

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: Cwm Taf University Health Board c/o Boyes Rees Architects F.a.o. Mr K Dumbrell
Greyfriars Road Cathays Cardiff

WHEREAS you submitted an application on the 29th September 2017 to develop: Prince Charles Hospital Gurnos Road Gurnos Merthyr Tydfil CF47 9DT short particulars of the application being as follows:-

Name of the Applicant

Cwm Taf University Health Board
F.a.o. Mr T Burns
Ynysmerig House
Navigation Park
Abercynon

Description of Proposed Development

Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 21st December 2017

Signed:


(Head of Town Planning)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

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:

- Site Location Plan - Main Site, received 29th September 2017;
- Proposed Main Site Plan, received 29th September 2017;
- Proposed Site Ground Floor Plan, received 29th September 2017;
- Proposed Site First Floor Plan, received 29th September 2017;
- Proposed Overall 1-200 Elevations, 1 & 2, received 29th September 2017;
- Proposed Overall 1-200 Elevations, 3 & 4, received 29th September 2017;
- Proposed Site Roof Plan, received 29th September 2017;
- Proposed Aerial View of Site Showing Plant Rooms, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 01, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 02, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 03, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 04, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 05, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 06, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 07, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 08, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 09, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 10, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 11, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 12, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 13, received 29th September 2017;
- 1-100 Existing-Proposed Elevation 14&15, received 29th September 2017;
- 1-100 Proposed Elevations 19, 20 & 21 received 29th September 2017;
- Workstream 1 Contract 2, Existing Below Ground Drainage, received 29th September 2017;
- Phase 1B Works, Plantroom X, Drainage Layout, received 29th September 2017;
- Contract 2, Workstream 1, Drainage Layout, Sheet 1 of 3, received 29th September 2017;
- Contract 2, Workstream 1, Drainage Layout, Sheet 2 of 3, received 29th September 2017;
- Contract 2, Workstream 1, Drainage Layout, Sheet 3 of 3, received 29th September 2017;

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

- 3 Prior to the construction of the development, details/samples of the material finishes (wall and roof) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed on-site in accordance with the approved details.

Reason - In the interest of visual amenity and in compliance with the Merthyr Tydfil Local Development Plan 2006-2021.

Condition 3 discharged on 1st December 2023 - App no: P/23/0248

- 4 Construction works relating to the development shall not take place other than during the following times:

Monday to Friday - 0800hrs - 1800hrs

Saturday- 0900hrs - 1400hrs

Not at any time on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the noise omitted from construction works is not a source of nuisance to occupants of nearby residential properties, in compliance with the policies of the Merthyr Tydfil Local Development Plan 2006-2021.

- 5 All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the background noise levels as measured according to British Standards 4142:1997 at any adjoining or nearby residential property.

Reason - To protect residential amenity and in compliance with the policies contained within the Merthyr Tydfil Local Development Plan 2006-2021.

INFORMATIVES

1. The applicant is advised that surface water from the proposed development shall only discharge into the public surface water sewer.

NOTES

Your attention is drawn to the following:-

Appeals to the Welsh Government:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use the Planning Portal (Wales) website (www.planningportal.gov.uk) to complete your appeal.
- The Welsh Government can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Welsh Government need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Welsh Government does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

**BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION**

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.