



Interserve / Cwm Taf Morgannwg University Health Board

PRINCE CHARLES HOSPITAL, MERTHYR TYDFIL – MEDICAL DAY UNIT

Planning Statement





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Planning Statement

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Planning Statement

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1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1. WSP (*‘the Agent’*) have been instructed by Interserve / Cwm Taf Morgannwg University Health (*‘the Applicant’*) to prepare and submit a full planning application at Prince Charles Hospital (*‘the Site’*) for:

“Two-storey extension on the north-western corner of the Emergency Care Centre (ECC) to provide facilities for the Medical Day Unit (MDU)”

1.2 SUPPORTING DOCUMENTS

- 1.2.1. The Planning Statement should be read in conjunction with the following documents which accompany the planning application:

- Planning Application Form;
- Covering Letter; and
- Plans and Drawings.

1.3 BACKGROUND TO THE PROPOSED DEVELOPMENT

- 1.3.1. The Proposed Development is for a two-storey extension on the north-western corner of the ECC, within the curtilage of the Site.
- 1.3.2. As part of the ‘First and Ground Floor Refurbishment Scheme’ (planning reference P/17/0286, please refer to Planning History in Section 4), improvement opportunities have been identified across the hospital. During the construction activities, additional space is required to accommodate the Medical Day Unit (MDU), which is currently located within the centre of the hospital campus.
- 1.3.3. Permission has previously been granted (25 February 2020) for a two-storey extension (reference P/20/0007) to construct a new MDU at the north-western corner of the hospital. Since consent was granted, further consideration has been given to the operation of the proposed MDU, primarily the plant room on the roof of the building. The specification of the air handling unit which would be housed in the plant room is larger than what was originally anticipated, and as such this planning application comprises of an updated design to accommodate the larger unit. There are also some other minor amendments as part of this application, such as placement/height of windows and doors.

1.4 FORMAT OF THIS DOCUMENT

- 1.4.1. 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 any relevant planning applications in the area surrounding the Site.
 - **Section 3 (The Proposed Development)** – sets out the details of the Proposed Development including the proposed layout.
 - **Section 4 (Planning Policy Context)** – sets out the national and local planning policies relevant to the Proposed Development.
 - **Section 5 (Material Considerations)** – sets out the need for the Proposed Development, environmental considerations, and the planning balance for the Proposed Development.

- **Section 6 (Conclusion)** – summarises the need for the Proposed Development and how it accords with the planning policy framework.

2 SITE CONTEXT

- 2.1.1. As shown on the Site Aerial Location Plan below (Figure 2-1), The Proposed Development will be located at the north-western corner of Prince Charles Hospital. The hospital is located approximately 1.5km north of Merthyr Tydfil town centre, within Gurnos. The whole hospital site is approximately 10.5 hectares in size, and the Proposed Development site covers an area of approximately 620m² within the red-line boundary.

Figure 2-1 - Site Aerial Location Plan

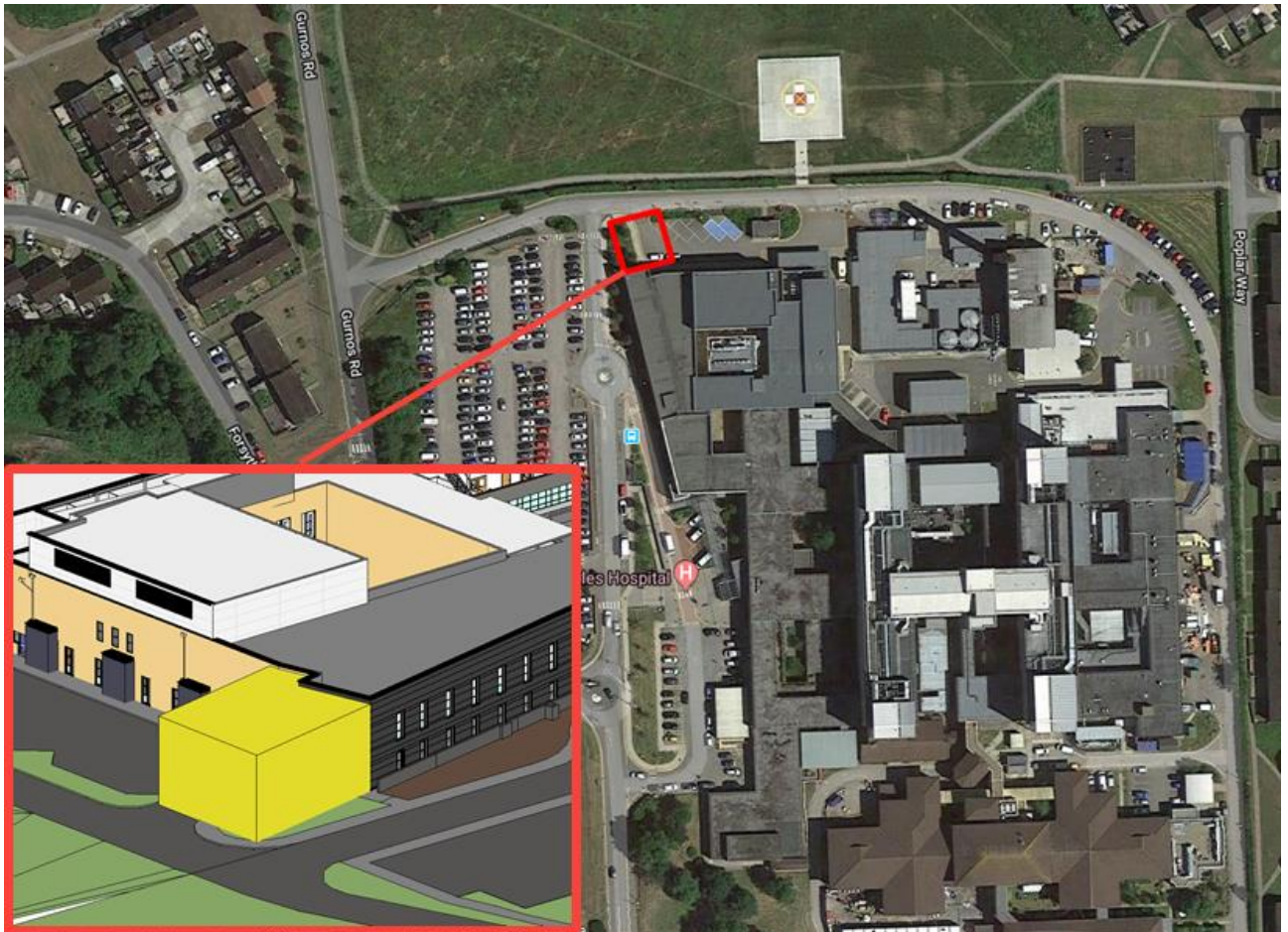


- 2.1.2. The hospital is located south of the A465 Heads of the Valleys Road. The site is also located within proximity of the A470, which provides links to the M4 motorway, located approximately 28km south. The hospital is accessible from Gurnos Road.
- 2.1.3. The site location of the proposed Medical Day Unit (MDU) at the norther end of the hospital site will be accessible via the network of private hospital roads.

3 THE PROPOSED DEVELOPMENT

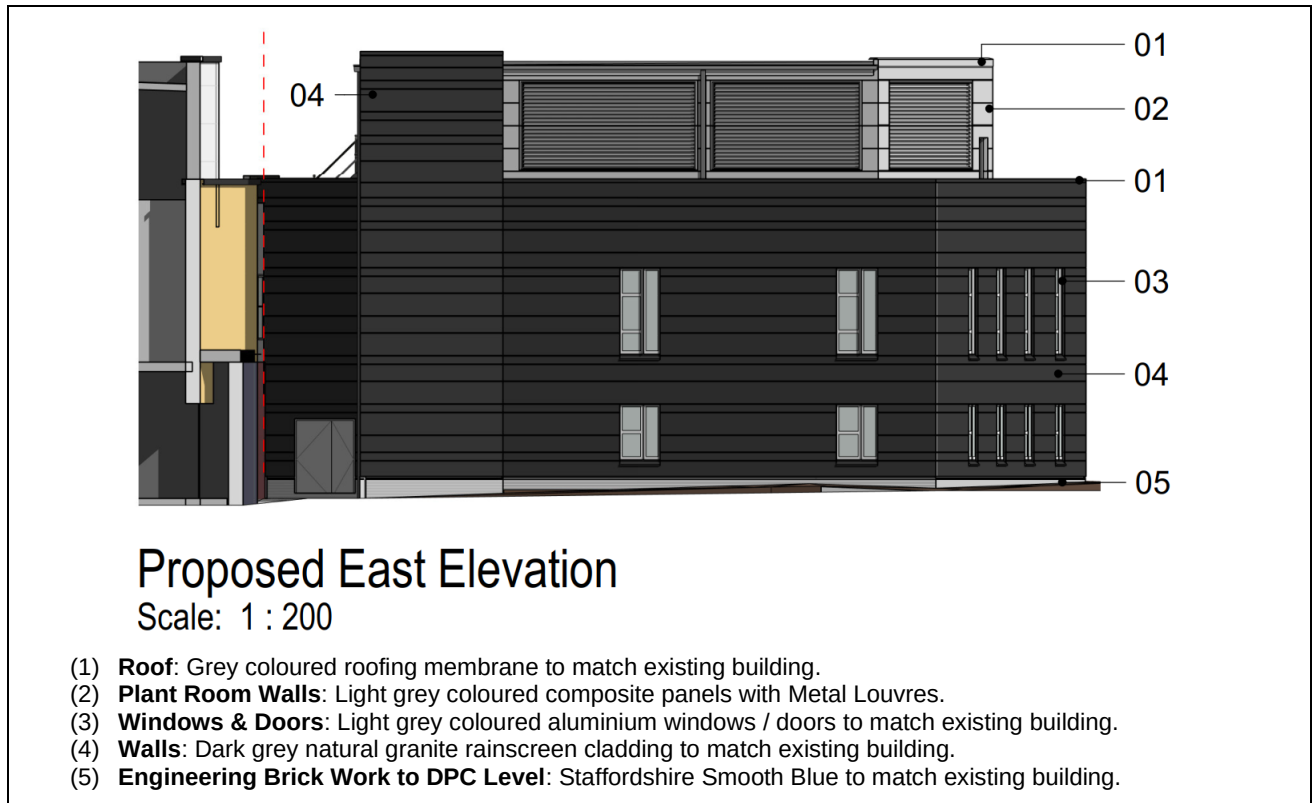
- 3.1.1. The Proposed Development is for an extension to the ECC to house the MDU. At present, the MDU is located at the centre of the main hospital building but, as part of the First and Ground Floor Refurbishment Scheme, additional space is required on the Site to accommodate the MDU.

Figure 3-1 - Development Appearance



- 3.1.2. As indicated on Figure 3-1 above, the Proposed Development (shaded in yellow) will be a two-storey building, the height of which will be no higher than the existing building from which it extends. The extension will have a floor area of 545m², spread across two floors.
- 3.1.3. The external appearance of the MDU will be in keeping with cladding used for the adjacent existing block, details of which are shown on the submitted plans. This adjacent block is of a relatively modern appearance (approximately 8-9 years old), and it is assessed to be appropriate for the new extension to be finished in a similar material.
- 3.1.4. There will be a plant room on the roof of the proposed structure, as shown in grey and black on Figure 3-2, overleaf.

Figure 3-2 - Proposed East Elevation



- 3.1.5. The footprint of the Proposed Development covers an area of existing scrub/vegetation; a pedestrian footpath; the exit of the ambulance route; and one ambulance bay. A further two ambulance bays will be temporarily removed in order to accommodate the construction compound and activities. However, these ambulance bays are not used regularly. It is for this reason that it is considered that there will not be a significant impact to operations; and new ambulance spaces will be provided on the eastern side of the Proposed Development following construction works, if approved.
- 3.1.6. There are four, relatively small silver birch trees currently on the Site that will be removed in order to accommodate the Proposed Development. However, additional silver birch trees will be planted in suitable locations within the hospital site to mitigate for this loss.

4 RELEVANT PLANNING HISTORY

4.1 PREVIOUS CONSENT

- 4.1.1. Consent has previously been granted for a Medical Day Unit at the proposed site. Details of this previous application have been set out below.
- P/20/0007 - Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit
 - Application validated 08 January 2020;
 - Approval 25 February 2020.
- 4.1.2. The footprint of the approved MDU is the same as the Proposed Development. The material difference between the previously approved permission and the Proposed Development is an increase in the height of the plant room on the roof of the building. There are also some minor changes to the number of and positioning of some of the windows. Further details of the new proposals are set out in Section 3 of this Planning Statement and on the submitted plans and drawings.
- 4.1.3. A pre-application enquiry was submitted to Merthyr Tydfil County Borough Council (MTCBC) in respect of the previous submission, with a formal response issued on 18th December 2019. MTCBC's response stated that, given that the MDU extension 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"*.

4.2 PLANNING HISTORY AT PRINCE CHARLES HOSPITAL

- 4.2.1. The Site has an extensive planning history associated with the hospital site. These applications largely comprise developments which provide additional capacity on the site, providing additional facilities as well as enhancing and maintaining the standards of modern healthcare. The hospital can be characterised as a mixture of buildings, varying in scale and material appearance.
- 4.2.2. Most recently, a phased masterplan has been put into action to continue these improvements to the hospital. The following information comprise planning applications recently approved on the hospital site:

Reference	Proposed Development	Validated	Decision
P/17/0286	Proposed entrance lobbies, extensions to Hydrotherapy pool, plant rooms, MRI building, double height atrium space and trauma lift	29 September 2017	Approved 21 December 2017
P/19/0196	Erection of a temporary two storey Portakabin, Unit 3, to provide a multi-disciplinary training unit	22 July 2019	Approved 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	11 September 2019	Approved 10

Reference	Proposed Development	Validated	Decision
	footpath in place of existing track through Pen-Y-Garn Wood		December 2019
P/19/0317	Installation of 2no. single storey Portakabin Ltd blocks to provide office space for the Maternity Services	05 December 2019	Approved 21 January 2020
P/19/0330	Change of use of existing residential accommodation block to office space	19 December 2019	Approved 27 January 2020
P/20/0007	Erect two storey side extension to Emergency Care Centre to provide Medical Day Unit	08 January 2020	Approved 25 February 2020
P/20/0013	Erect two storey building in the car parking area to the south of the main hospital (temporary) Please note that this application has been superseded by the application with reference P/20/0240 (see below)	17 January 2020	Approved 24 March 2020
P/20/0240	Re-use and extend a single storey temporary building to accommodate a temporary MDTU unit, to include the addition of a first floor Approval was granted with the condition that this development was to be constructed as an alternative to the scheme granted under planning permission P/20/0013.	14 October 2020;	Approved 01 December 2020

5 RELEVANT PLANNING POLICY

5.1 INTRODUCTION

- 5.1.1. 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 indicate 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.
- 5.1.2. 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.

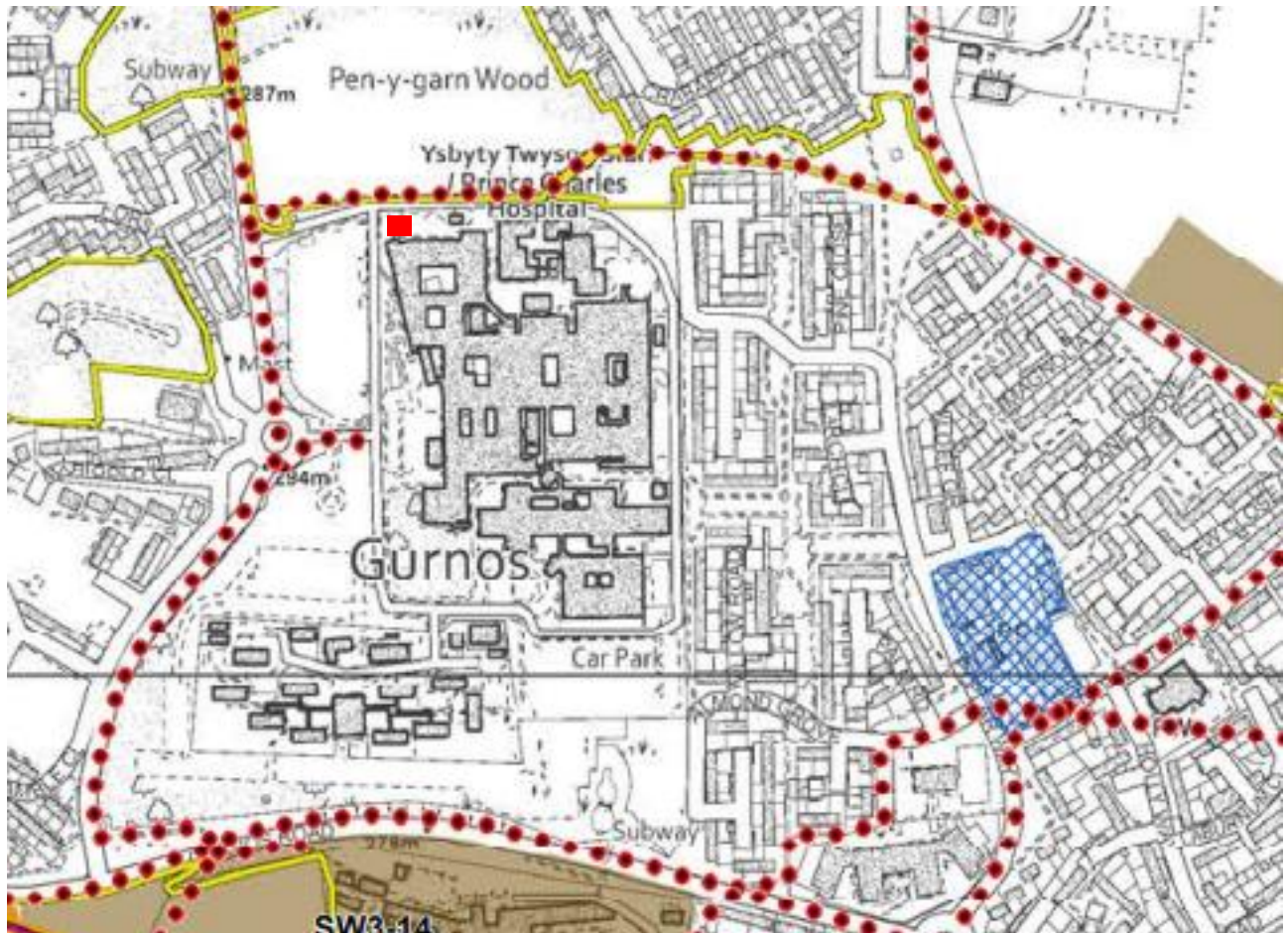
5.2 NATIONAL PLANNING POLICY

- 5.2.1. 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.
- 5.2.2. Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs). Each TAN provides detailed planning advice on a different subject.
- 5.2.3. Paragraph 1.18 of PPW 11 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*”.

5.3 LOCAL PLANNING POLICY

- 5.3.1. The MTCBC First Replacement Local Development Plan (LDP) 2016-2031 was adopted by the Council on 29th January 2020. The LDP forms the basis for decisions on land use planning in the area. **Figures 5-1** and **5-2**, overleaf, provide an extract of the Proposals and Constraints maps, respectively, for the LDP.

Figure 5-1 – MTCBC LDP Proposals Map Extract

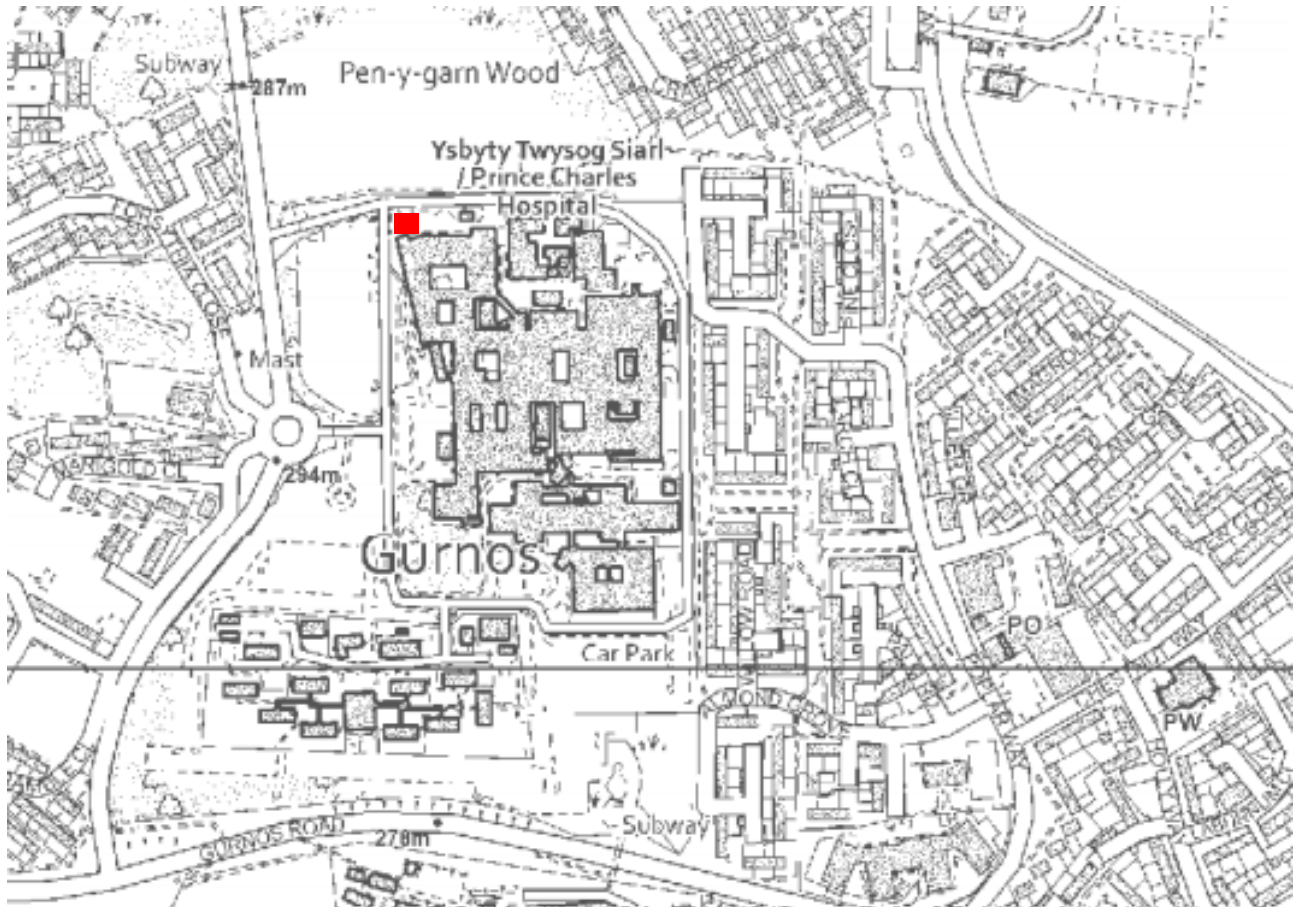


MTCBC LDP PROPOSALS MAP KEY

Proposed Active Travel Integrated Network Map Route (Policy SW12)		Open Space (Policy SW10)		The Site	
Housing Allocation (Policy SW3)		Local Centre (Policy EcW3 and EcW5)			

- 5.3.2. The Site is subject to two designations within the Proposals Map, albeit they are not shown directly on **Figure 5-1**. The Site is within the Settlement Limits of Merthyr Tydfil (policy SW4) and also within a Heat Priority Area as part of the District Heating policy (Policy EcW9).

Figure 5-2 – MTCBC LDP Constraints Map Extract



MTCBC LDP CONSTRAINTS MAP KEY

The Site		
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5.3.3. As is evident in **Figure 5-2** above, the Site is not subject to any constraints on the LDP constraints map.

5.3.4. Accordingly, the policies within MTCBC LDP that have been identified as relevant to the Proposed Development include, but are not limited to:

- SW4 – Settlement Limits;
- EcW9 – District Heating;
- SW11 – Sustainable Design and Placemaking;
- SW13 – Protecting and Improving Local Community Facilities; and
- EnW4 – Environmental Protection.

SUPPLEMENTARY PLANNING GUIDANCE

5.3.5. In light of the updated policy framework provided by the Replacement LDP, the Council will review and consult on draft Supplementary Planning Guidance (SPG). In the meantime, the adopted SPGs will remain as material considerations in the planning application process until they are replaced or otherwise withdrawn. Of the six SPGs currently adopted by the LPA, guidance Note No. 4 – Sustainable Design is assessed to be relevant to the Proposed Development.

6 MATERIAL CONSIDERATIONS

6.1 PRINCIPLE OF THE PROPOSED DEVELOPMENT

- 6.1.1. The objective of the development is to provide additional accommodation for the MDU during the construction activities that will take place as part of the First and Ground Floor Refurbishment Scheme (planning reference P/17/0286).
- 6.1.2. During the construction activities, it has been identified that the MDU will require additional accommodation, as it is a vital service and facility for the hospital. The hospital is currently fully utilised, with no alternative locations to accommodate the office space, therefore it is proposed that a two-story extension is constructed for the MDU.
- 6.1.3. The Proposed Development is within the hospital site, which is located within both the Settlement Limits (Policy SW4), and the District Heating (Policy EcW9) identified in the MTCBC LDP 2016-2031, as areas where development is encouraged, the re-use of previously developed land is supported. The use of district heating is also encouraged but is not proposed or integrated as part of the Proposed Development.
- 6.1.4. Additionally, the hospital is characterised by a mixture of buildings varying in scale and appearance and the Proposed Development has been designed to be comparable with other structures on the site, particularly the adjacent Emergency Care Centre, as well as effectively integrating with adjacent spaces. The Proposed Development has been designed to allow for inclusive access, whilst also promoting the creation of healthy and active environments – all in line with policy SW11.
- 6.1.5. One of the objectives of the LDP is to support existing community facilities, such as Prince Charles Hospital. The construction of the Proposed Development in this location will allow it to assimilate with existing services and facilities on the campus, as well as encouraging the re-use of previously developed land, in accordance with PPW.
- 6.1.6. Furthermore, and as noted in the LDP, Merthyr Tydfil's has high levels of public sector employment, with 36.5% of the County Borough's workforce employed in either public administration, education or health, in 2015. This employment is focused in the health sector, particularly the Prince Charles Hospital. Expansion of the services and facilities at the Hospital would likely support existing employment levels.
- 6.1.7. In light of the above, it is considered that the principle of the Proposed Development is compliant with relevant planning policy and represents an acceptable form of development.

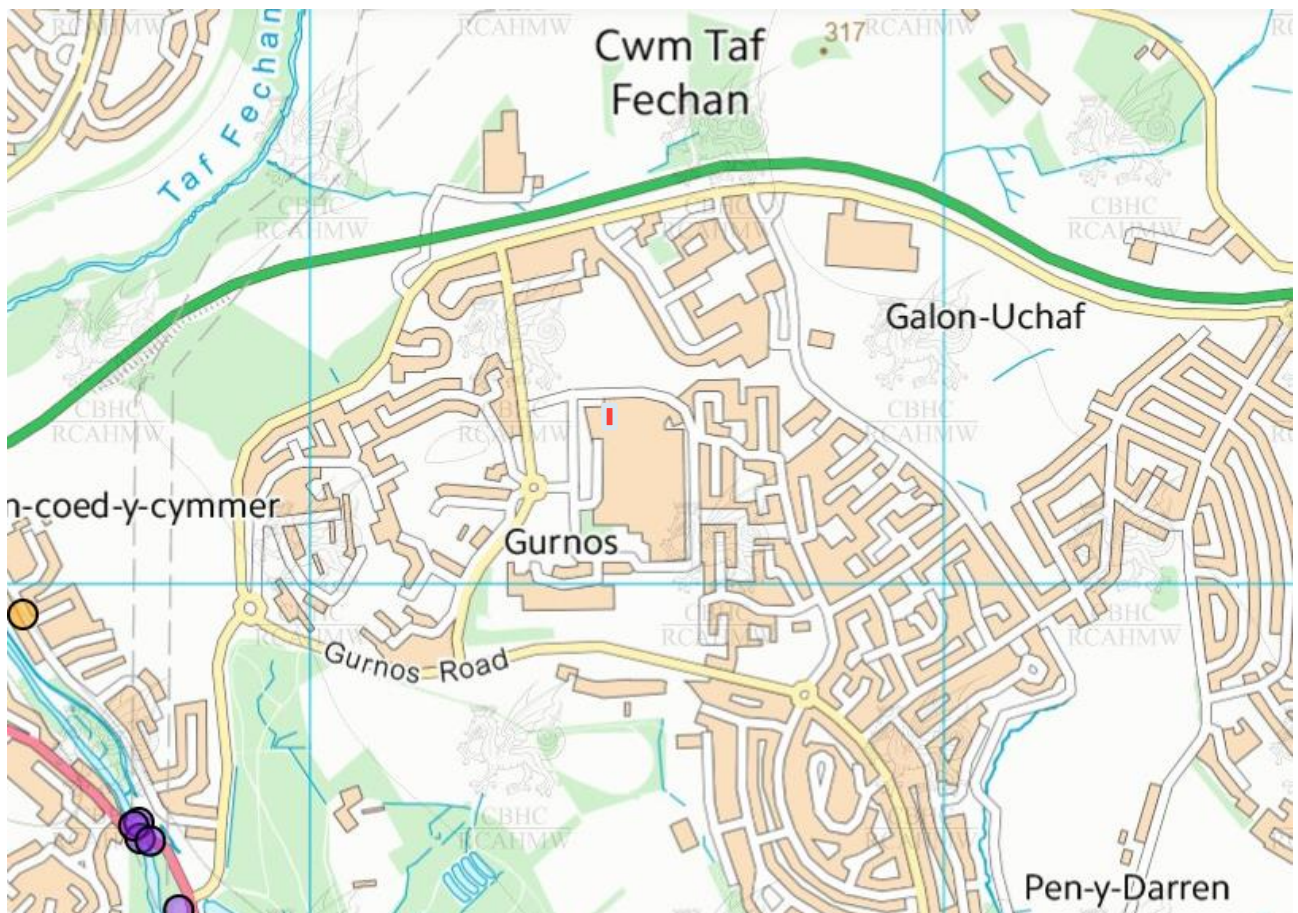
6.2 ECOLOGY AND BIODIVERSITY

- 6.2.1. There are no European Protected sites located within 2km of the Site.
- 6.2.2. 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).
- 6.2.3. There are 12 Sites of Importance for Nature Conservation (SINCs) within 2km of the Site. None of these SINCs are located on the hospital site.
- 6.2.4. The Brecon Beacons National Park is located approximately 1.6km to the north west of the Site.

6.3 HERITAGE AND CONSERVATION

- 6.3.1. 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.
- 6.3.2. 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 School 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 6-1 - Heritage and Conservation Sensitive Receptors



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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6.4 WATER ENVIRONMENT

6.4.1. As shown in Figure 6-2 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 6-2 - NRW Development Advice Map Extract



NRW Development Advice Map Legend

Zone C2		Zone B		The Site	
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6.5 LANDSCAPE AND VISUAL

- 6.5.1. The hospital is located in Gurnos and is characterised by a mixture of buildings varying in scale and appearance. A number of demountable buildings are present across the site including an example immediately behind the proposed development site.
- 6.5.2. Four small silver birch trees will require removal due to this development. Additional trees will be planted within the hospital site to mitigate this loss, likely in the area to the south-west corner, where there are existing trees. No future developments are planned in this area of the hospital; therefore, these new trees will remain undisturbed.

6.6 TRAFFIC AND TRANSPORT

- 6.6.1. The Site 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.
- 6.6.2. As noted in Section 3, one ambulance bay will be lost due to the Proposed Development. A further two ambulance bays will be temporarily removed in order to accommodate the construction compound and activities. However, these ambulance bays are not used regularly. It is for this reason that it is considered that there will not be a significant impact to operations; and new ambulance spaces will be provided on the eastern side of the Proposed Development following construction works, if approved.
- 6.6.3. Accordingly, it is assessed that the Proposed Development complies with LDP Policy SW11.

6.7 RESIDENTIAL AMENITY

- 6.7.1. The distance between the Proposed Development and the nearest closest neighbour properties is so great that it is considered that the Proposed Development would not have an adverse impact on the amenities of nearby occupiers and would not give rise to any loss of privacy, loss of light or result in an overbearing form of development. As such, it is assessed that the Proposed Development complies with LDP Policy SW11.

7 CONCLUSIONS

- 7.1.1. The Proposed Development is essential to enable the hospital to provide accommodation for the Medical Day Unit which will ensure that the longer-term plans and improvements at the hospital site are implemented efficiently and effectively.
- 7.1.2. A previous application for this Site was approved in February 2020 (P/20/0007) and the Site boundary of that scheme is the same as this application. The material difference in the proposals is an increase to the height of the plant room on the roof of the building, which has been amended to accommodate an air handling unit. Furthermore, there have been some minor amendments to the placement of some of the windows and doors in comparison to the previously approved scheme.
- 7.1.3. 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 their scale and appearance.
- 7.1.4. We have reviewed the Proposed Development against the relevant national and local planning policy, and we have assessed that the Proposed Development will have a negligible effect on surrounding receptors, with positive effects of the Proposed Development having significant weight in the planning balance of the Scheme.
- 7.1.5. These positive effects include, but are not limited to, the provision of services and facilities to enhance the health and well-being of the residents of Merthyr Tydfil and beyond. Furthermore, the Proposed Development supports the development of one of the largest employers within the County Borough.
- 7.1.6. Accordingly, it is assessed that the Proposed Development is acceptable, and we respectively recommend that the application be approved.



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