



Interserve / Cwm Taf Morgannwg University Health Board

PRINCE CHARLES HOSPITAL, MERTHYR TYDFIL - BLOCK 9 CHANGE OF USE

Planning Statement





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BLOCK 9 CHANGE OF USE**

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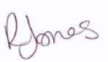
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1 INTRODUCTION

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:

- Change of use of existing three-storey residential accommodation to office space.

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;
- Plans and Drawings

1.3 BACKGROUND TO THE DEVELOPMENT

- 1.3.1. The Proposed Development is for the change of use of Block 9, which is currently in use as residential accommodation for nursing staff at the Prince Charles Hospital. It is proposed to convert the building into office space to accommodate existing staff who are currently based in the main hospital building.
- 1.3.2. The nurse's accommodation is underutilised across all of the blocks available on the hospital site. Therefore, those nursing staff currently occupying Block 9 will be relocated into other existing blocks nearby.
- 1.3.3. As part of the 'Phase 2 Scheme' (planning reference P/17/0286, please refer to Planning History section below), improvement opportunities have been identified across the hospital. As such, administrative staff and activities currently located within the main hospital building are required to be relocated elsewhere within the hospital site. Provision will be made for approximately 60no. desks within the office space.

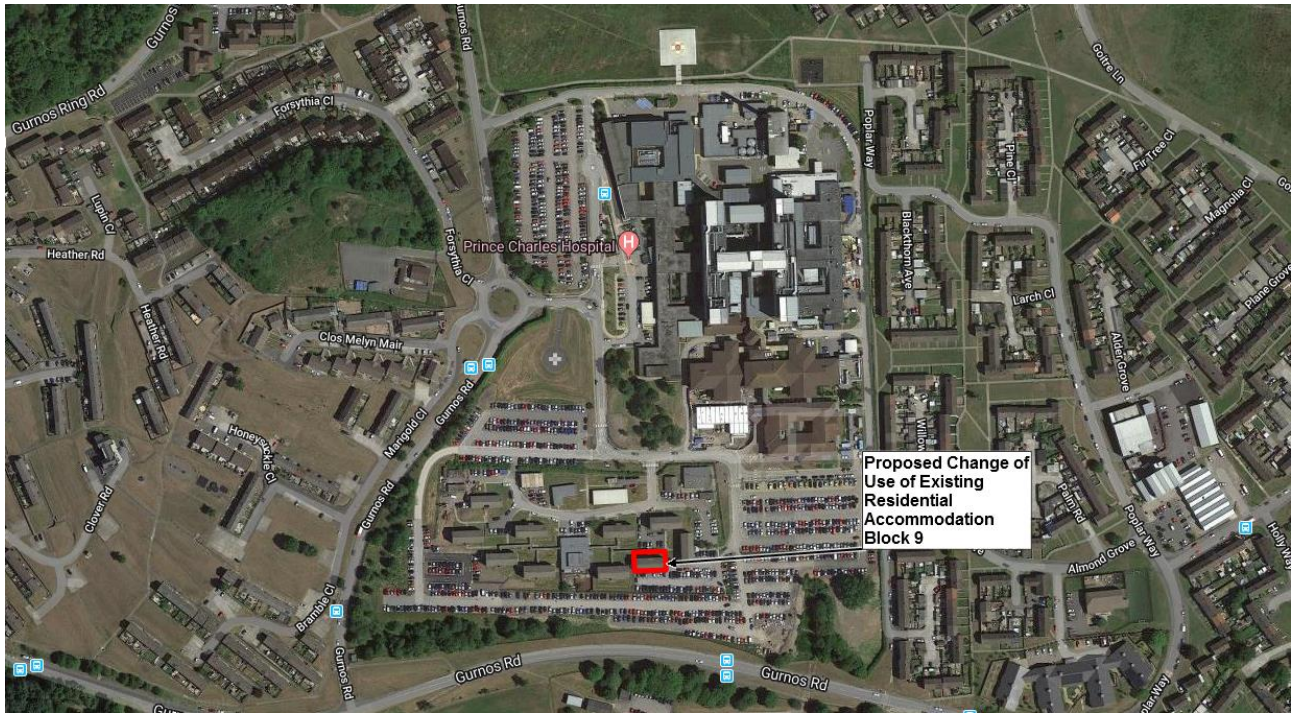
1.4 FORMAT OF THE DOCUMENT

- 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 south of the main 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.

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 currently accessed from Gurnos Road.
- 2.1.3. The site location of Block 9 of the existing residential accommodation blocks is at the southern end of the hospital site. The site will be accessible via the existing private hospital roads.

3 THE PROPOSED DEVELOPMENT

- 3.1.1. The block is currently one of ten blocks which are used for provision of nurse's accommodation. It is proposed to convert 'Block 9', which is a three-storey building, into office space, which will be utilised by existing hospital staff already working within the hospital campus.
- 3.1.2. Currently, the residential accommodation across the hospital site is underutilised by nursing staff. Therefore, it is considered a more efficient use of space to relocate the current occupants of Block 9 into another nearby block, as well as creating the opportunity to create essential office space.
- 3.1.3. The current floor space of each of the three floors is 163 sq m. There will be no change to this through the change of use.
- 3.1.4. The proposals do not comprise of any changes to the external façade building.

CURRENT LAYOUT

- 3.1.5. Block 9 is a three-storey building. Each floor is made up of two separate residences, each of which has 4no. bedrooms, 1no. kitchen, 1no. bathroom and a separate toilet. At present, the block can accommodate a maximum of 24no. residents across the 6no. residences.
- 3.1.6. An existing layout plan has been submitted in support of this planning application.

PROPOSED LAYOUT

- 3.1.7. On the ground floor and the first floor, there are no proposals to alter the existing room layout, due to the load bearing walls. The works required on these floors will comprise of the removal of washbasins in the existing bedrooms, and the clearing of the bathrooms and toilets.
- 3.1.8. On the second floor, as there are no load bearing walls, an open plan layout is proposed to maximise space.
- 3.1.9. Following clearance of the spaces, approximately 60 workstations will be provided, however the exact details are still being determined by the health board. There will also be provision of toilets, tea points, photocopying facilities and storage.
- 3.1.10. Proposed layout plans for all three floors have been submitted in support of this planning application.

4 RELEVANT PLANNING HISTORY

- 4.1.1. 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.
- 4.1.2. 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
 - Phase 2 Scheme
 - 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 8 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** - Erect two portacabins (temporary consent)
 - Application validated 5 December 2019
 - Pending decision

5 RELEVANT PLANNING POLICY

5.1 NATIONAL PLANNING POLICY

PLANNING POLICY WALES (10TH EDITION, DECEMBER 2018)

- 5.1.1. 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.
- 5.1.2. Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs). Each TAN provides detailed planning advice on a different subject.
- 5.1.3. 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”.

5.2 LOCAL PLANNING POLICY

- 5.2.1. The MTCBC Local Development Plan 2006-2021 (LDP) was adopted by the Council on 25 May 2011. The adopted LDP forms the basis for decisions on land use planning in the area.
- 5.2.2. The table below sets out other relevant policies from the MTCBC LDP which are relevant to the Proposed Development.

Table 5-1 – Relevant LDP Policies

Policy	Policy text	Relevance to the Proposed Development
BW1 development Strategy – Primary Growth Area	The LDP targets the majority of new development towards the main Merthyr Tydfil settlement, which is classed as the Primary Growth Area.	The site is within the Primary Growth Area.
BW4 - Settlement Boundaries / Locational Constraints	Settlement boundaries are defined on the LDP Proposals Map in order to define the area within which development will be allowed providing it is compatible with other relevant plan policies and material planning considerations	The site is within the Settlement Boundary.
AS21 – Community Health Facilities	Land use allocations have been made as shown on the LDP Proposals Map in order to support the delivery of:- • a new Local Health Park at Georgetown (CH1) • a new Primary Health Care Centre at Treharris (CH2)	Within the supporting text for Policy AS21: Community Health Facilities, the LDP highlights that the Prince Charles Hospital is an important facility providing general and specialist health care throughout a large part 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
TB11 – Access, Parking and Accessibility of Local Facilities	Proposals for development should ensure that:- • any new highways are designed and constructed in accordance with the Manual for Streets and include operational and non-operational parking provisions according to adopted standards set out in CSS Wales – Wales Parking Standards, and the land use, density and location proposed; and • the access needs and mobility requirements of all sections of the community, particularly those with special needs and disabilities, are met.	If required, minor works will take place externally to ensure that the access to the front and rear of the proposed office space will be level to ensure that the access needs and mobility requirements have been met. No changes to the existing internal highways are proposed. Those working at the site will be relocated from elsewhere within the hospital campus.

6 MATERIAL CONSIDERATIONS

6.1 THE PRINCIPLE OF THE DEVELOPMENT

- 6.1.1. The objective of the development is to provide office space to accommodate existing staff already located within the hospital site. The initial driver for relocating office staff is the construction activities that will take place as part of the 'Phase 2 Scheme' (planning reference P/17/0286). However, following the completion of the Phase 2 Scheme, Block 9 will remain as office space (and will not return to residential accommodation).
- 6.1.2. Currently the hospital is in full use, with no alternative locations to accommodate the required office space, therefore it has been proposed that an existing and underutilised residential accommodation block is converted.
- 6.1.3. 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 administrative activities.
- 6.1.4. Considering the above, it is considered that the principle of the Proposed Development is compliant with relevant planning policy, will have minimal impacts within and outside of the hospital campus, and represents an acceptable development.

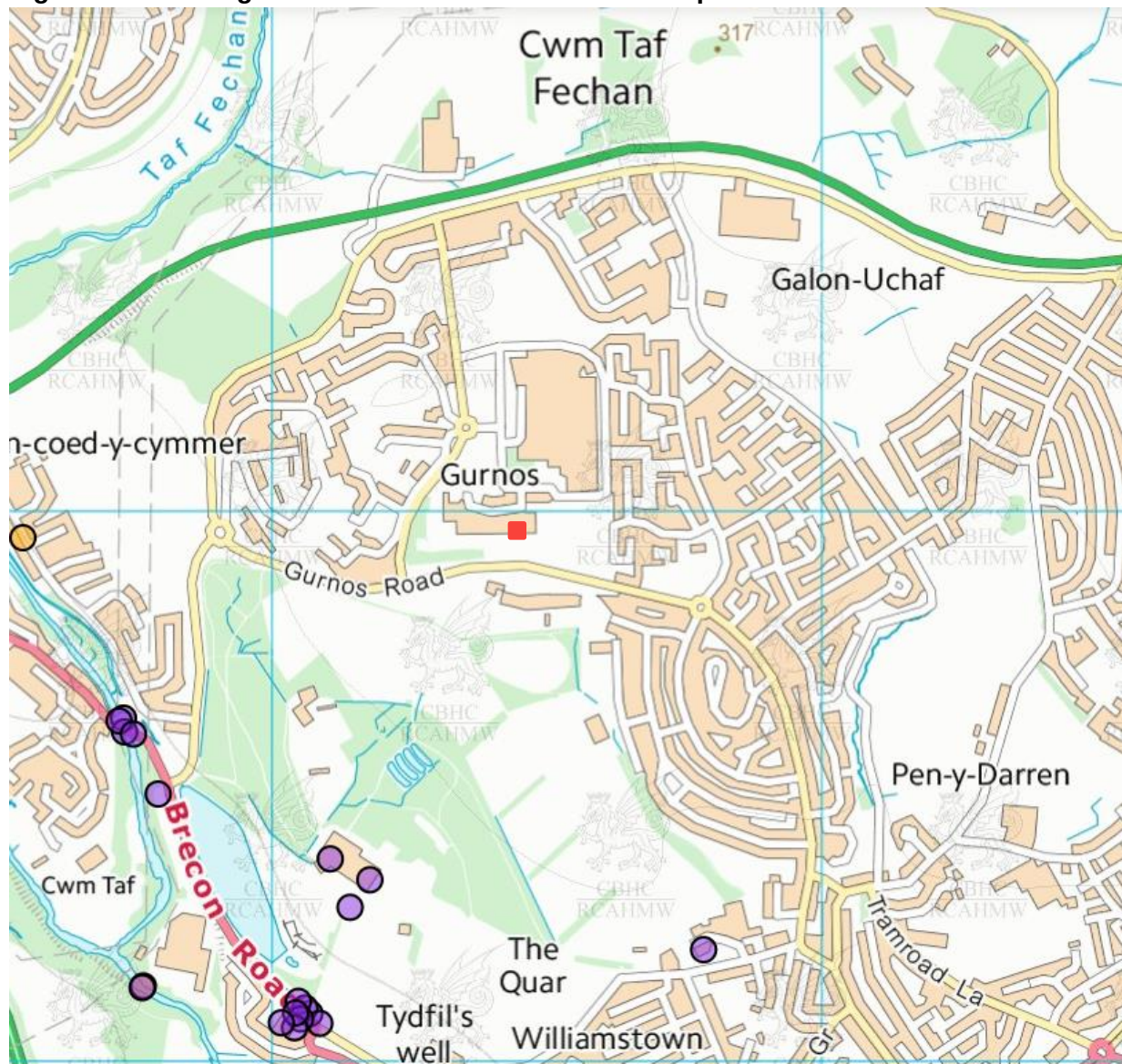
6.2 ECOLOGY AND BIODIVERSITY

- 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



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 7-2 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 material appearance. A number of demountable buildings are present across the site including an example immediately behind the proposed development site.

6.6 TRAFFIC AND TRANSPORT

- 6.6.1. The site location is accessible via the network of private hospital roads and does not currently include any parking provision.
- 6.6.2. 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.

7 CONCLUSIONS

- 7.1.1. 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. Block 9 is located within the hospital site and separated from surrounding residential development. There are no proposed external works to the building, and staff using the block will be relocated from elsewhere within the hospital campus. Therefore, it is not anticipated that this development would have any impact on development outside of the hospital site or on impacts related to access and car parking.
- 7.1.2. The conversion of the accommodation into office space will enable the further improvements within the main hospital building. The change of use will allow essential administrative services to continue during the construction of the Phase 2 Scheme.
- 7.1.3. 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.



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