/14/0162 (granted 18 September 2014).
- 4.1.9. The proposed MDTU 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, the site will be returned for car parking use.

5 PLANNING HISTORY

- 5.1.1. There is a long planning history associated with the hospital site, in order to provide additional capacity and facilities and maintain standards of modern healthcare. The hospital can be characterised by a mixture of buildings varying in scale and material appearance.
- 5.1.2. Most recently, a phased masterplan has been put into action to continue these improvements to the hospital:
- P/17/0286 - Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift
 - Application Validated 29 September 2017
 - Approval 21 December 2017
 - P/19/0196 - Erection of a temporary two storey Portakabin, Unit 3, to provide a multi-disciplinary training unit
 - Application validated 22 July 2019
 - Approval 08 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
 - Application validated 11 September 2019
 - Pending decision
 - P/19/0317 - Installation of 2no. single storey Portakabin Ltd blocks to provide office space for the Maternity Services
 - Application validated 5 December 2019
 - Pending decision
 - P/19/0330 - Change of use of existing residential accommodation block to office space
 - Application validated 20 December 2019
 - Pending decision
- 5.1.3. A number of demountable buildings are present across the site, including an example which is located within proximity to the proposed site for the MDTU:
- P/17/0086 - Temporary kitchen unit (with plant above). Road works to include re-configuration to parking, road alignment, landscaping and footways
 - Application validated 18 May 2017
 - Approval 31 May 2017

6 PLANNING POLICY CONTEXT

6.1 INTRODUCTION

- 6.1.1. 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.
- 6.1.2. 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.

6.2 NATIONAL PLANNING POLICY

PLANNING POLICY WALES (EDITION 10, DECEMBER 2018)

- 6.2.1. 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.
- 6.2.2. Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs). Each TAN provides detailed planning advice on a different subject.
- 6.2.3. 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”.

6.3 LOCAL PLANNING POLICY

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN 2006-2021

- 6.3.1. The Merthyr Tydfil County Borough Council Local Development Plan (LDP) 2006-2021 was adopted by the Council on 25 May 2011. The LDP forms the basis for decisions on land use planning in the area.
- 6.3.2. The policies within MTCBC LDP 2006-2021 that have been identified as relevant to the Proposed Development are:
- BW1 – Development Strategy – Primary Growth Area
 - BW4 – Settlement Boundaries/Locational Constraints
 - BW7 – Sustainable Design and Place Making
 - BW8 – Development and the Water Environment
 - BW11 – Transport, Cycling and Pedestrian Proposals
 - BW12 – Development Proposals and Transport
 - BW15 – Community Facilities

- BW17 – Securing Community Infrastructure Benefits
- TB11 – Access, Parking and Accessibility of Local Facilities

- 6.3.3. Analysis of how the Proposed Development is compliant with the above policies can be found in the Design and Access Statement.
- 6.3.4. Additionally, supporting text for Policy AS21: Community health facilities highlights that the Prince Charles Hospital is an important facility providing general and specialist health care throughout a large part of the Head of the Valleys and south Powys. It is recognised that in order for the hospital to maintain this function for the foreseeable future, it is inevitable that it will undergo further adaptation and extension in order to meet the requirements of a modern, locally based health service.

7 MATERIAL CONSIDERATIONS

7.1 THE PRINCIPLE OF THE DEVELOPMENT

- 7.1.1. The objective of the development is to provide a decant space to accommodate essential facilities for 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).
- 7.1.2. 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.
- 7.1.3. The Proposed Development is within the hospital site, which is within both the Primary Growth Area (Policy BW1), and the Settlement Boundary (Policy BW4) identified in the MTCBC LDP 2006-2021 as areas where development is supported. Additionally, within the supporting text of Policy AS21, it is highlighted that the Prince Charles Hospital is an important facility, and that it is inevitable that it will undergo further adaptation and extension. As previously stated, the Proposed Development will support the proposed alterations of the Prince Charles Hospital by providing alternative space for essential facilities.
- 7.1.4. Considering the above, it is considered that the principle of the Proposed Development is compliant with relevant planning policy, and represents an acceptable development.

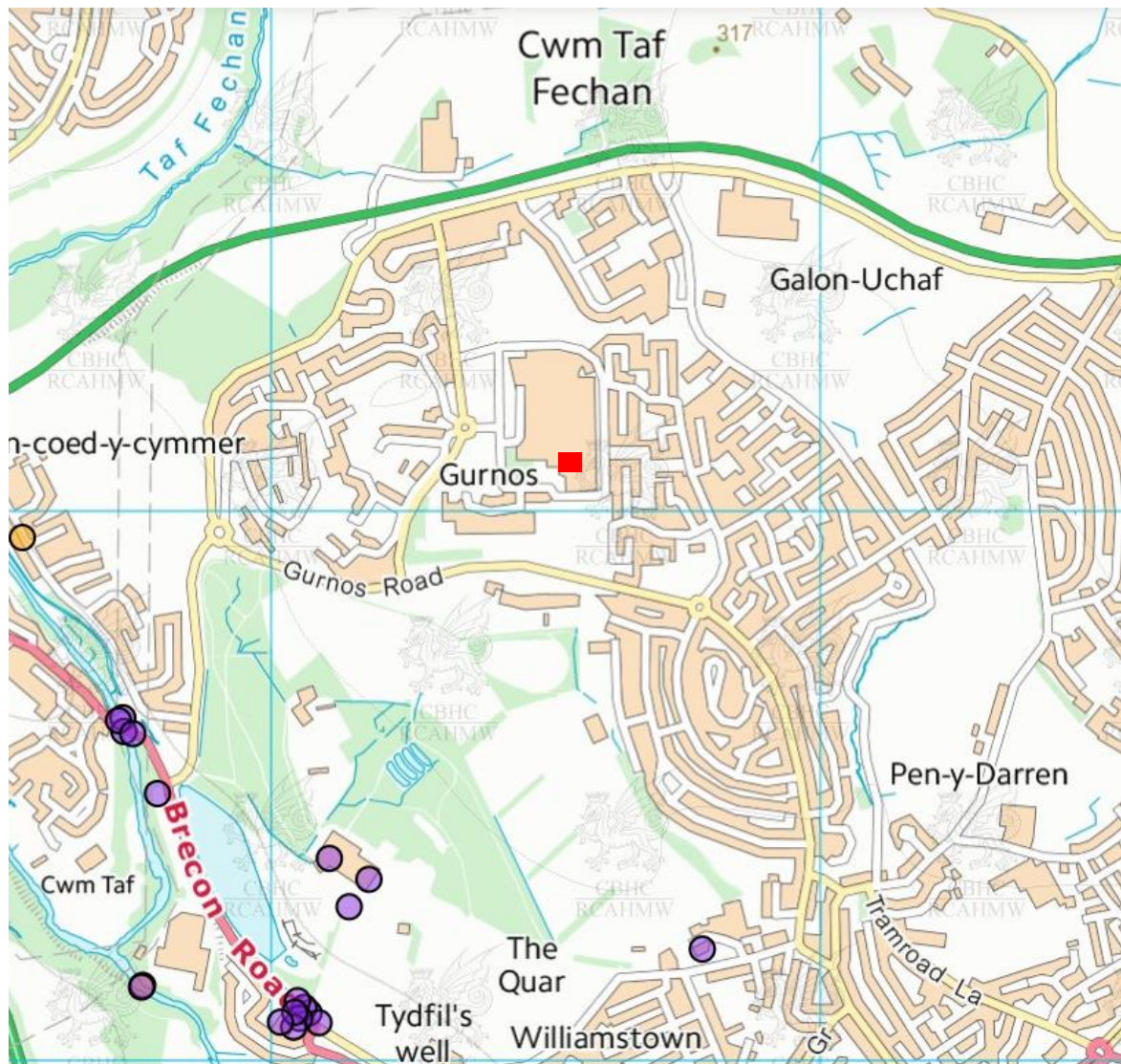
7.2 ECOLOGY AND BIODIVERSITY

- 7.2.1. There are no European Protected sites located within 2km of the Site.
- 7.2.2. 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).
- 7.2.3. 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.
- 7.2.4. The Brecon Beacons National Park is located approximately 1.6km to the north west of the Site.

7.3 HERITAGE

- 7.3.1. There is one scheduled monument located within 1km of the Proposed Development. The Gurnos Quarry Tramroad and Leat is located approximately 960m west of the Site.
- 7.3.2. As shown in Figure 7-2 below, there are nine listed buildings within 2km 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.

Figure 7-1 - Extract from Historic Wales, showing listed buildings within the area local to Prince Charles Hospital, Merthyr Tydfil



HISTORIC WALES MAP LEGEND

Listed Buildings		Scheduled Monuments		The Site	
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WATER ENVIRONMENT

- 7.3.3. As shown in Figure 7-3 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 7-2 - NRW Development Advice Map Extract



NRW DEVELOPMENT ADVICE MAP LEGEND

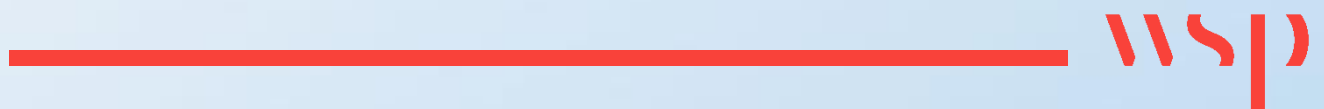
Zone C2		Zone B		The Site	
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8 CONCLUSIONS

- 8.1.1. 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 site are implemented efficiently, and current operations and facilities are maintained at the wider hospital site.
- 8.1.2. The proposed development represents internal temporary changes while other works are taking place, and does not represent an increase on intensification of use at the hospital site.
- 8.1.3. Due to the nature of the hospital site 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 precedence for demountable / Portakabin-style buildings across the site, in order to accommodate the ongoing improvements. The ongoing works at the hospital site requires temporary facilities as operations move around the site. This development is one such temporary facility to facilitate permanent works.
- 8.1.4. From assessing the Site and Proposed Development against relevant national and local planning policy and guidance, it is considered that the proposal is acceptable in principle, and will have a limited impact on surrounding development

Appendix A

PRE-APPLICATION RESPONSE







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