

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	Planning Applications Report
Report Author	Team Manager Development Management
Report Date	28th October 2019
Directorate	Regeneration & Community Services
Date of meeting	7th November 2019

Report Information Summary

1. Purpose of Report	
To present planning applications for consideration and determination by Members of the Planning Committee.	
2. Scope of the Report	
Application No.	Address
C/2019/0005	Land at Waun y Pond Road and College Road, Ebbw Vale.
C/2018/0323	Land adjoining Sunny Rise, Merthyr Road, Tredegar
C/2019/0225	5 Surgery Road, Cwmcelyn Road, Blaina, Abertillery, NP13 3AY
C/2019/0160	Tredegar Health Centre & Tredegar General Hospital, Park Row, Tredegar, NP22 3NG
C/2019/0237	Tredegar General Hospital, Tredegar Health Centre and Bedwellty Park Park Row Tredegar NP22 3NG
3. Recommendation/s for Consideration	
Please refer to individual reports	

Application No:	C/2019/0005	App Type:	Full
Applicant:	Agent:		
United Welsh & Persimmon Homes Persimmon House Llantrisant Business Park RCT CF72 8YP	Mr. Morgan Williams Persimmon Homes Persimmon House Llantrisant Business Park CF72 8YP		
Site Address:	Land at Waun y Pond Road and College Road, Ebbw Vale.		
Development:	Residential development of 277 units including associated works.		
Case Officer:	Steve Smith		



1.0	Background, Development and Site Context
1.1	<p>The application relates to an irregular shaped parcel of land located between Waun-y-Pound Road and College Road and north of Cemetery Roundabout, Ebbw Vale. The site was formerly occupied by Ebbw Vale Comprehensive School and College but currently stands vacant. It is now partially covered in scrub/tree cover with areas remaining open where buildings once stood.</p>
1.2	<p>Ebbw Vale Cemetery lies on the other side of Waun-y-Pound Road to the south. Immediately to the north is the former reservoir site which itself is the subject of a (undetermined) planning application for residential use. To the east, below College Road lie playing fields associated with the former educational uses that occupied the application site.</p>
1.3	<p>This is a major planning application which seeks full planning permission for 277 houses. This comprises a mix of 2, 3 and 4 bedroom houses and provides for 20% units that are affordable. This equates to 55 houses.</p>
1.4	<p>The application is accompanied by a full suite of technical drawings and reports:</p> <ul style="list-style-type: none">• Site Location Plan• Site Plan• Street Scenes• Elevation Bundle (13 house types)• Proposed Engineering Plan Areas• Proposed Storm Water Catchment Areas• Greenfield Run Off Rates and drainage basin plans• Highways Long sections• Typical Shared Footway• Geo-Environmental and Coal Mining Report• Design and Access Statement• Planning Statement• Pre application consultation report

- Detailed Soft Landscape Proposal
- Ecological Assessment
- Reptile Survey Report
- Reptile Mitigation Strategy
- Invertebrate Survey Report
- Heritage Report Desk Based Assessment
- Transport Assessment
- Framework Travel Plan

1.5 The sole access point to the site is off Waun y Pound Road. This spine road then provides access to a number of internal distributor roads forming the layout as shown in fig 2 below.



1.6	The site levels fall from a high point in the north west corner (toward Morrissons) down to the low point in the south east corner near Cemetery roundabout.
1.7	Houses are arranged around these internal spine roads, each with its own curtilage and dedicated parking. Areas within the site are indicated as “SUDS attenuation area”, LAP and LEAP (local area for play and local equipped area for play). Affordable houses are distributed though the site.
1.8	The internal roads within the site are a hierarchy of roads serving the various streets/cul de sacs. A 3m cycle route is proposed through the site linking Waun y Pound Road and College Road
1.9	The applicant’s submission puts forward the following case:
1.10	<i>Planning Policy – the scheme complies with local and national planning policy including the Well Being of Future Generations Act. A key policy objective of providing affordable homes is met and the scheme also provides economic benefits.</i>
1.11	<i>Ecology – the reports confirm no part of the site is subject to statutory protection and no ecology interests are prejudiced. Mitigation works are proposed to deal with the impact.</i>
1.12	<i>Movement – The site has good access to local facilities and will not have a significant impact on the local highway network.</i>
1.13	<i>Archaeology – Only low to moderate potential for surviving unknown archaeological remains within the site boundary.</i>
1.14	<i>Socio economic benefits – the developer provides information on the relationship between housebuilding and the economy of an area.</i>
1.15	In terms of process, the application has been screened under the EIA (Wales) Regulations. Environmental Impact Assessment is not required.

2.0	Site History
2.1	Other than planning applications associated with the former school and college uses, there is no relevant planning history to the site.
3.0	Consultation
3.1	<u>Internal BG Responses</u>
3.2	<u>Team Leader Building Control</u> : Building Regulations required.
3.3	<u>Service Manager Infrastructure</u> : Highways: Originally objected to the proposal. The access off Waun Y Pound Road was considered inadequate in that it did not provide a dedicated waiting lane facility for north west bound traffic to turn right into the new development. Revised drawings have now been received that confirm the design will meet the requirements of the Highway Authority. The objection has therefore been withdrawn. There remain minor matters to be resolved within the site for which revised drawings are expected. None of these minor technical issues should prevent the Local Planning Authority considering the planning application but reserve the right to consider the revised drawings before the decision notice is issued.
3.4	Drainage: The development will not be the subject of an application to the SAB. However, there is little detail with the application on which to comment. No objection, but a condition is recommended requiring detailed technical information.
3.5	Ground Stability: No objection but note that the site investigation reports recommend the central part of the site be drill and grouted due to shallow mine workings. Further details and validation reports confirming the works have been completed satisfactorily are required
3.6	Ecology: Object that the development fails to maintain and enhance biodiversity. The response quotes references to PPW 10 that seek to ensure new development is sustainable. Concern expressed regarding reptile mitigation strategy

3.7	Landscape/Trees: Object in its current form. Site is overdeveloped. Although the survey accurately reflects the value of trees, the approach to development fails to retain many trees of value and those lost will be replaced with diminutive stock. Loss of peripheral planting will not provide a sustainable development.
3.8	Rights of Way: No objection.
3.9	<u>Service Manager Public Protection</u> : No objection but request a planning condition to protect and mitigate houses subjected to excessive road noise. Also require CEMP.
3.10	<u>Team Manager Estates and Asset Management</u> : The Council has agreed the sale of the site.
3.11	<u>Team Manager Connected Communities (Regeneration)</u> : Support the scheme. No objections from a housing strategy perspective. Request that efforts are made to maximise local employment and supply chains.
3.12	<u>External Consultation Responses</u>
3.13	<u>NRW</u> : No objection. Note the close proximity of two SINCS. The advice of the Council's Ecologist should be sought.
3.14	<u>Coal Authority</u> : Site in a High Risk Mining Area. Recommend a Phase 2 Coal Mining and Geo Environmental Report given the risk posed by the legacy of historic mining activity in the area. No objection subject to this caveat.
3.15	<u>Welsh Water</u> : No objection with regard to sewerage. The infrastructure can accommodate the development. A connection point is recommended.
3.16	<u>Western Power</u> : Indicates position of apparatus.
3.17	<u>W&WUtilities</u> : Indicate position of apparatus located along College Rd.

3.18	<u>Glamorgan Gwent Archaeological Trust</u> : No objection. No mitigation required.
4.0	Public Consultation
4.1	<ul style="list-style-type: none"> • letters to nearby properties • 5 site notices • press notice • website public register of applications • Ward members by letter • all Members via weekly list of applications received • other
4.2	<u>Response</u> : No third party letters have been received. Ward Members have sought confirmation that the application will be presented to Planning Committee.
5.0	Planning Policy
5.1	<u>Team Manager Development Plans:</u>
5.2	<u>LDP Policies:</u> SP1 Northern Strategy Area – Sustainable Growth/Regeneration SP4 Delivering Quality Housing SP5 Spatial Distribution of Housing Sites SP9 Active and Healthy Communities SP10 Protection and Enhancement of the Natural Environment DM1 New Development DM2 Design and Placemaking DM3 Infrastructure Provision DM4 Low and Zero Carbon Energy DM7 Affordable Housing DM12 Provision of Outdoor Sport and Sport and Play Facilities DM14 Biodiversity and Protection Enhancement DM15 Protection and Enhancement of Green Infrastructure DM16 Trees, Woodlands and Hedgerow Protection SB1 Settlement Boundaries ENV3 Sites of Importance for Nature Conservation

5.3	<p>MU1 Ebbw Vale Northern Corridor</p> <p><u>Other Relevant Documents:</u> Planning Policy Wales and related TAN's (inc 1,2, 5,11,12,16 & 18) Ebbw Vale Sustainable Regeneration Framework (April 2011) Access, Car Parking and Design SPG (2014) A Model Design Guide for Wales Residential Development (2005).</p>
6.0	Planning Assessment
6.1	<u>Principle of Development</u>
6.2	<p>The development site lies within the settlement boundary within which development is normally permitted subject to other policies in the LDP and material planning considerations.</p>
6.3	<p>The LDP (Policy SP4) provides a framework for the delivery of 3,500 new dwellings in Blaenau Gwent over the plan period. The LDP seeks to deliver a mix of dwelling types, sizes and tenure. This includes at least 335 affordable dwellings in order to meet the need of the Borough's current and future population.</p>
6.4	<p>Policy SP5 states that in order to create a network of sustainable linked hubs, provision for 1,179 new houses will be located in the Ebbw Vale hub area. This proposal will contribute to that provision. This is particularly important given the Council's acknowledged lack of a 5-year land supply. Whilst this site is not a windfall or additional site in that context, the delivery of housing will make a welcome contribution to the regeneration of this part of the Borough. Build rates have been exceptionally low over the past few years and increasing private sector investment in the Borough is a key objective in improving the economic outlook.</p>
6.5	<p>Policy MU1 allocates the Northern Corridor area for a mix of uses including housing. The Council's vision for the Northern Corridor is to create ...</p> <p><i>"a series of developments that complement and enhance the</i></p>

vibrancy of Ebbw Vale as a sustainable community. Key aspects of the corridor will be to support a vibrant retail led town centre with sustainable residential development and provide improved economic opportunity and leisure facilities centred to the north capitalising on the opportunities for improved access presented by the planned realignment of the A465 Heads of the Valleys road.

6.6 There is currently no residential development in close proximity to the site. The adjacent site is subject to an undetermined planning application for residential development. Planning Committee has resolved to grant planning permission subject to a s106 agreement. The negotiations around that legal agreement have been ongoing for some time and I expect resolution shortly. However, there is no suggestion that either scheme prejudices the other. They are the same land use; the layout for this present scheme does not impact on the ability to develop the adjacent site should outline planning permission be granted.

6.7 The proposed development fits squarely into this policy framework and in principle is acceptable.

6.8 I will deal with each material consideration in turn. For Members information, the key issues have been have been access, ecology and landscape impact.

6.9 Access / Highways

As stated in the introduction to this report, the Highway Authority initially objected to the proposal. They considered that a development of this scale required a dedicated right turn waiting lane at the Waun y Pound Road junction. The applicants have now redesigned the access to accommodate this requirement to satisfy the Highway Authority.

6.10 The internal road layout also meets with Highway Authority approval. There are minor discrepancies and technical matters that remain outstanding. It has not been possible to finalise these details due to the timescales to present this report to Planning Committee. However, these are minor in nature and can be resolved fairly

	<p>quickly should Planning Committee accept the recommendation to issue planning permission.</p>
6.11	<p>All of the houses are provided with dedicated parking and the scheme meets the Council's highway design guidance.</p>
6.12	<p>The cycle route through the site is welcomed as an addition to our cycle network. It will contribute to encouraging sustainable forms of transport.</p>
6.13	<p>The Highway Authority require some improvements to Waun Y Pound road including the stopping up of existing site accesses and relocating bus stops. These can be delivered by planning condition.</p>
6.14	<p><u>Site Layout, Scale and Appearance</u> The topography of the site slopes from north west to south east. The levels of the proposed roads and dwellings have been designed to follow the natural landform.</p>
6.15	<p>There is one single point of vehicular access into the site which branches off onto lower category estate roads with turning areas. The 13 house types are mixed across the site. The affordable units are clustered through the layout and in my view the mix/layout is acceptable.</p>
6.16	<p>One issue that remains unresolved is the phasing. Having some comfort that the affordable units are to be provided as part of the general build out (and not left to the final stages) is a legitimate concern. This can be addressed via a planning condition.</p>
6.17	<p>Whilst the plot sizes and house types are typical of a volume builder, I do not agree with the comments of one consultee that the site is overdeveloped. The development will be characterised by large open swathes of green areas through the middle of the site. Whilst I remain concerned how these areas will be managed (an issue I will pick up later) I am of the view that the site has potential to provide many more units than now proposed. That would improve the</p>

	<p>viability of the site but would result in a poorer scheme. In my view the current layout presents a balanced approach to what is a marginal site in terms of viability. The layout is acceptable.</p>
6.18	<p>The design and materials proposed for the dwellings are considered acceptable. The proposed boundary treatments are also considered appropriate with a higher quality boundary treatment used on more visible, outward facing boundaries. The front gardens forward of the houses are to remain open. In order that the Council retains control over what would inevitably develop into a mix of front enclosures, I would recommend a condition preventing the construction of front walls/fences without prior permission.</p>
6.19	<p><u>Housing Mix</u> The scheme comprises a mix of family homes including 20% affordable units. The Regeneration Team have confirmed they are satisfied with the mix in terms of the Council's housing strategy.</p>
6.20	<p>I requested that the applicant consider including bungalows to broaden the choice of units on the site. They have responded that the proposed mix is based on the established needs of the area. They also state that from a viability perspective, to include bungalows would mean the density would be too low. They have confirmed however, that the scheme includes level access accommodation.</p>
6.21	<p>In my view the scheme might have benefited from the inclusion of bungalows but the applicant's position is understandable. The site is only marginally viable.</p>
6.22	<p><u>Landscaping/Ecology/Rights of Way</u> A detailed landscaping scheme has been submitted with the application, which is supplemented by a Tree Survey and Ecological Assessment.</p>
6.23	<p>Concern has been expressed by the Green Infrastructure Manager that the proposal does not fully respond to the site context. He is</p>

	<p>particularly concerned that trees that have an intrinsic value in place making and ecology are being lost and that replacement planting is piecemeal and insufficient to fully mitigate this net loss.</p>
6.24	<p>I acknowledge this concern. That said, the site is brownfield, having been previously developed. It has started to naturally regenerate but has been allocated for development in the LDP. Development proposals should respond to the characteristics of the site. However, the Council has to accept that development for this many houses on a key site will have an impact in terms of existing green infrastructure. The key point is that the replacement and mitigatory planting appropriately responds to and mitigates this impact.</p>
6.25	<p>The submitted landscape plan does not meet the required standard. I have discussed this with the applicant and they are working on a more robust landscape strategy. This can be the subject of a planning condition. This will require details prior to the commencement of development. In this way, the Council can retain control over the matter and prohibit development until satisfactory details are submitted.</p>
6.26	<p>These supplemental details will be required to address the concerns over structure planting and the swathes of open land within the layout designated as drainage areas and LAPS/LEAPS. There is ample scope to significantly improve the structure landscaping at the site periphery and within the open areas within the scheme. The details will need to provide comfort that the ground preparation, quantum of planting and subsequent management fully addresses the legitimate concerns of the Green Infrastructure Manager and contribute to place-making.</p>
6.27	<p>The ecology issues in dispute relate to the survey work and subsequent mitigation strategy for reptiles. The developer's Ecologist and the Council's Ecologist are now in agreement that provided the mitigation strategy is based on the assumption that the development site comprises a habitat supporting a moderate/good population of reptiles, and the mitigation strategy provides for this population, then</p>

	these concerns are addressed. This work will also require assurances that donor sites for the translocation of species are suitable and capable of harbouring an additional population
6.28	However, for the record, the Council's Ecologist remains concerned that the development fails to meet key aspirations set out in PPW 10. She is of the view that there will be a net loss in terms of biodiversity. As recently as 23 rd October 2019, the Chief Planning Officer for Wales wrote to every Local Planning Authority in Wales stressing the importance of biodiversity when considering new development proposals. The letter states...
6.29	<i>"...where biodiversity enhancement is not proposed as part of an application, significant weight will be given to its absence, and unless other significant material considerations indicate otherwise it will be necessary to refuse permission."</i>
6.30	Planning Committee is invited to consider the issue and balance these interests. In my view, the impact can be mitigated for. Further, ensuring the creation of new habitats as part of a more comprehensive landscape strategy for the site (including the potential for ponds) can result in enhancement. This can be satisfactorily addressed by planning condition.
6.31	<u>Ground Conditions</u> A Site Investigation report has been submitted with this application that has assessed both ground stability and contamination.
6.32	In terms of ground stability, both the Coal Authority and the Service Manager Infrastructure concur with the recommendations of the S.I that further investigation works are required. Mitigation works will be necessary. The Coal Authority has highlighted potential for shallow workings which will require further investigation. This can be conditioned to ensure the proposal complies with policy DM1(2i).
6.33	In respect of contamination, no concern has been raised by either the Service Manager Public Protection or NRW. I am satisfied that

	<p>there is no risk in respect of contamination and the proposal complies with policy DM1 (2j).</p>
6.34	<p><u>Noise</u> Given the close proximity to main roads, nearby commercial development and KFC (as well as houses under construction) the applicant has submitted assessments in relation to environmental issues order to consider the impact on the future occupiers.</p>
6.35	<p>The Service Manager Public Protection has required mitigation measures regarding noise. This can be conditioned. This will ensure the proposal complies with policy DM1(2c, g and h).</p>
6.36	<p><u>Drainage</u> This planning application was submitted prior to the cut-off date that would have made an application for Sustainable Urban Drainage System (SUDS) mandatory. That does not mean that the principles of SUDS are not relevant. It places a responsibility on this Council to ensure adequate and suitable drainage to be secured under the planning system.</p>
6.37	<p>This issue overlaps with ecology and landscape considerations. I am still in some doubt how the large, open green areas will “work” in practice. They are labelled as recreation areas as well as having a drainage function. The management and maintenance of these areas is critical to the success of the scheme.</p>
6.38	<p>The Council’s drainage Engineer has stated that more detail is required but has not objected in principle. This matter can be covered by condition. The suite of conditions will address gaps in the submission over the drainage strategy as well as management and more robust planting.</p>
6.39	<p>Welsh Water has requested a condition regarding the connection point to its infrastructure. This s included in my recommendation.</p>

6.40	<u>Affordable Housing & Planning Obligations</u> The LDP seeks 10% affordable housing (subject to viability) on all sites that:
6.41	<ul style="list-style-type: none">- Contain 10 or more dwellings; or- Exceeds 0.28ha in gross site area; or- Exceeds the thresholds in (a) or (b) above for adjacent sites.
6.42	This application proposes 20% affordable housing. Given that a Housing Association is joint applicant, I see no reason why this cannot be achieved by planning condition rather than s106.
6.43	Education has requested a developer contribution to the provision of additional education facilities generated by the development. This has been agreed by the developer and will be the subject of an obligation under s106 of the Town & Country Planning Act 1990.
6.44	This will amount to £783,354 split between Glyncoed and Willowtown Primary Schools. There is no contribution requested for secondary schools.
6.45	This has been agreed entirely separate to the capital receipt the Council will receive for the sale of that part of the site in its ownership.
6.46	The developer has agreed a payment schedule that is acceptable to the Education Department. It reflects the economics of the situation; there are upfront costs for the developer in bringing the site forward but will allow for mitigation as and when the new residents begin to impact on local education premises.
7.0	Legislative Obligations
7.1	The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out

7.2	<p>in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p> <p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>
8.0	Conclusion and Recommendation
8.1	<p>The development is acceptable in principle. It will make a significant contribution to the housing needs of the Borough and provide affordable units on a mixed tenure site.</p>
8.2	<p>The initial objection from the Highway Authority had been addressed. The concerns regarding landscape/habitat and ecology have only been partially addressed. Provided a more robust landscaping scheme is submitted and species mitigation is carried out to the Council's satisfaction, there is no reason to withhold planning permission.</p>
8.3	<p>My recommendation is that planning permission be granted. However, the developer will first enter into a contractual obligation under s106 to provide a financial contribution to the Education Department.</p>
8.4	<p>Due to the timescales around submitting this report, it has not been possible to draft conditions in detail. I therefore provide a summary of each condition and ask that Planning Committee delegate authority to the Service Manager Development & Estates to issue a decision notice based on the general headings once the s106 agreement is completed.</p>
8.5	<p><u>Recommendation 1</u> That the developer be required to enter into a s106 obligation regarding a contribution to the Education Department to mitigate for the impact of the development on local primary schools.</p>

8.6

Recommendation 2

That subject to the above, planning permission be granted subject to conditions dealing with the following matters:

1. The development hereby permitted shall not be carried out except in complete accordance with the following approved plans and documents unless otherwise required by another condition to this planning permission.

Documents & Plans:

List of documents and plans to be inserted

2. Condition requiring a phasing plan. This shall also provide details of the implementation of the cycle route through the site.
3. Details of the type and tenure of affordable housing. Condition to require the affordable housing to remain so in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking or re-enacting that Order with or without modification) no gates, fences, walls or other means of enclosure (other than those expressly authorised by this permission) shall be erected within the front curtilage or forward of the front building line of each house.
5. Prior to the commencement of development, further detailed investigations to inform the required remedial works/mitigation measures as identified by the submitted Site Investigation shall be submitted and approved in writing. Such remedial works and or mitigation measures shall be implemented in full accordance with such details as may be approved and a validation report signed by a suitably qualified person that confirms such measures have been fully implemented must be submitted to the Local Planning Authority prior to those dwellings requiring remediation/mitigation works being occupied.

Reason: The Local Planning Authority is aware that the site may be affected by instability and considers this must be addressed prior to commencement of development.

6. Condition requiring a drainage strategy for the site with full technical details of the drainage works. The details to include as

far as practicable the principles of SUDS. Details to provide full management and maintenance details of all drainage infrastructure in perpetuity.

7. Only foul water shall be allowed to discharge to the public sewerage system and this discharge shall be made at manhole reference number SO16102503.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health & safety of existing residents and ensure no detriment to the environment.

8. Details of the LAPs/LEAPs. Details to provide full management and maintenance details of all drainage infrastructure in perpetuity.

9. No approved dwelling shall be occupied until the roads and footways serving that dwelling have been laid out and constructed to a minimum of binder course level and any street lighting to be provided has been erected and energised in full accordance with a street lighting design to be submitted to and approved by the Local Planning Authority prior to the lighting scheme being installed.

Reason: To ensure suitable vehicle and pedestrian access to the site and to safeguard highway and pedestrian safety.

- 10.A Travel Plan is to be submitted.

Reason: In the interest of sustainable communities

- 11.No dwelling shall be occupied until the following off-site highway improvement works including new entrance junction at Waun y Pound Road and relocation of bus stops are completed.

- 12.All existing highway junction access points from the development site to the highway network must be formally closed off and be fully reinstated as footways/ verges. Details to be agreed by LPA.

	<p>13. Condition requiring a new signal controlled crossing (Toucan) to be provided on Waun y Pound Road to provide safe sustainable links to local facilities, public transport and the Town Centre. The two existing signal controlled pedestrian crossings on both College Road and Waun y Pound Road are to be upgraded to Toucan type crossings.</p> <p>14. Landscaping plan to provide for robust planting to site periphery and interior. Details to provide for management and maintenance of landscaping areas.</p> <p>15. Ecology – condition(s) regarding mitigation.</p> <p>16. The development shall begin not later than five years from the date of this decision notice. <u>Reason:</u> To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.</p> <p><u>Informatives:</u> The developer is reminded of his/her obligation under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 to give notification of commencement of development to the Local Planning Authority and to display a notice at all times when the development is being carried out.</p> <p>The developer is requested to maximise the potential for local labour and supply chains in order to benefit the area.</p> <p>It is likely that the site will be designated as a 'Home Zone'. Appropriate highway design features must be incorporated within the internal highway network in accordance with Manual for Streets. A speed limit of 20mph is to be implemented with speed reducing measures incorporated.</p>
8.0	Risk Implications
	None

Planning Report

Application No: C/2018/0323	App Type: FULL
Applicant: Mr B Jones C/o Agent	Agent: Plan R Ltd Mr Robert Hathaway 39 Merthyr Mawr Road Bridgend CF31 3NN
Site Address:	
Land adjoining Sunny Rise Merthyr Road Tredegar	
Development:	
Detached dwelling, vehicular access and parking	
Case Officer:	Jane Engel

1.	Follow Up Report
1.1	This planning application was presented to Planning Committee on 5 th September 2019 with a recommendation for refusal.
1.2	Planning Committee resolved to approve the planning application, contrary to officer recommendation. Planning Committee also resolved that the conditions appropriate to a planning permission for a new house should be presented at the next available Planning Committee meeting.
2.0	Recommendation
2.1	Members will appreciate that my recommendation remains unchanged. I am of the opinion that the application should be refused on the basis of a reason fully explained in my report to Committee.
2.2	<p>However based on the Committee resolution to approve the application I would advise that such approval should be the subject of the following conditions:</p> <p>1. The development shall be completed in full accordance with the following approved plans and documents:</p> <p><u>Plans</u></p> <ul style="list-style-type: none"> • Revised site location plan, stamped received 19th September 2109 • Proposed sections and plans , Drawing No 2 of 3 Rev A stamped received 27th March 2019 • Proposed elevations and floor plan layouts, Drawing No 1 of 3 Rev

A stamped received 2019

Documents

- Tree Information Report (Treecare Consulting) Stamped Received 27th March 2019

Reason: To clearly define the scope of this permission.

2. No development shall take place until details of the intrusive site investigation works recommended in The Coal Mining Risk Assessment (Chris Meredith) dated 18th January 2017, have been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby approved shall not be brought into beneficial use until the recommendations of any site investigation report which is approved by the Local Planning Authority are implemented and the Authority receives a validation report completed by a suitably qualified person that certifies that such measures and/or works have been fully implemented.

Reason: To ensure adequate regard has been given to ground conditions in carrying out development.

3. The tree protection measures identified in Tree Information Report (Treecare Consulting) Dated date 11.2018 shall be installed prior to works commencing on site and shall be retained at all times during the course of the development.

Reason: To ensure protection of the protected trees on the adjoining land to avoid any damage to their root system.

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following occupation of the building, the completion of the development (whichever is the sooner), or any alternative timescale that may be approved in writing by the Local Planning Authority before works commence on site. Any trees, shrubs or plants which within a period of 5 years from implementation of the planting scheme die, are removed or become seriously damaged or diseased, shall be replaced by one of the same species and size in the next available planting season.

Reason: To ensure timely implementation of an appropriate landscaping scheme.

5. Notwithstanding any details indicated on the approved plans no development shall commence on site until details are submitted to and approved in writing by the Local Planning Authority of a scheme

for foul water drainage. The dwelling hereby approved shall not be occupied until all drainage works relating to the property are completed in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment.

6. The dwelling hereby approved shall not be occupied until the access, driveway and parking areas relating to the dwelling are constructed as indicated on the approved plans. The areas provided shall be retained for their designated purposes at all times.

Reason: To ensure the parking needs of the development are adequately met and to safeguard highway interests.

7. The boundary enclosures indicated on the approved plans shall be provided before the dwelling is occupied and shall be retained as such at all times.

Reason: To protect the privacy and amenities of the occupants of the application property and the visual amenities of the area.

8. No development shall be carried out other than between the hours of 08.00 and 18.00 Monday to Friday and between the hours of 08.00 and 13.00 on Saturdays, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

9. The development shall begin not later than five years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

Planning Report

Application No: C/2019/0225	App Type: FULL
Applicant: Mr Cole Rogers 17 Surgery Road Blaina NP13 3AL	Agent: Mr Terry Morgan Clifton House Westside Blaina, NP13 3DD
Site Address: 5 Surgery Road, Cwmcelyn Road, Blaina, Abertillery, NP13 3AY	
Development: Proposed two storey extension on side elevation and single storey extension at rear of dwelling	
Case Officer:	Steph Hopkins



1. Background, Development and Site Context

- 1.1 The application site is a semi-detached 2 storey dwelling which is positioned fronting the junction of Surgery Road and The Walk. The property benefits from a generous side curtilage which is bound by Blaina Central Park to the west. Immediately south of the site are two existing detached garages and beyond that is more of Central Park. No. 4 Surgery Road adjoins the property to the north. The property currently benefits from a single storey rear extension and relatively large side conservatory.
- 1.2 Planning permission is sought to construct a large side extension comprising of a two storey element and a further single storey section to the rear that will tie into an existing ground floor bathroom to the rear of the existing property.
- 1.3 The development would involve demolition of the existing side conservatory and increasing the height of the rearmost wall of the existing rear bathroom extension by 225mm. This will result in the roof of the existing rear annexe being raised by 400mm. Two Velux windows will be inserted in the new roof area to serve a new utility room and shower room. Bi-folding doors will be inserted into the southern elevation of the new extension (looking into the side garden) which will serve a kitchen and dining room.
- 1.4 The proposed two storey side extension will measure 4m wide x 5.5m long and will be set back off the front elevation by 500mm. Window proportions to the front elevation will match those on the existing dwelling. The extension will provide for a lounge and 2 bedrooms. This would result in a property that would benefit from two ground floor living/TV areas, a dining room, kitchen, utility room and shower room and three bedrooms and a bathroom at first floor.
- 1.5 As part of the development the plans indicate that the existing upvc door forming part of the front boundary treatment will be removed and blocked up to match the existing wall.
- 1.6 Proposed materials will be smooth render white finish to elevations, Marley modern concrete tiles to the roof to match the existing and Anthracite grey windows and doors to the whole dwelling.

2. Site History

	Ref No	Details	Decision
2.1	PA/2019/0056	Two-storey side extension	Confirmed planning permission required and advice provided regarding acceptability of proposal. 11/03/2019

3. Consultation and Other Relevant Information

3.1 **Internal BG Responses**

3.2 **Team Leader Building Control:**

Building regs required.

3.3 **Service Manager Infrastructure:**

Highways:

No objection.

3.4 **Public Protection:**

The site is located in an area overlain with made up ground associated with historical industrial works. If during the course of development any evidence of contamination is found the developer is advised to cease works and contact the Council's Environmental Health section for further advice.

3.5 **External Consultation Responses**

3.6 **Town / Community Council:**

No objection.

3.7 **Welsh Water:**

Advised the applicant to contact Dwr Cymru/Welsh Water to establish the location and status of the sewer. Some public sewers and lateral drains may not be recorded on their maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. Further advised that under the Water Industry Act 1991 Dwr Cymru/Welsh Water has rights of access to its apparatus at all times.

3.8 **Public Consultation:**

- 1 letter to a neighbouring house
- 1 site notice
- ~~press notice~~
- website public register of applications
- ward members by letter
- all members via weekly list of applications received
- ~~other~~

3.9 **Response:**

In response to being notified of the intention to refuse the application under delegated powers a Ward Member has requested that the application be

	<p>presented to the Planning Committee. The Member disagrees with refusal of the application. He does not consider that an extension of 4 metres in width on a 4.9 metres wide property is disproportionate and noted that the extension will cause no issues to adjacent neighbours.</p>
4. Planning Policy	
4.1	<p><u>LDP Policies:</u> DM1 – New Development DM2 – Design and Placemaking</p> <p>Supplementary Planning Guidance (SPG) for Householders (2016): Note 1 ‘Extensions and Conservatories’</p>
5. Planning Assessment	
5.1	<p><u>Background</u> Members will note from the ‘Site History’ that the agent submitted a pre-application enquiry in March this year in relation to a proposal to construct a two-storey side extension at 5 Surgery Road, Blaina. The enquiry provided limited information but the submitted plans demonstrated that the proposal was to effectively extend and redesign the property to create a double fronted dwelling that almost doubled the width of the existing property.</p>
5.2	<p>The agent was advised in writing that planning permission would be required for the proposal. He was also advised that whilst there were no objections in principle to the extension as the curtilage could accommodate an extension of such scale there were significant concerns regarding the form and design of the proposed extension.</p>
5.3	<p>The officer was of the opinion that the alteration and extension works proposed failed to respect the design and scale of the existing property and would potentially disrupt the symmetry of the existing pair of semi-detached property. The agent was advised that the scale and design of the proposal was considered to be excessive and visually unacceptable and was unlikely to be recommended for approval as it did not comply with policies DM1 and DM2 of the adopted Local Development Plan (LDP) and adopted Supplementary Guidance.</p>
5.4	<p>The officer explained that guidance contained in the Councils adopted Householder SPG states that proposals to extend residential properties should not result in works that dominate the original property and as a general rule extensions should be smaller than the original house and set back from the principal elevation. In line with this advice the officer suggested that any subsequent planning application should:</p>

	<ul style="list-style-type: none">- Set the two storey extension back from the front building line of the existing property;- Reduce the ridge height of the side extension below that of the main roof;- Limit the width of any side extension to <u>no more than 3.5m</u> (externally); and- Use materials that complement the finishes to the existing property.
5.5	The officer also suggested that it may be worthwhile investigating whether there might be opportunities to provide any additional floor space at the first floor by remodelling the existing rear extension in order to achieve some of the first floor area that might be lost by reducing the width of the proposed side extension.
5.6	<p><u>Development Proposal</u></p> <p>The principle of a two storey side and rear single storey extension to meet the additional needs of the occupants in this location is considered acceptable and complies with Policy DM1(2a).</p>
5.7	I consider the impact upon the neighbouring properties will be negligible. The side extension will look into the applicants' garden and there are no residential properties to the south that would be affected. There are no first floor windows proposed in the rear elevation of the proposed extension. The works will not tie into the neighbouring dwelling nor will it extend any nearer to it, although the roof over the altered rear lean to annexe will be slightly higher than existing. No objections have been received from third parties and there are no concerns in terms of overlooking, overbearing or overshadowing. In this respect the proposal complies with LDP Policy DM1(2c).
5.8	The finishes of the extensions are indicated to match the existing dwelling and ample garden amenity space will be retained. I am satisfied on such basis that the proposal complies with LDP Policy DM1(2d).
5.9	However, I do have significant concerns regarding the scale and overall mass of the proposal.
5.10	I fully acknowledge that the applicant has taken into account the officer advice to set the front building line of the extension behind the principal elevation and has also set the ridge below that of the main roof. However, the advice to limit any side extension to a maximum width of 3.5m has not been heeded.

5.11	The width of the existing dwelling measures 4.9m. The width of the proposed extension measures 4m. This almost doubles the width of the house. The key consideration here is whether the scale of the proposed extension would appear subservient to the main dwelling and whether it would unacceptably unbalance the semi-detached building as a whole.
5.12	In coming to a judgement on this matter I have considered the wording of Policy DM2 of the LDP and the SPG for Householders (2016): Note 1 'Extensions and Conservatories'.
5.13	Policy DM2 seeks to ensure development proposals are of a good design which enhance and respect their surroundings. Criterion (a) states development proposals will be acceptable where ' <i>they are appropriate to the local context in terms of type, form, scale and mix</i> '; and criterion (d) states ' <i>In the case of extensions to buildings, they reflect, complement or enhance the form, siting, materials, architectural details and character of the original building, its curtilage and the wider area.</i> '
5.14	Paragraph 7.25 of the supporting text to Policy DM2 states ' <i>It is important that such extensions are well designed, in relation to the main building and the general streetscene. Extensions should be subservient to the original building and, where possible, significant alterations and extensions should be confined to rear and side elevations. Detailed guidance in respect of householder applications is contained in Supplementary Guidance on Householder Development in Blaenau Gwent.</i> '
5.15	The householder SPG clearly states that extensions should not 'dominate your house' and should be 'smaller than the house'.
5.16	It is accepted that the extension by virtue of its dimensions is smaller than the house, albeit only marginally. With regards to whether the extension 'dominates the house', this is down to professional judgement. Having examined the circumstances of this case I believe that a 4 metre extension on a 4.9metre width house will have a dominating effect on the property and will unacceptably imbalance and upset the symmetry of the existing pair of semi-detached properties to the detriment of the street scene. I do not accept that an extension has to be larger than the house in order to have a dominating effect. In this context Members will appreciate that the agent was clearly advised in pre application advice given by an officer pre-submission of the current application i.e. that the <u>maximum</u> width of extension that might be deemed acceptable in this location was 3.5 metres.
5.17	Whilst I fully acknowledge that the scheme has taken account of some of the

5.19	<p>advice provide at a pre application stage, in my opinion, the fact that the extension has been set back by 0.5m and set below the ridge does not overcome the issue that the width of the extension is only 0.9m less than the existing dwelling and cannot therefore be considered as being subservient. There is an additional risk that an extension of the width proposed will take the appearance of a third property (albeit there would be no front door in the extension). Members should note that the agent has been advised of the officer concern and was given the opportunity to amend the plans to overcome such concerns. However the agent has requested that the application has been determined on the basis of the submitted plans.</p> <p>In conclusion it is my opinion that the sheer width of the proposed extension is excessive and would appear visually unacceptable. It is not appropriate to the local context in terms of scale and form and does not complement or enhance the form of the existing building. In my opinion this proposal does not comply with LDP Policy DM2(a and d) or the SPG for Householders (2016): Note 1 'Extensions and Conservatories'.</p>
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6. Legislative Obligations

6.1	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p>
6.2	<p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>

7. Conclusion and Recommendation

7.1	<p>Planning permission be <u>REFUSED</u> for the following reason :</p> <p>The proposed extension by virtue of its width is considered excessive and would appear visually unacceptable in the context of it being one of a pair of semi-detached properties. The extension is considered inappropriate to the local context in terms of scale and form and would have a dominating impact on the host property and the wider street scene. The proposal does not comply with LDP Policy DM2(a and d) or the SPG for Householders (2016): Note 1 'Extensions and Conservatories'.</p>
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8. Risk Implications

8.1	Approving this application (which relates to an extension which exceeds the maximum dimensions advised by officers in pre-application advice) will potentially undermine the relevance and credibility of the professional advice that officers strive to deliver to all customers in a consistent and transparent manner as part of our paid service.
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Planning Report

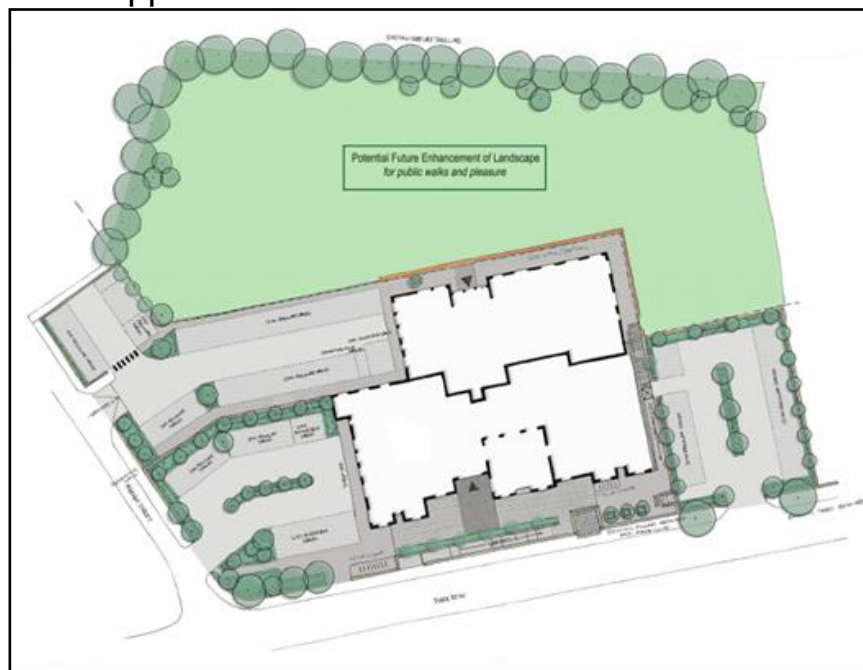
Application No: C/2019/0160	App Type: CAC
Applicant: Mr Andrew Walker Aneurin Bevan University Health Board Headquarters Lodge Road NP18 3XQ	Agent: Miss Rhian Lees RPS Planning & Development Park House Greyfriars Road Cardiff CF10 3AF
Site Address: Tredegar Health Centre & Tredegar General Hospital, Park Row, Tredegar, NP22 3NG	
Development: Application for conservation area consent for partial demolition of former Tredegar General Hospital building and full demolition of Tredegar Health Centre	
Case Officer:	Justin Waite



1. Background, Development and Site Context

- 1.1 Conservation Area Consent (CAC) is sought to undertake partial demolition of the former Tredegar General Hospital and full demolition of the Tredegar Health Centre, Park Row, Tredegar. The proposed demolition works would facilitate the redevelopment of the site for a new health and wellbeing centre with new access arrangements, car parking, landscaping and other ancillary works. The proposed health and wellbeing centre and ancillary infrastructure is subject to a separate outline planning application (reference: C/2019/0237) which is also on the Planning Committee Agenda.
- 1.2 The demolition of the hospital building, which closed in 2010, would be undertaken first with the majority of the building demolished apart from the original 1904 twin-gabled building that will be retained and incorporated into a new health and wellbeing complex. This would be achieved by wrapping a new split level two storey building around the sides and rear of the retained existing twin-gabled building. The existing health centre building would only be demolished once the new health and wellbeing centre building has been completed.
- 1.3 The application site comprises of an irregular parcel of land that varies in level due to the land falling from west to east. The site area is approximately 1.1 ha and is a mixture of previously developed (brown field) and greenfield land. The site is bounded by Bedwellty Park to the south, Park Row to west, Market Street to the north and both Bedwellty Park and Lower Salisbury Street to the east.
- 1.4 The western half of the site primarily comprises of the former general hospital building, the existing health centre and associated accesses and car parking areas. While the health centre building is currently in use, the former general hospital building is unoccupied and has fallen into disrepair with evidence of vandalism, damage to building fabric, including the roof, and water ingress. The main vehicular access into the site is off Market Street, with a further three existing accesses off Park Row. The former hospital building fronts onto Park Row, while the health centre fronts both Park Row and Market Street, due to its corner location.
- 1.5 The eastern half of the site comprises of an underused area of parkland within Bedwellty Park. Whilst the area predominantly comprises of grassland, some play equipment can be found at the southern end of the site. This area of parkland is somewhat visually divorced from the rest of the park by a wire mesh fence and a concrete panel fence along the southern and eastern boundaries of the site respectively.

- 1.6 The application site falls within the boundary of both the Tredegar Townscape Initiative and Bedwellty Park and Garden Conservation Area, and partially falls within the Bedwellty Park which has been registered as a Historic Park and Garden. The site also falls within the setting of a number of listed buildings including those associated with Bedwellty House and Park, and Saron Congregational Chapel and its front walls and railings.
- 1.7 A Heritage Impact Assessment (HIA) has been undertaken which considers both the significance of the heritage assets affected by the proposal and the impact of change proposed. The results of the HIA have been summarised in a Built Heritage Impact Assessment (BHIA) which has been submitted with the application. Other supporting information includes a Preliminary Ecological Appraisal (PEA), a Bat Activity Survey Report (BASR), a Bat Method Statement (BMS), a Demolition and Phasing Method Statement (DPMS) and Asbestos Refurbishment/Demolition Survey Reports for both the former general hospital building and the existing health centre building.
- 1.8 In addition, indicative floor, elevation and layout plans (see below) of the proposed health and wellbeing centre and an associated Design and Access Statement (DAS) have been submitted. Whilst not directly related to this application for conservation area consent, these plans and document help inform the decision on whether or not the proposed demolition of the buildings and the future redevelopment of the site would preserve or enhance the character or appearance of Tredegar Townscape Initiative and Bedwellty Park and Garden Conservation Areas, which is the primary purpose of this application.



Indicative Site Layout

2. Site History			
	Ref No	Details	Decision
2.1	1100	Erection of 20 bed geriatric unit, new kitchen and staff dining room and supporting facilities.	Planning permission granted 14/10/76
2.2	1101	Erection of health centre.	Planning permission granted 12/11/76
2.3	1415	Erection of health centre.	Planning permission granted 31/05/77
2.4	2136	Erection of 20 bed geriatric unit with supporting facilities.	Planning permission granted 08/03/79
2.5	5428	Demolition of existing sanitary building and replacement to front elevation and day room, extension to rear.	Planning permission granted 19/02/85

3. Consultation and Other Relevant Information	
3.1	<u>Internal BG Responses</u>
3.2	<u>Team Leader Building Control:</u> Building regulations are required.
3.3	<u>Service Manager Infrastructure:</u>
3.4	Highways: Team Leader – Highways and Development has raised no objection to the proposed demolition works.
3.5	Ecology: The Council's Ecologist initially raised an objection to the proposed demolition of the buildings, raising concerns over the lack of sufficient information to adequately identify the likely environmental and ecological impacts of the proposed development. In particular, additional information was requested in relation to the Usk Bat SAC, a bat mitigation strategy, a demolition timeline and method statement and a winter hibernation survey. In response to these concerns, the applicant subsequently submitted a Bat

	<p>Method Statement containing detailed mitigation and compensation measures. Further comments from Council's Ecologist in relation to this additional information had not been received at the time of writing this report.</p>
3.6	<p><u>Service Manager Public Protection:</u> The Specialist Environmental Health Officer has raised no objection to the proposed demolition of the buildings, subject to the asbestos containing materials being removed prior to the buildings being demolished in order to prevent asbestos contamination of the land.</p>
3.7	<p><u>Head of Estates and Strategic Asset Management:</u> No objection in principle to the proposed demolition of the buildings and confirmation has been given that the area of land which forms part of Bedwellty Park is currently being considered for transfer to the applicant. It is also highlighted that this area of land has charitable status and objections have been received from the public in relation to the transfer process.</p>
3.8	<p><u>External Consultation Responses</u></p>
3.9	<p><u>Town / Community Council:</u> No objection to the proposed demolition of the buildings.</p>
3.10	<p><u>Natural Resources Wales (NRW):</u> NRW initially raised significant concerns over the proposed development and requested further information to ensure that there would be no detrimental impacts to the maintenance of the favourable conservation status of bats. In particular, they indicated that specific details of mitigation measures must be submitted prior to the determination of the application.</p>
3.11	<p>In response to these concerns, the applicant subsequently submitted a Bat Method Statement containing detailed mitigation and compensation measures. Based on the latter, NRW have confirmed that they do not consider that the proposal would be detrimental to the maintenance of the favourable conservation status of the bat species, subject to the mitigation and compensation measures being secured via condition.</p>
3.12	<p><u>Welsh Water:</u> No objection to the proposed demolition of the buildings.</p>
3.13	<p><u>Cadw:</u> Cadw confirmed that they do not comment on conservation area consent applications.</p>

3.14	<p><u>Glamorgan-Gwent Archaeological Trust (GGAT):</u> Whilst GGAT has raised no objection to the demolition of the buildings, it has indicated that archaeological mitigation measures are required in the form of a historic building recording prior to demolition works commencing. It is recommended that the historic building recording takes the form of a Level 4 survey as set out in “Understanding Historic Buildings: A Guide to Good Recording Practice”, Historic England, 2016, and the historic building recording should be secured via an appropriately worded pre-commencement condition.</p>
3.15	<p><u>Royal Commission on the Ancient and Historical Monuments of Wales:</u> The Royal Commission advise that if consent is granted for the demolition of the buildings, a condition should be attached requiring a photographic survey of the general hospital building before demolition. The survey should also be deposited in the National Monuments Record, which is the public archive of the Royal Commission.</p>
3.16	<p><u>The Victorian Society:</u> The Victorian Society strongly objects to the proposed demolition of the majority of the former general hospital building, indicating that the series of earlier extensions to the original building should be retained as part of the proposed development. These extensions are considered to make a substantial contribution to the historical importance of the hospital as they are indicative of its early success and expansion. Their demolition would destroy the legibility of the hospital as a building and would detrimentally affect the important historic associations of the hospital with the success of the Tredegar Medical Aid Society.</p>
3.17	<p>In addition, it is argued that the proposal to surround the original 1904 twin-gabled building on either side and to the rear with new buildings would cause further harm to the original building, which, when added to the loss of the extensions, would fail to be adequately mitigated by the restoration of the 1904 twin-gabled building. As such, the Victorian Society is of the opinion that the demolition of the majority of buildings on the site would constitute an unacceptable loss and have a negative impact on the Conservation Area.</p>
3.18	<p><u>The Twentieth Century Society</u> The Twentieth Century Society objects to the loss of the development phases of the hospital dating from 1904-1939, and considers the proposal to cause substantial harm to a hospital building of special local interest and the character of the conservation area. It is argued that the proposed enclosure of the 1904 building on three sides will overwhelm the historic building and fail to sustain the modest, domestic character of the conservation area, as</p>

	<p>the Edwardian and inter-war hospital buildings have done. As such, it is recommended that the scheme be revised to retain the phases of the hospital dating from 1904-1939. The Society also remains unconvinced that a scheme involving a greater degree of retention and refurbishment of historic buildings is unviable.</p>
3.19	<p><u>Monmouthshire County Council (Heritage Advisory Service to Blaenau Gwent)</u></p>
3.20	<p>Heritage Officer: The Heritage Officer confirms that the general hospital building makes a positive contribution to the character or appearance of the conservation area through both the aesthetic and architectural significance of the building within the street scene of Park Row, and its local historical value as a community hospital with links to the Tredegar Medical Aid Society and the creation of the National Health Service. However, the Heritage Officer also acknowledges that the community hospital, originally built in 1904, has been extended over the following century with varying degrees of success. The latter 20th Century additions to the building, particularly to the rear, are considered to have significantly reduced the architectural value of the building. Moreover, it is considered that whilst the remaining elements of the building, in particular the 1914 phases, still retain quality to the front of the site, these have also been heavily compromised to the rear and have been modernised internally causing significant loss of character and intrinsic value.</p>
3.21	<p>In recognition of the general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, the Heritage Officer has assessed the proposal against the same broad criteria as proposals to demolish listed buildings (see paragraph 5.15 of TAN 24: The Historic Environment). In doing so, it is considered that whilst the retention of more of the pre-war buildings would provide an opportunity for façade improvements with some aesthetic benefits to the conservation area, on balance, it is considered that the cost, resulting alterations to the building and impact on service delivery would outweigh the benefit of retaining more of the general hospital building than is proposed. Moreover, it is considered that the approach put forward of the retention of only the original 1904 twin gabled building and the proposed new buildings provides an appropriate balance of the positive management of the conservation area while also delivering the wider community and social benefits of a new health centre. The Heritage Officer is therefore of the view that the proposals preserve and, in part, enhance the character of the conservation area.</p>

3.22	<p><u>Public Consultation:</u></p> <ul style="list-style-type: none">• 55 letters to nearby properties• 4 site notice(s)• press notice• website public register of applications• ward members by letter• all members via weekly list of applications received• other
3.23	<p><u>Response:</u> No responses have been received as part of the public consultation exercise.</p>
4. Planning Policy	
4.1	<p><u>LDP Policies:</u></p> <ul style="list-style-type: none">• Policy SP10: Protection and Enhancement of the Natural Environment• Policy SP11: Protection and Enhancement of the Historic Environment• Policy DM1: New Development• Policy DM2: DM2 Design and Placemaking• Policy DM14: Biodiversity Protection and Enhancement• Policy DM16: Trees, Woodlands and Hedgerow Protection• Policy DM17: Buildings and Structures of Local Importance
4.2	<p><u>PPW & TANs:</u></p> <ul style="list-style-type: none">• Planning Policy Wales (Edition 10, December 2018)• Technical Advice Note 5: Nature Conservation and Planning (September 2009)• Technical Advice Note 24: The Historic Environment (May 2017)
4.3	<p><u>Other Guidance</u></p> <ul style="list-style-type: none">• Managing Conservation Areas in Wales (Cadw, May 2017)• Tredegar Townscape Initiative Conservation Area Appraisal & Design Guide (originally adopted May 2009 / updated and re-adopted March 2016).

5. Planning Assessment

5.1	<u>Impact on the character or Appearance of the Conservation Area</u>
5.2	Planning Policy Wales (PPW) sets out the Welsh Government's objectives for the historic environment, which includes the need to preserve or enhance the character or appearance of conservation areas, whilst at the same time helping them remain vibrant and prosperous (paragraph 6.1.6). This requirement is reflected in the Local Development Plan (LDP) Policy SP11 which seeks to protect, preserve and, where appropriate, enhance Blaenau Gwent's distinctive built environment through, among other things, the protection of conservation areas.
5.3	PPW states the preservation or enhancement of a conservation area can be achieved by development which either makes a positive contribution to the character or appearance of an area or leaves them unharmed (paragraph 6.1.16). In addition, it indicates that mitigation measures can be considered which could result in an overall neutral or positive impact of a proposed development in a conservation area.
5.4	When considering an application for conservation area consent, PPW advises that account should be taken of the wider effects of demolition on the building's surroundings and on the architectural, archaeological or historic interest of the conservation area as a whole (paragraph 6.1.7). It goes on to state that regard should also be had to replacement structures, and that proposals need to be assessed against conservation area appraisals, where they are available. In the local context, whilst the application site falls within both the Tredegar Townscape Initiative Conservation Area and the Bedwellty Park Conservation Area, a detailed conservation area appraisal has only been prepared and adopted for the former conservation area.
5.5	Technical Advice Note (TAN) 24: The Historic Environment states that local planning authorities must give special attention to the desirability of preserving or enhancing conservation areas when taking planning decisions (paragraph 6.3) and there should be a general presumption in favour of retaining buildings which make a positive contribution (paragraph 6.13). It follows that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings.
5.6	The Tredegar Townscape Initiative – Conservation Area Appraisal & Design Guide (CAADG) identifies the former general hospital as a significant, unlisted building which contributes to the special interest of the conservation area, most notably in relation to the foundations of the National Health

	<p>Service emanating from the Tredegar Medical Aid Society and the link with Aneurin Bevan (paragraphs 4.1.1, 4.3.15 - 4.3.19 and 4.5.9 – 4.5.11). The more modern health centre, whilst physically attached to the general hospital building has not, however, been given this status within the Tredegar Townscape Initiative CAADG (see figure 4.2 - Tredegar Town Centre Key Building Context), due to its lack of meaningful historic or architectural interest.</p>
5.7	<p>A Built Heritage Impact Statement (BHIS) has been submitted with the application which sets out the potential impact of the proposed partial demolition of the former general hospital, the full demolition of the existing health centre and the redevelopment of the site for a new health and wellbeing centre on the character and appearance of the Conservation Areas. The BHIS acknowledges that the general hospital building has sufficient architectural and historic merit to warrant status as a non-designated heritage of moderate (regional) significance and explains the phases of the buildings development as follows:</p> <ul style="list-style-type: none">• Tredegar Park Cottage Hospital completed and officially opened in 1904;• Two new single-storey wings known as the women's and children's wards added to the north and south flanks of the original twin gabled range in 1907;• New wing to the south of the 1907 ward added in 1914;• New ward block to the south of the 1914 extension added in 1924;• New wing added and then further extended to the north of the northern 1907 wing in 1934 and 1937 respectively;• Health centre and associated car park constructed in the latter half of the 1970's;• Substantial 'L-shaped' wing constructed immediately to the east of the original 1904 twin-gabled range in 1982; and• Minor additions/alterations to the complex of buildings post 1982.
5.8	<p>The BHIS indicates that, in general terms, the later post-war additions and alterations to the general hospital complex, including the health centre, are considered to be generally negative features with no meaningful historic or architectural interest. The 1980's three storey block is a particularly incongruous feature, having caused significant damage to much of the eastern façade of the original 1904 twin gabled building and appearing as a detracting feature above the gabled ranges within the street scene of Park Row. Both the Twentieth Century Society and the Monmouthshire County Council's (MCC) Heritage Officer agree that the later post-war additions detract from the aesthetic and architectural value of the hospital complex,</p>

	<p>and their removal would preserve the character or appearance of the conservation areas.</p>
5.9	<p>The architectural and historic merits of the general hospital complex, therefore, primarily relate to the original 1904 twin-gabled building and the earlier pre-war additions that occurred over a 20 year period between 1907 and 1937. The BHIS indicates the original twin-gabled building is of highest significance and represents the historic heart of the original cottage hospital. It is also considered to be the most architecturally accomplished, providing stylistic inspiration for the pre-war additions in 1907, 1914 and 1924. These additions to the original cottage hospital are recognised as having some historic and architectural merit, but their later date, sparser architectural detailing, and the extent of later alterations means that they lack the same degree of significance as the first phase. Nevertheless, the basic form of the early pre-war gabled ranges collectively provides townscape value. The early 1930's additions are, however, considered to be of lower sensitivity, given their awkward architectural contrast with the style of the original building and earlier additions, and the fact that they post-date Aneurin Bevan's involvement with the hospital.</p>
5.10	<p>As indicated above, the development proposals comprise of a comprehensive redevelopment of the site, with all buildings and structures demolished apart from the original 1904 twin-gabled building. The BHIS acknowledges that the loss of the earlier 1907, 1914 and 1924 additions would result in moderate harm to the significance of the hospital complex and objections have been received to the loss of the pre-war additions from both the Victorian Society and Twentieth Century Society. The former is of the view that the series of earlier extensions make a substantial contribution to the historical importance of the hospital and their demolition would destroy the legibility of the hospital as building as a whole. The latter also argues that the loss of the development phases of the hospital dating from 1904-1939 would cause substantial harm to a hospital building of special local interest.</p>
5.11	<p>Given the above, there is no doubt that there is a general presumption in favour of the retention of the former general hospital building based on the positive contribution it makes to the character and appearance of the conservation area, principally as result of the 1904 twin-gabled building and 1904 pre-war gabled ranges. As such, the proposal to substantially demolish the general hospital building must be considered against the three factors used to assess proposals to demolish listed buildings (See paragraphs 6.13 and 5.15 of TAN 24). Each of these factors is considered in turn below.</p>

5.12	<i>The condition of the building, the cost of repair and maintenance in relation to its importance and the value derived from its continued use. Where a building has been deliberately neglected, less weight will be given to these costs.</i>
5.13	The use of the former general hospital ceased in 2010 and was secured through the boarding up of windows and doors. Despite these measures the condition of the hospital building has declined over the past 9 years, suffering from both vandalism and trespass. As a consequence, the hospital building is now in a semi-derelict state with water ingress into the building, particularly through the damaged roof structure. Asbestos containing materials are also known to be present throughout the hospital building.
5.14	The applicant has provided cost estimates for the proposed redevelopment of the site, which only involves the retention of the original 1904 twin gabled building with a new building wrapping around it to the sides and rear. This option, known as 'The Heart', is anticipated to cost approximately £15.8 million. As a comparison, cost estimates have also been provided for one of the earlier site development options, described as 'Refurbishment', which would have retained a larger proportion of the hospital complex, including the pre-war gabled ranges to the south of the original 1904 twin-gabled building and the more modern extensions to the rear (east). This option is estimated to cost approximately £18 million, which is approximately £2.2 million more than the development option proposed. The cost of retaining a greater proportion of the hospital building is therefore clearly significant, reflecting the costly state of disrepair.
5.15	The form and layout of the existing hospital building does not lend itself to meeting the needs of twenty first century health care provision. This is illustrated by the significant degree of previous external additions and alterations to the building and the removal of much of the building's historic internal fabric to accommodate more modern health practices. MCC Heritage Officer, who has undertaken both external and internal inspections of the building, has confirmed that hardly any features of historic interest survive inside the building, which has caused significant loss of character and intrinsic value. She has also been expressed the view that the removal of the modern incongruous extensions is also likely to leave portions of the earlier phases scarred and so heavily damaged that their historic fabric would be so comprised it would not be worthy of retention.
5.16	In addition to the above, it is highly probable, in my view, that if the earlier pre-war phases of the hospital complex are retained, further alterations to the buildings would be required in order to meet the clinical needs of the new

	<p>health and wellbeing centre. Such alterations and modifications to the building are likely to involve a further loss of the limited remaining historic fabric.</p>
5.17	<p><i>The efforts made to keep the building use or to secure a new use, including the offer of the unrestricted freehold of the building for sale at fair market price that reflects its condition and situation.</i></p>
5.18	<p>The general hospital building has not been marketed due to the Aneurin Bevan University Health Board's desire to keep the site at the centre of the community for future health care provision. This is understandable and justified in my view, given its sustainable location and the advantages it possesses in being both in close proximity to the town centre and adjacent to Bedwelty Park and Garden, which offers opportunities for linked recreational and wellbeing benefits. The building's historical association with Tredegar Medical Aid Society, Aneurin Bevan and the foundations of the National Health Service is also a compelling reason for continuing to use the site and building for health related uses, rather than encouraging alternative uses that would arguably cause greater harm to the character or appearance of the conservation areas.</p>
5.19	<p><i>The merits of the alternative proposals for the site, including whether the replacement buildings would meet the objectives of good design and whether or not there are substantial benefits for the community that would outweigh the loss resulting from demolition.</i></p>
5.20	<p>The applicant has considered a number of options for the approach to the re-development of the site with the key objective of providing a multi-functional health and wellbeing centre directly accessible to the local community. The range of services proposed include, among other things, general medical services, a dentist, a pharmacy and shared areas for community uses. There is also the aspiration to link the proposed health and wellbeing centre to the currently underused adjacent area of open space within Bedwelty Park and Garden for amenity and recreation purposes to the benefit of patients, staff and wider members of the community. A development proposal of this nature is welcomed as it makes a positive contribution to objectives 1 and 11 of the LDP, which relate to the need for district hubs to provide a range of local services and facilities and the creation of an accessible network of green open spaces respectively. Given the substantial benefits the proposed development delivers to the local community, I am of the opinion that it should be afforded significant weight in balancing its benefits against the loss of the majority of the general hospital building.</p>

5.21 With regards to the merits of the proposed development, the original 1904 twin-gabled building would be retained as part of the re-development proposal. The indicative elevations submitted with the application (see indicative building visualisation below) indicate that new buildings would enclose the flank and rear elevations of the original building, and would be single-storey along Park Row with two-storey accommodation to the rear. A continuous roof line would be maintained from front to back and the proposed building height would complement that of the original building. The indicative design is also shown to reference elements of the original building in terms of form.

5.22



Indicative Building Visualisation

5.23 Both the Victorian and Twentieth Century Societies object to the approach of surrounding the original 1904 twin-gabled building on three sides with new buildings, and are of the view that the proposed development would overwhelm and cause harm to the building. Although the concerns of the Societies are understandable when the building is considered in isolation, in my view, regard also needs to be had to the functional requirements of the health and well-being centre in influencing the design approach. The merits of the proposed development also needs to be considered against the general hospital complex as a whole, taking in account the post-war additions and alterations that currently detract from both the original hospital building and the character or appearance of the conservation areas.

5.24 As highlighted above, the post war additions to the general hospital building have been designed on a functional basis and appear as incongruous additions that significantly reduce the aesthetic and architectural value of the hospital building. It is broadly accepted that their removal would preserve

	<p>and arguably enhance the character and appearance of the Tredegar Townscape Initiative Conservation Area. The modern rear extensions are particularly detrimental, appearing as a detracting feature above the original 1904 twin gabled building in the street scene of Park Row, negatively impacting the setting of Bedwellty Park and Conservation Area and also masking a substantial portion of the original 1904 twin-gabled building whose principal aspect was originally to the east with the building oriented to overlook the park. This unwelcome addition to the original hospital building would be removed as part of the proposed development and the scale of the new buildings would allow the upper elements of the original hospital building to become visible from Bedwellty Park and Garden. The proposed internal courtyard also provides an opportunity to allow users of the health and wellbeing centre to view and appreciate the eastern elevation of the 1904 twin-gabled building.</p>
5.25	<p>The proposal to utilise the currently underused adjacent area of open space for amenity and recreation purposes would also help re-establish the connection between the hospital and the Bedwellty Park and Garden. This area of open space is currently overgrown and disconnected from the general hospital building. A number of the measures proposed would improve the physical and visual connection between the development area and the wider registered park and garden. These measures include: improved grassland management; replacement of the existing concrete panel fence with a new fence in a style more in keeping with the Registered Historic Park and Garden; improved public access to the open space from the adjacent public highway and Bedwellty Park, including the provision of a footpath; soft landscaping between the proposed health and wellbeing centre and the open green space; and the provision of a heritage and wildlife information board in the open space to inform the general public of the historic context of the site and the wider Registered Historic Park and Garden.</p>
5.26	<p>The retention of the original 1904 twin-gabled building is welcomed given that it is arguably the most significant element of the general hospital complex and the most architecturally accomplished. The proposal to conserve and use this building as the atrium and central access to the health and wellbeing centre from Park Row is beneficial and I also consider the design approach of having a clear transition between the old and new elements of the building to be acceptable. I note that the current outline planning application under consideration (C/2019/0237) reserves all matters, other than access, for future consideration; however, I am satisfied that an appropriately designed scheme that respects the scale, form, character and appearance of the 1904 twin-gabled building can be achieved through the</p>

	<p>design approach and scale parameters proposed. A conservation approach to bringing the original building back into use through the reversal of unsympathetic alterations, such as the unblocking and reinstatement of original windows, alongside repairs to the external brickwork and timberwork also has the potential to provide significant benefits.</p>
5.27	<p>On balance, I am of the opinion that whilst the retention of the earlier pre-war gabled ranges and improvements to their façade would have some aesthetic benefits to the townscape, it has been demonstrated that the financial cost, consequential alterations to the buildings and the impact on service delivery, collectively outweigh the benefits of retaining more of the ranges. I also consider the proposed design approach involving the retention of only the original 1904 twin-gabled building provides a suitable balance between positively managing the conservation areas whilst delivering significant community and social benefits, which should be afforded significant weight.</p>
5.28	<p>The proposed continuation of health and well-being services within the original hospital building and the wider site is a key factor in preserving the character of the Tredegar Heritage Initiative Conservation Area given the historical association with Tredegar Medical Aid Society, Aneurin Bevan and the foundations of the National Health Service. Moreover, when the removal of the detracting post war additions to the general hospital complex are taken into account alongside the proposed improvements to the original hospital building and the adjacent area of land within the Bedwellty Registered Historic Park and Garden, I am satisfied that a sensitively designed development at reserved matters stage would preserve the character and appearance of the conservation areas.</p>
5.29	<p>In order to ensure that the character and appearance of the conservation areas are preserved or enhanced, I consider it necessary for a condition to be attached to any conservation area consent granted, which requires all reserved matters for the proposed health and wellbeing centre to be granted, and a contract for development works to be in place, before demolition works are undertaken. This is in recognition of the fact that the substantial demolition of the former general hospital building in isolation, which would include the earlier pre-war ranges, would cause a degree of harm to the character and appearance of Tredegar Heritage Initiative Conservation Area, in particular. As such, it is only through the combined demolition and delivery of a sensitively designed re-development scheme on the site can there be a sufficient level confidence that the character and appearance of the conservation area would be preserved.</p>

5.30	<p>In addition, GGAT have requested a condition that secures a historic building recording in the form of a Level 4 survey prior to demolition. The Royal Commission has also requested a photographic survey of the former general hospital building prior to demolition. The MCC Heritage Officer, who has inspected the building both externally and internally, has however indicated that given the nature of the building and the subsequent alterations and additions, a Level 2 building recording survey would be sufficient to make a suitable record of the building. I agree with the position of the latter and recommend that an appropriately worded condition be attached to any conservation area consent granted. I also recommend that a further condition be attached which secures the submission and approval of detailed plans which identify all elements of the original 1904 twin-gabled building to be retained as part of the proposed development, along with a method statement setting out how the remaining structure would be protected during the demolition and construction phases.</p>
5.31	<p><u>Ecology</u></p> <p>The Preliminary Ecological Appraisal (PEA) submitted with the application indicates that the health centre and hospital building complex is a confirmed bat roost and recommends that further bat related surveys are undertaken to inform the demolition of existing buildings and subsequent redevelopment of the site. Birds were also noted to be nesting within the fascias of the building and house were observed in the ornamental shrubs. Accordingly, the PEA recommends that demolition works and any vegetation works would need to be undertaken sensitively in order to minimise impacts on any nesting birds.</p>
5.32	<p>PPW states that the presence of European Protected Species (EPS), such as bats, is a material consideration when a planning authority is considering a development proposal which is likely to result in disturbance or harm to the species or its habitat (paragraph 6.4.22). Where development proposals contravene the protection afforded to EPS, a derogation from the provisions of the Habitats Directive is required, which may only be authorised if there is no satisfactory alternative and there will not be detrimental to the maintenance of the population of the EPS concerned at a favourable conservation status in its natural range (paragraph 6.4.23). PPW goes on to state that proposed development must also meet one of the specific purposes set out in the Habitats Regulations which includes, among other things, preserving public health or public safety or other imperative reasons of overriding public interest, including those of social or economic nature and beneficial consequences of primary importance for the environment. Planning authorities are required to take the above three tests into account when considering development proposals where an EPS is present.</p>

5.33	<p>In accordance with the recommendations of the PEA, both dawn and dusk bat surveys were undertaken between May and July 2019 and four static detectors were deployed internally within various buildings which make up the hospital complex. The submitted Bat Activity Survey Report (BASR) confirms that bats were recorded emerging and re-entering 3 buildings as well as being recorded in the buildings via the static detectors. The bat species identified include lesser horseshoe, brown long eared, common pipistrelle, soprano pipistrelle and myotis species. As such, the BASR concludes that an EPS licence issued by Natural Resources Wales (NRW) would be required to permit demolition of the building. The licence application would also need to be supported by a method statement detailing the timing of demolition and the mitigation to be adopted in order to avoid or minimise the risk of killing/injuring individual bats and to maintain favourable conservation status of the species locally. Whilst potential mitigation measures are highlighted within the BASR, it does not provide a detailed and comprehensive mitigation strategy.</p>
5.34	<p>Whilst NRW welcomed the potential bat mitigation measures put forward in the BASR, an objection was initially raised to the proposed demolition works based on the lack of detailed information provided. As such, NRW requested further details of the bat mitigation, particularly in relation to the proposed purpose built bat house for lesser horseshoe bats, including roost access and details of how habitat connectivity around it will be sustained. The Council's Ecologist raised similar concerns over the lack of detailed bat mitigation measures and also requested further information in relation to the Usk Bat SAC, a demolition timeline and method statement and a winter hibernation survey. As a result of the lack information provided, the Council's Ecologist was of the opinion that the potential environmental and ecological impacts of the proposed demolition works were insufficiently identified, while NRW were not satisfied that the submitted information was sufficient to confirm that the proposal was unlikely to result in a detrimental impact to the maintenance of the favourable conservation status of the bat populations concerned.</p>
5.35	<p>In order to address these concerns, the applicant subsequently submitted a Bat Method Statement (BMS) detailing proposed measures to minimise potential impacts and ensure that the favourable conservation status of the bat populations was maintained. The mitigation and compensation measures will include the following:</p> <ul style="list-style-type: none">• The provision of 6 no. woodcrete bat boxes to be erected on trees in the adjacent Bedwellty Park prior to the demolition of the buildings.• Immediately prior to demolition works, contractors briefed on the

potential for bats being present and the protocol to follow if encountered.

- The removal of fascia boards and roof covering in immediate vicinity of roost locations to be undertaken using hand tools under the supervision of a suitably qualified and licensed bat ecologist.
- Remaining soffits and fascia to other areas of building to be removed using hand tools.
- Timing of demolition works in March/April 2020 to avoid bat hibernation period.
- Retention of 2 of the semi-mature sycamore trees to the south of the site providing a connection to the Bedwellty Park.
- Dedicated purpose-built bat roost structure to the south east corner of the application site. A standalone planning application for this structure was submitted and made valid on 11th October 2019 (C/2019/0282). The application is currently awaiting determination.

5.36 Re-consultation was undertaken and whilst no response had been received from the Council's Ecologist at the time of writing, NRW have confirmed that the proposal would not be detrimental to the maintenance of the favourable conservation status of the species, provided that the bat mitigation and compensations are secured via condition if conservation area consent were to be granted. I am satisfied that this can be achieved by including the bat method statement under an approved plans and documents condition, and by including a further condition requiring the purpose-built bat house to be constructed prior to commencement of demolition works.

5.37 In addition to the need to maintain the favourable conservation status of the bat populations, there is a requirement to consider whether there is no satisfactory alternative and whether there are other imperative reasons or an overriding public interest for allowing the proposed development. In respect of alternatives, I am satisfied that the proposed redevelopment of the application site for a new health and wellbeing centre is justified given its sustainable location, partial brownfield classification and its historic and existing use as a hospital and health centre respectively. The applicant has considered a number of development options for the site involving different levels of building retention. Whilst some alternative options would have retained more of the general hospital building, the extent of refurbishment and alterations required to the existing buildings in order to meet the requirements of a 21st Century health service would also result in significant levels of disturbance to the bat roosts. I am therefore satisfied that there are no satisfactory alternatives to the development proposed.

5.38	<p>The proposed redevelopment of the site for a new health and wellbeing centre would also provide substantial health and social benefits for members of the community and, as indicated above, I am of the opinion that such benefits should be afforded significant weight. On this basis, I am content that this proposed community facility would meet the overriding public interest test.</p>
5.39	<p>I am therefore of the view that, subject to securing appropriate mitigation and compensation measures via condition, the proposed development would not cause harm to the bat populations and would meet the above tests to allow a derogation from the Habitats Directive.</p>
5.40	<p><u>Other Matters</u> A Demolition Phasing and Method Statement (DPMS) has been submitted with the application, which sets out the method and sequence of works; noise, light and dust mitigation measures; contractor parking; a traffic management plan; hours of operation; and the reuse, recycling or disposal of waste materials, including asbestos. Details of the latter are also contained within Asbestos Refurbishment/Demolition Survey Reports for both the former general hospital building and the health centre building.</p>
5.41	<p>No objection has been received to the proposed development from either the Team Leader – Highways and Development or the Specialist Environmental Health Officer. The latter has highlighted the need for asbestos containing materials to be removed prior to the buildings being demolished in order to prevent asbestos contamination of the land. The commitment to follow this requirement is set out within the DPMS, which would be included in the list of approved documents that would need to be adhered to if conservation area consent was to be granted.</p>
5.42	<p>There are a number of trees on the site that are worthy of retention and could be affected by demolition works, due to their proximity to the health centre and former general hospital building. I therefore recommend that an appropriately worded condition is attached to any conservation area consent granted that requires the submission of a tree protection methodology that safeguards important trees during demolition works.</p>
5.43	<p><u>Conclusion</u> In summary, I am satisfied that the demolition of the health centre building, as well as the general hospital building's post-war modern extensions/additions, would not harm the character or appearance of Tredegar Heritage Initiative Conservation Area or the setting of Bedwellty Park Conservation Area. Whilst I acknowledge that there is a presumption in</p>

5.44	<p>favour of the retention of both the original 1904 twin-gabled building and the earlier pre-war ranges, I am of the opinion that the financial cost, consequential alterations to the buildings and the impact on service delivery, collectively outweigh the benefits of retaining the latter ranges. Moreover, I consider the continuation of the use of the site for health and wellbeing uses to benefit of the local community, the removal of the detracting post war additions and the proposed improvements to the original hospital building and the adjacent area of land within the Bedwellty Park and Garden Conservation Area weigh heavily in favour of the proposal. The Local Planning Authority would also retain control over the layout, scale, appearance and landscaping details of the proposal at reserved matters stage to ensure that a sensitively designed development comes forward that would preserve the character or appearance of the Conservation Areas. Accordingly the proposed development is considered to be in accordance with the general thrust of PPW and TAN 24 in respect of policies and guidance relating to conservation areas, and the requirements of LDP Policies SP11, DM1, DM2 and DM17.</p> <p>In addition, I am of the view that unless the Council's Ecologist provides advice to the contrary, the proposed development, in conjunction with the associated mitigation and compensation measures, would maintain the favourable conservation status of the bat populations, and would meet the three tests to allow a derogation from the Habitats Directive. As such, I am satisfied that the proposal would accord with PPW and TAN 5 in respect of policies and guidance relating to European Protected Species, and the requirements of LDP Policies SP10, DM1 and DM14.</p>
6. Legislative Obligations	
6.1	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p>
6.2	<p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>

7. Conclusion and Recommendation

7.1 Conservation area consent to be **GRANTED** subject to the following condition(s):

1. The works of demolition shall be undertaken in full accordance with the following approved plans and documents:

Plans

- Site Red Line Boundary Plan, Drawing No. THWC-IBI-01-ZZ-PL-A-100-002, stamped received 28th June 2019; and
- Demolition Overview Sketch, Drawing No.118886-IBI-01-SK-A-100-0003.

Documents

- Tredegar Hospital – Bat Method Statement (October 2019), prepared by Soltys Brewster Ecology, stamped received 4th October 2019; and
- Tredegar Health and Wellbeing – Demolition of Existing Tredegar Hospital Building Phasing and Method Statement (August 2019), prepared by Kier, stamped received 9th September 2019.

unless otherwise specified or required by conditions 2, 3, 4, 5 and 6 listed below.

Reason: To clearly define the scope of this permission and to safeguard the interests of protected species which have been identified on the site.

2. The works of demolition shall not be carried out until details of the full extent of the demolition works, including floor plan(s) identifying all elements of the original building that are to be retained, are submitted to and approved in writing by the Local Planning Authority. The works of demolition shall be implemented in full accordance with the approved details.

Reason: To define the scope of this permission and to ensure that the architectural and historic significance of the building is preserved.

3. The works of demolition shall not be carried out until a method statement detailing what steps will be taken to secure the safety and stability of the elements of the building which are to be retained in accordance with condition 2 shall be submitted to and approved in writing by the Local

Planning Authority. Such steps shall, where necessary, include measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; and to provide protection for the building against the weather during the progress of the works. The works of demolition shall be implemented in full accordance with the approved method statement.

Reason: To protect the structural integrity of the building which has architectural and historic significance.

4. No works of demolition to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate the impact.

5. The works of demolition shall not be undertaken before planning permission has been granted (including approval of all reserved matters) and a contract for the carrying out the works of redevelopment has been made and submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and safeguard the special character of the conservation area.

6. Notwithstanding the details within Section E.2.3 of the Tredegar Hospital – Bat Method Statement (October 2019), prepared by Soltys Brewster Ecology, stamped received 4th October 2019, the works of demolition shall not be carried out until the purpose-built bat house has been constructed and completed as per such details as may be approved in writing by the Local Planning Authority.

Reason: To safeguard the interests of protected species which have been identified on the site.

7. The works of demolition shall not be carried out until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection trees on site. All works and measures identified in the approved scheme shall be implemented in

accordance with timescales to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure protection of any trees and hedgerows to be retained and to avoid any unnecessary damage to their root system.

8. The development shall begin not later than five years from the date of this decision notice.

Reason: To comply with the requirements of Section 91 of The Town and Country Planning Act 1990.

Informatives

1. Warning: A European Protected Species (EPS) licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine.
2. Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>.
3. All British birds, their nests and eggs (with certain limited exceptions) are protected under Part 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. This makes it an offence to intentionally or recklessly kill, injure or take any wild bird; damage or destroy the nest of any wild bird whilst it is in use or being built; or take or destroy the egg of any wild bird. To avoid any unlawful act, all works should be carried out between the months of September and February (inclusive).
4. The applicant/developer is advised that the programme of historic building recording and analysis should as a minimum meet the

	<p>requirements of level 2. It is also advised that historic mitigation work must be undertaken to the Chartered Institute for Archaeologists (CIfA), “Standard and Guidance for Building Recording” (www.archaeologists.net/codes/ifa) and it is our policy to recommend that it is undertaken either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited MCIfA level Member.</p>
8. Risk Implications	
8.1	<p>Members are advised that to allow the substantial demolition of the general hospital building in isolation, without reasonable certainty that a suitably designed development would be delivered in its place, could result in the Local Planning Authority failing to meet its duty of preserving or enhancing the character and appearance of the conservation area.</p>

Planning Report

Application No: C/2019/0237	App Type: OUT
Applicant: Mr Andrew Walker Aneurin Bevan University Health Board c/o agent	Agent: RPS Planning & Development Miss Rhian Lees Park House Greyfriars Road Cardiff United Kingdom CF10 3AF
Site Address: Tredegar General Hospital, Tredegar Health Centre and Bedwellty Park Park Row Tredegar NP22 3NG	
Development: Outline application for demolition of Tredegar Health Centre, partial demolition of Tredegar General Hospital and erection of a new Class D1 Health and Wellbeing Centre including revised access, car parking, landscaping and ancillary works (all matters aside from access reserved).	
Case Officer:	Justin Waite



1. Background, Development and Site Context

- 1.1 Outline planning permission is sought for the demolition of Tredegar Health Centre, partial demolition of Tredegar General Hospital and the erection of a new Health and Wellbeing Centre (D1 use class). The proposed re-development of the site would also include revisions to site access, car parking, landscaping and other ancillary works. Only the principle of development and site access are, however, being considered as part of this application. All other matters relating to layout, scale, appearance and landscaping are reserved for future consideration.
- 1.2 It should also be noted that the demolition of Tredegar Health Centre and the partial demolition of Tredegar General Hospital, which would facilitate the redevelopment of the site for the new health and wellbeing centre, are also being considered under the related application for Conservation Area Consent (C/2019/0160) which is also on this Planning Committee Agenda.
- 1.3 The original 1904 twin gabled building would be retained as part of the proposed development and incorporated into the new health and well-being complex. This would be achieved by wrapping a new split level two storey building around the sides and rear of the existing twin-gabled building. The scale and massing of the new building also seeks to reflect the current built form of the existing twin-gabled building. The scale parameters shown on the indicative floor plans and elevations indicate that the proposed health and wellbeing building would have a width of between 57-62m, a length of between 40-45m and a height to the front (west) and rear (east) of between 6.75-9.75m and 10.5-13.5m respectively.
- 1.4 The indicative site layout (see below) shows the proposed health and wellbeing centre building broadly confined to the existing building footprint of the former general hospital building. Vehicular access would be provided via the two existing accesses from Market Street and via a new access at the southern end of the site from Park Row. The existing vehicular access from Park Row would be reinstated as a footpath.
- 1.5 The existing car parking area to the rear of the health centre would be retained for future use, while two new car parking areas are proposed to the north and south of the new health and wellbeing centre in the place of demolished buildings. The new northern car park would be served by an existing vehicular access from Morgan Street and the southern car park would be served by a new vehicular access from Park Row. The indicative parking details provided suggest that the proposed health and wellbeing centre would be served by 70 car parking spaces, 6 motorcycle spaces and

26 cycle parking spaces.

- 1.6 The application site boundary also includes an area of open space adjacent to the rear the existing health centre and hospital building, which forms part of the Bedwelty Park, a Registered Historic Park and Garden. It is proposed to incorporate this area of land into the development of the health and wellbeing centre; however, the intention is for it to remain as an open space in order to provide opportunities for amenity and recreation.



Indicative Site Layout

- 1.7 The application site comprises of an irregular parcel of land that varies in level due to the land falling from west to east. The site area is approximately 1.1 ha and is a mixture of previously developed (brown field) and greenfield land. The site is bounded by Bedwelty Park to the south, Park Row to west, Market Street to the north and both Bedwelty Park and Lower Salisbury Street to the east.
- 1.8 The western half of the site primarily comprises of the former general hospital building, the existing health centre and associated accesses and car parking areas. While the health centre building is currently in use, the former general hospital building is unoccupied and has fallen into disrepair with evidence of vandalism, damage to building fabric, including the roof, and water ingress. The main vehicular access into the site is off Market Street, with a further three existing accesses from Park Row. The former hospital building fronts onto Park Row, while the health centre fronts both Park Row and Market Street, due to its corner location.

1.9	The eastern half of the site comprises of an underused area of parkland within Bedwellty Park. Whilst the area predominantly comprises of grassland, some play equipment can be found at the southern end of the site. This area of parkland is somewhat visually divorced from the rest of the park by a wire mesh fence and concrete panel fence along the southern and eastern boundaries of the site respectively.
1.10	The application site falls within both the Tredegar Townscape Initiative and Bedwellty Park and Garden Conservation Areas, and partially falls within the Bedwellty Park which has been registered as a Historic Park and Garden. The site also falls within the setting of a number of listed buildings including those associated with Bedwellty House and Park, and Saron Congregational Chapel and its front walls and railings.
1.11	In addition to the indicative/conceptual plans showing the potential site layout, floor plans and elevations of the building, the applicant has submitted supporting information which includes a Planning, Design and Access Statement (PDAS); a Façade Development Study (FDS); a Transport Statement (TS) a Travel Plan (TP), a Built Heritage Impact Assessment (BHIA), a RPS letter in relation to Bedwellty Park Registered Historic Park and Garden; a Preliminary Ecological Appraisal (PEA); a Bat Activity Survey Report (BASR); a Bat Method Statement (BMS); an Arboricultural Report (AR); an Archaeological Desk Based Assessment (ADBA); a Demolition and Phasing Method Statement (DPMS); a Geotechnical and Geo-environmental Site Investigation Report (GGSIR), and Asbestos Refurbishment/Demolition Survey Reports for both the former general hospital building and the health centre building.

2. Site History

	Ref No	Details	Decision
2.1	1100	Erection of 20 bed geriatric unit, new kitchen and staff dining room and supporting facilities.	Planning permission granted 14/10/76
2.2	1101	Erection of health centre.	Planning permission granted 12/11/76
2.3	1415	Erection of health centre.	Planning permission granted

2.4	2136	Erection of 20 bed geriatric unit with supporting facilities.	31/05/77 Planning permission granted 08/03/79
2.5	5428	Demolition of existing sanitary building and replacement to front elevation and day room, extension to rear.	Planning permission granted 19/02/85

3. Consultation and Other Relevant Information

3.1 Internal BG Responses

3.2 Team Leader Building Control:

Building regulations are required.

3.3 Service Manager Infrastructure:

3.4 Highways:

The Team Leader – Highways and Development has raised no objection in respect of the proposed demolition works and the proposed development's vehicular access junctions and pedestrian access points. In respect of the latter it is advised that vision splays of 2.4m x 43m are required and any boundary treatments within the splays must not exceed 0.9m. It is also confirmed that the cycle/motorcycle parking provision and the objectives and methodology of the Framework Travel Plan are acceptable.

3.5 Concerns have, however, been raised with regards to the proposed indicative car parking provision which has been set at 70 spaces. The adopted Supplementary Planning Guidance entitled "Access, Car Parking and Design" indicates that the proposed development would require 90 spaces even after the reduction based on sustainability credentials has been applied. The Team Leader – Highways and Development indicates that there is extensive on-street parking in the vicinity of the site on Park Row and there are parking restrictions along Market Street, limiting the availability of overspill parking from the proposed facility. In his view it is difficult to envisage how the 70 space car parking spaces will adequately service the proposed development for staff and visitors without detrimentally impacting on the public highway. As such, additional car parking provision must be considered at reserved matters stage.

3.6 Drainage:

The Council's Drainage Engineer has confirmed that any surface water drainage proposals would need to be considered by the Sustainable

	Drainage Approval Body (SAB) under a separate application.
3.7	<p>Ground Stability: The Council's Engineer has raised no objection to the proposed development provided that the recommendations of the Geotechnical and Geo-environmental Site Investigation Report (GGSIR) to mitigate the risk of land instability by drill and grout methods are followed. The applicant/developer is also advised of the need to obtain a permit from the Coal Authority to consult Natural Resources Wales to determine whether an environmental permit is required to use grout methods in terms of risks to ground water.</p>
3.8	<p>Landscape/Trees: The Team Manager – Green Infrastructure has confirmed that there are important trees on the application site that require protection during the demolition phase if damage is to be avoided. As such, a tree protection methodology should be agreed and put in place prior to any works commencing.</p>
3.9	<p>Ecology: The Council's Ecologist initially raised an objection to the proposed demolition of the buildings, raising concerns over the lack of sufficient information to adequately identify the likely environmental and ecological impacts of the proposed development. In particular, additional information was requested in relation to the Usk Bat SAC, a bat mitigation strategy, a demolition timeline and method statement and a winter hibernation survey.</p>
3.10	<p>In response to these concerns, the applicant subsequently submitted a Bat Method Statement containing detailed mitigation and compensation measures. Further comments from Council's Ecologist in relation to this additional information had not been received at the time of writing this report.</p>
3.11	<p>In terms of the construction of the new health and wellbeing centre, a construction environmental management plan has been requested via condition. A number of advisory notes have also been suggested in relation to the benefits of native planting and hedgehog passes, and the statutory protection afforded to birds, reptiles, badgers and hedgehogs.</p>
3.12	<p>Service Manager Public Protection: The Specialist Environmental Health Officer has raised no objection to the proposed demolition of the buildings provided that asbestos containing materials are removed prior to the buildings being demolished in order to prevent asbestos contamination of the land. It is also confirmed that the</p>

	<p>information provided in relation to hours of work, dust and noise have all been satisfactory covered in the Demolition Phasing Method Statement.</p>
3.13	<p>In addition, the re-development of the site is considered acceptable subject to the remediation recommendations made within the GGSIR being implemented, including the provision of a remediation validation report and the ground gas risk assessment.</p>
3.14	<p><u>Head of Estates and Strategic Asset Management:</u> It is confirmed that the area of land within Bedwellty Park is owned by the Council who act as Charitable Trustees. The disposal of this area of land will require the consent of the Council together with Charity Commission consent, which involves advertising the disposal in line with the requirements of the Charities Act 2011.</p>
3.15	<p><u>External Consultation Responses</u></p>
3.16	<p><u>Town / Community Council:</u> No objection to the proposed development which is welcomed by Members.</p>
3.17	<p><u>Natural Resources Wales:</u> NRW initially raised significant concerns over the proposed development and requested further information to ensure that there would be no detrimental impacts to the maintenance of the favourable conservation status of bats. In particular, they indicated that specific details of mitigation measures must be submitted prior to the determination of the application.</p>
3.18	<p>In response to these concerns, the applicant subsequently submitted a Bat Method Statement containing detailed mitigation and compensation measures. Based on the latter, NRW have confirmed that they do not consider that the proposal would be detrimental to the maintenance of the favourable conservation status of the bat species, subject to the mitigation and compensation measures being secured via condition.</p>
3.19	<p><u>Welsh Water:</u> Welsh Water has confirmed that capacity exists within the public sewerage network in order to receive the domestic foul only flows from the proposed development. The need for surface water drainage to be considered under SAB process is also highlighted, along with the requirement for no operational development to be carried out within 3m either side of the public sewer. The approximate position of the latter is shown on the statutory public sewer record provided.</p>

- 3.20 Western Power and W&W Utilities:
The approximate position of apparatus in the vicinity of the application site has been highlighted.
- 3.21 Coal Authority:
The Coal Authority (CA) has confirmed that the application site falls within a development high risk area and as such, there are coal mining features and hazards within the application site and surrounding area that need to be considered in relation to the proposed development. The CA agrees with the findings of the GGSIR, which indicates that land instability poses a high risk to the proposed development, and is satisfied with the report's recommendation for a scheme of drilling and grouting to be undertaken. As such, the CA recommends that a condition is imposed should planning permission be granted, requiring these remedial works to be undertaken prior to the commencement of development.
- 3.22 Cadw:
Cadw has raised no objections to the impact of the proposed development on Bedwellty Park, which is a registered historic park and garden. The need for the area of parkland within the application site to remain as an open space for use as public recreation and pleasure as intended is highlighted. In addition, the development proposal is considered to present an opportunity to improve connectivity between the area of parkland within the application site and the rest of the registered park and garden and to also provide enhancements. The proposed mitigation measures to improve the physical and visual connections are therefore welcomed.
- 3.23 GGAT:
GGAT has raised no objection to the proposed development and has stated that there are no indications that the proposal would impact upon any significant buried archaeological features. However, it is also indicated that archaeological mitigation measures are required in the form of a historic building survey prior to demolition works commencing. It is recommended that the historic building recording takes the form of a Level 3 survey as set out in "Understanding Historic Buildings: A Guide to Good Recording Practice", Historic England, 2016. This survey should also include a measured scale in the photographs and a directional plan, and place the buildings in context with a written description and analysis. The historic building recording should be secured via an appropriately worded pre-commencement condition.

3.24	<u>Public Consultation:</u> <ul style="list-style-type: none">• 55 letters to nearby houses• 4 site notice(s)• 1 press notice• website public register of applications• ward members by letter• all members via weekly list of applications received• other
3.25	<u>Response:</u> <p>One letter has been received from a member of the public stating that whilst the new build on the existing hospital boundary is welcomed, an objection is raised to Aneurin Bevan University Hospital Board (ABUHB) purchasing the children's playing field. It is stated that the House and Park was gifted to the people of Tredegar and is protected from sale of any assets by a deed of covenant. Moreover, it is felt that area of parkland has been deliberately neglected to give the impression of disused land and the wellbeing of young people is not being adequately considered. In the objector's view the proposed "wellbeing garden" is unnecessary as similar facilities already exist within Bedwellty Park that can be utilised. Finally it is stated that if the area of parkland is temporarily used as part of construction works, it should be returned in good order as a playing field for the children after the works have been completed.</p>

4. Planning Policy

4.1	<u>LDP Policies:</u> <ul style="list-style-type: none">• Policy SP1: Northern Strategy Area – Sustainable Growth and Regeneration• Policy SP7: Climate Change• Policy SP10: Protection and Enhancement of the Natural Environment• Policy SP11: Protection and Enhancement of the Historic Environment• Policy DM1: New Development• Policy DM2: DM2 Design and Placemaking• Policy DM4: Low and Zero Carbon Energy• Policy DM14: Biodiversity Protection and Enhancement• Policy DM16: Trees, Woodlands and Hedgerow Protection• Policy DM17: Buildings and Structures of Local Importance• Policy SB1: Settlement Boundaries• Policy TM1: Tourism and Leisure
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4.2	<p><u>PPW & TANs:</u></p> <ul style="list-style-type: none"> • Planning Policy Wales (Edition 10, December 2018) • Technical Advice Note 5: Nature Conservation and Planning (September 2009) • Technical Advice Note 12: Design (March 2016) • Technical Advice Note 18: Transport (March 2007) • Technical Advice Note 24: The Historic Environment (May 2017)
4.3	<p><u>Other Guidance</u></p> <ul style="list-style-type: none"> • Managing Conservation Areas in Wales (Cadw, May 2017) • Managing Change to Historic Parks and Gardens in Wales (May 2017) • Managing Setting of Historic Assets in Wales (May 2017) • Tredegar Townscape Initiative Conservation Area Appraisal & Design Guide (originally adopted May 2009 / updated and re-adopted March 2016). • Access, Car Parking and Design – Supplementary Planning Guidance (March 2014)

5. Planning Assessment

5.1	<p><u>Principle of Development</u></p> <p>The application site is located within the settlement boundary within which development is normally permitted subject to other policies in the plan and materials considerations (Policy SB1). The proposed health and wellbeing centre would be located on the western half of the application site, which primarily comprises of the existing health centre, the former general hospital buildings and associated infrastructure. It is therefore classified as previously developed (brownfield) land on which redevelopment proposals are generally encouraged and supported (see PPW paragraph 3.5.1).</p>
5.2	<p>The use of this part of the application site for community facilities and services is well-established and given that there is no proposed change in land use terms, I am satisfied that the proposed health and wellbeing centre is compatible with neighbouring land uses and acceptable in principle. The proposed development would also contribute positively to Tredegar's role as a district hub, providing health and wellbeing services for the local area (Policy SP1).</p>
5.3	<p>The eastern half of the site comprises parkland which forms part of Bedwellty Park. This part of the site comprises of open space which is classified as greenfield land. The conceptual site layout plan indicates that no built development would occur on this part of the application site and the</p>

applicant's intention is to use the area of parkland for amenity and recreation purposes in association with the proposed health and wellbeing centre. The applicant has also confirmed that the area of land would remain as open space and any future use would comply with the restrictive covenant limiting its use to public recreation and pleasure. The proposed use of the land for amenity and recreation in association with the health and wellbeing centre is therefore considered to be acceptable in principle as no material change in the use of the land is proposed.

5.4 Design Concept and Scale Parameters

A number of development options have been considered by the applicant for the proposed health and wellbeing centre, involving varying degrees of retention of the former general hospital building. The final three options were as follows:

- 'The Block' which involved the retention of a significant proportion of the existing building with a new build wraparound on the northern and eastern elevations;
- 'The Façade', which sought to retain a marginal façade element of the existing building with a significant amount of new build; and
- 'The Heart' which sought to retain the original 1904 twin-gabled hospital building with a new build wraparound on the northern, southern and eastern elevations.

5.5 Whilst all detailed matters other than access are reserved for future consideration, the indicative and conceptual plans and visualisations submitted indicate that the proposed health and wellbeing centre would be based on the 'The Heart' option (see indicative building visualisation below). The other options were ruled out due to a range of reasons, including, among other things, the condition of the general hospital building, consequential improvements to the building fabric, the constraints on service delivery and development costs.

5.6 The proposed development would therefore involve the total demolition of the health centre and the majority of the former general hospital building complex, with only the original 1904 twin-gabled building retained. The latter would be incorporated into the new health and wellbeing centre by wrapping a new split level building around the sides and rear of the existing building. The proposed scale parameters indicate that the proposed new building would have a maximum height of 9.75m and 13.5m at the front and rear respectively, a maximum depth of 45m and a maximum width of 62m.



Indicative Building Visualisation

- 5.7 The conceptual elevations submitted with the application also provide an indication of the potential scale and appearance of the proposed new buildings in context with the retained original 1904 twin-gabled building. The proposed design approach seeks to present a single storey building in the street scene of Park Row, with a two storey building to the rear. A continuous roof line would, however, be maintained from front to rear, due to the sloping topography of the site. The design of the new building is intended to reference elements of the 1904 twin-gabled building in terms of ridge height and form. The design approach also shows a clear transition between the old and new elements of the proposed health centre building with an attempt to complement the retained building in terms of design and materials, rather than create a pastiche of the original.
- 5.8 In my view an appropriately designed scheme that respects the scale, form, character and appearance of the original 1904 twin-gabled building can be achieved through the design approach and scale parameters proposed. Moreover, in combination with a conservation approach to bringing the original building back into reuse, I am satisfied that the character and appearance of the street scene, particularly at Park Row, would not be detrimentally impacted.
- 5.9 I note that both the Victorian and Twentieth Century Societies objected to the design approach as part of the associated conservation area consent application (reference C/2019/0160), indicating that the proposal would overwhelm and cause harm to the original hospital building. However, in my opinion, the proposed new health and wellbeing centre could be designed in a manner that would not result in the 1904 twin-gabled building being overly dominated by new buildings when viewed from Park Row. Moreover, in my

	<p>view, the impact on the original building's side and rear elevations needs to be balanced against the benefits of the removal of the hospital building's, existing incongruous modern extensions and additions, the improvements to the 1904 twin-gabled building through the reversal of unsympathetic alternations and the associated improvements to land within Bedwellty Park and Garden.</p>
5.10	<p>On balance, I am of the opinion that an appropriately designed scheme would not have an unacceptable impact on the townscape or the surrounding area. Accordingly, the proposed development is considered to be in accordance with Policies DM1 and DM2 in terms of design, place making and visual amenity.</p>
5.11	<p><u>Highways and Parking</u> With regards to the proposed full demolition of the health centre and the partial demolition of the general hospital building, the Team Leader – Highways and Development has confirmed that the submitted information in relation to the phasing and method of demolition is acceptable. As such, no objection is raised to the proposed demolition works.</p>
5.12	<p>In terms of the proposed vehicular accesses, the two existing accesses from Morgan Street would be retained to serve the existing parking area currently to rear (east) of the health centre that would also be retained and the new parking area to the north of proposed health and wellbeing centre. A new vehicular access from Morgan Street would also be created to serve a new car parking area located at the southern end of the application site.</p>
5.13	<p>The Team Leader – Highways and Development has confirmed that the proposed vehicular accesses are acceptable provided that they have a visibility splay of 2.4m x 43m and there are no boundary treatments over 0.9m erected within the splays. These requirements can be secured via condition. As such, the proposed site accesses, which are currently under consideration, are considered to be acceptable and in accordance with the requirements of Policy DM1 (criterion 3a).</p>
5.14	<p>In terms of parking provision, a transport statement has been submitted with the application which, among other things, sets out the anticipated daily traffic flows generated by the proposed development along with the estimated car parking requirements. In respect of the latter, an indicative provision of 70 car parking spaces is proposed, which is in excess of the estimated need derived from the parking demand assessment undertaken by the applicant. The transport statement indicates that at peak times the health and wellbeing centre's car parks would only be 61% full with 27 empty</p>

	<p>spaces remaining. As such, the applicant is of the view that the 70 car parking spaces proposed is sufficient to meet the needs of the proposed health and wellbeing centre.</p>
5.15	<p>The Team Leader – Highways and Development has confirmed that the cycle/motorcycle parking provision is acceptable. However, concerns have been raised over the number of car parking spaces proposed given that the adopted Access, Car Parking and Design SPG requires 90 car parking spaces. Attention is drawn to the fact that 67 members of staff (both full and part time) are anticipated to be working at the facility, and the extensive on-street parking currently experienced within the vicinity of the site at Park Row and the parking restrictions along Market Row are also highlighted. As such, opportunities for overspill car parking from the proposed development on to the surrounding streets are considered to be limited. Doubts are also raised over whether the 70 car parking spaces could adequately serve the proposed facility for both staff and visitors without impacting on the public highway, potentially causing highway safety issues. Accordingly, he states that additional car parking provision must be considered at reserved matters stage.</p>
5.16	<p>I acknowledge that proposed site layout and car parking provision is indicative at this stage and agree that there is scope for the potential need for additional car parking provision to be controlled by the Local Planning Authority and considered further at reserved matters stage, if planning permission is granted.</p>
5.17	<p><u>Historic Assets</u></p> <p>As indicated above, the application site falls within the Tredegar Heritage Initiative Conservation Area, Bedwellty Park and Garden Conservation Area and Bedwellty Park Registered Historic Park and Garden (Grade II). The site also falls within the setting of a number listed buildings associated Bedwellty Park, including Bedwellty House (Grade II*), and Saron Congregational Chapel (Grade II*) and its front walls and railings (Grade II*). The proposed demolition of the existing health centre, partial demolition of the former general hospital and redevelopment of the site for a new health and wellbeing centre, therefore, has the potential to have an impact on a range of heritage assets, which are considered in turn below.</p>
5.18	<p>The impact of the proposed demolition of the existing buildings on the character and appearance of the aforementioned Conservation Areas has been considered in detail as part of the conservation area consent application (C/2019/0160). The merits of the proposed design approach to the redevelopment of the site was also taken in to account as part the</p>

	<p>application in order consider whether or not, on balance, the demolition of the earlier pre-war ranges of general hospital building was justified and whether the character and appearance of the conservation areas would be preserved. The related report, which also appears on this Planning Committee agenda¹, concludes that the demolition of the health centre building, as well as the general hospital building's post-war modern extensions/additions, would not harm the character or appearance of Tredegar Heritage Initiative Conservation Area or the setting of Bedwellty Park Conservation Area. Whilst it is acknowledged that there is a presumption in favour of the retention of the original 1904 twin-gabled building and the earlier pre-war ranges, it has been demonstrated that the financial cost, consequential alterations to the buildings and the impact on service delivery, collectively outweigh the benefits of retaining the latter ranges. Moreover, it is considered that the continuation of the use of the site for health and wellbeing uses to the benefit of the local community, the removal of the detracting post war additions and the proposed improvements to the original hospital building and the adjacent area of land within the Bedwellty Park and Garden Conservation Area weigh heavily in favour of the proposal. The Local Planning Authority would also retain control over the layout, scale, appearance and landscaping details of the proposal at reserved matters stage to ensure that a sensitively designed development comes forward that would preserve the character or appearance of the Conservation Areas. Accordingly the proposed development is considered to be in accordance with the general thrust of PPW and TAN 24 in respect of policies and guidance relating to conservation areas, and the requirements of LDP Policies SP11, DM1, DM2 and DM17.</p>
5.19	<p>In considering the impact on Bedwellty Park Registered Historic Park and Garden, local planning authorities are advised to protect, conserve and enhance the special interest of the asset (PPW – paragraph 6.1.18). One of the key interests in respect of the Bedwellty Park is its function as a park and garden and the need for land within it to continue to be used for that purpose. The applicant has confirmed that whilst the area of parkland within the application site would be used in association with the health and wellbeing centre, it would remain as an open space and any future use would comply with the restrictive covenant limiting its use to public recreation and pleasure.</p>
5.20	<p>The area of parkland within the application site is an open grassed parcel of land which forms part of the parkland of Bedwellty House. Although within the boundary of the Registered Historic Park and Garden, it is now separated</p>

¹ Please refer to this associated report for full details of the considerations and findings in relation to the impact on the character and appearance of the Conservation Areas.

from the rest of Bedwellty Park by a concrete panel fence. In Cadw's view the development proposal presents an opportunity to improve connectivity between this area of land and the rest of the parkland and to provide enhancements to the Registered Historic Park and Garden. The applicant has proposed a number of measures that would improve the physical and visual connections between the development area and the wider Registered Historic Park and Garden, which include the following:

- Improved grassland management;
- Replacement of the existing concrete panel fence with a more appropriate style fence in keeping with the character and appearance of the Registered Historic Park and Garden;
- Improved public access to the open space from the adjacent public highway and Bedwellty Park, including the provision of a footpath;
- Soft landscaping between the proposed health and wellbeing centre and the open space; and
- The provision of a heritage and wildlife information board in the open space to inform the general public of the historic context of the site and the wider Registered Historic Park and Garden.

5.21 Cadw have raised no objection to the proposed development and welcome the proposed measures to enhance the Registered Historic Park and Garden. The detail of such measures would be considered as part of landscaping at reserved matters stage and I am satisfied that the LPA would retain adequate control over these details to ensure the proposed development would enhance this designated historic asset. Accordingly the proposed development is considered to be in accordance with the general thrust of PPW and TAN 24 in respect of policies and guidance relating to registered historic parks and gardens, and the requirements of LDP Policy SP11.

5.22 With regard to the listed buildings in the vicinity of the application site, PPW advises that there is a statutory requirement to have special regard to the desirability of preserving the setting of a listed building (paragraph 6.1.10). Both Saron Congregational Chapel (Grade II*) and its front walls and railings (Grade II*) are located opposite the application site at Park Row. The application site's historic use for health service provision would continue as part of the proposed development and I am satisfied that a sensitively designed scheme which respects the character and appearance of street scene at Park Row would preserve the settings of these Listed Buildings. The scale, appearance, layout and landscaping of the proposed health and wellbeing centre can be adequately controlled at reserved matters stage.

5.23	<p>In respect of the setting of the Listed Buildings associated with Bedwellty Park, including Bedwellty House (Grade II*), the function of the parkland area on the eastern half of the application site would remain as its historic use for public recreation and pleasure. The proposed landscaping enhancement measures also have the potential to enhance the setting of the Listed Buildings and the removal of the general hospital's existing rear extension would be beneficial to the visual amenity of the local area. When these factors are taken into account alongside the opportunity to secure a sensitively designed scheme at reserved matters stage, I am satisfied that the proposed development would also preserve the settings of these listed buildings. Accordingly the proposed development is considered to be in accordance with the general thrust of PPW and TAN 24 in respect of policies and guidance relating to the setting of listed buildings, and the requirements of LDP Policy SP11.</p>
5.24	<p>In terms of archaeology, the applicant has submitted an Archaeological Desk Based Assessment that has been reviewed by GGAT. The latter has confirmed that there are no indications that the proposed development would impact upon any significant buried archaeological features. However, due the permanent changes to the general hospital building, including the removal of the early 20th Century phases, GGAT have requested a condition that secures a historic building recording prior to demolition. This matter has been considered in detail as part of the associated conservation area consent application (C/2019/160) and I am satisfied that an appropriate standard building recording can be secured via an appropriately worded condition if planning permission were to be granted².</p>
5.25	<p><u>Ecology</u> The Preliminary Ecological Appraisal (PEA) submitted with the application concludes that the health centre and hospital building complex is a confirmed bat roost and further activity surveys have been undertaken with the findings presented in Bat Activity Survey Report (BASR). The latter confirms that the following bat species were recorded using the building: lesser horseshoe, brown long eared, common pipistrelle, soprano pipistrelle and myotis species. As a consequence, the BASR confirms that a European Protected Species (EPS) licence would be required to permit the demolition of the buildings and advises that a method statement should be prepared, detailing the timing of demolition and the mitigation measures to be adopted in order to avoid or minimise the risk of killing/injuring individual bats and to maintain the favourable conservation status of the species locally. A Bat Method</p>

² Please refer to this associated report for full details of the considerations and findings in to the level of historic building recording required.

	<p>Statement (BMS) has subsequently been provided setting out detailed mitigation and compensation measures.</p>
5.26	<p>A detailed assessment of the impact of the proposed demolition of the health centre and partial demolition of the general hospital buildings on bats has been undertaken as part of the consideration of the associated conservation area consent application (C/2019/0160) which is also on the Planning Committee Agenda. Whilst a summary of the assessment is provided below, reference should also be made to the associated conservation area consent report for full details of the considerations and findings.</p>
5.27	<p>PPW states that where development proposals contravene the protection afforded to EPS, a derogation from the provisions of the Habitats Directive is required. In order to achieve the latter, the three following tests must be met:</p> <ul style="list-style-type: none">• The action authorised will not be detrimental to the maintenance of the population of the EPS concerned at a favourable conservation status in its natural range;• There is no satisfactory alternative; and• The proposed development meets one of the specific purposes set out in the Habitats Regulations which includes, among other things, preserving public health or public safety or other imperative reasons of overriding public interest, including those of social or economic nature and beneficial consequences of primary importance for the environment (paragraph 6.4.23).
5.28	<p>Whilst no response to the BMS had been received from the Council's Ecologist at the time of writing, Natural Resources Wales have confirmed that the proposal would not be detrimental to the maintenance of the favourable conservation status of the bat species, subject to such measures being secured via condition if planning permission were to be granted. I am satisfied that this can be achieved by including the BMS under an approved plans and documents condition, and by including a further condition requiring the purpose-built bat house, which is one of the proposed mitigation measures, to be fully constructed prior to commencement of demolition works. Accordingly, the proposed development meets the first test above.</p>
5.29	<p>In addition, I am of the view that the redevelopment of the application site for a new health and wellbeing centre is justified given its sustainable location, partial brownfield classification and its historic and existing use as a hospital and health centre respectively. The proposed development would also provide substantial health and social benefits to the community, which should be afforded significant weight in my opinion. The alternative development</p>

	<p>options put forward for the site would also cause significant disturbance to the bat roosts, while also failing to meet modern day health service requirements. As such, I am of the view that there are no satisfactory alternative sites or development options to that which is currently proposed, and the proposed community facility would meet the overriding public interest test. Accordingly, the proposed development would meet the second and third test above.</p>
5.30	<p>I am therefore of the view that, subject to securing appropriate mitigation and compensation measures via condition, the proposed development would not cause harm to the bat populations and would meet all of the above tests to allow a derogation from the Habitats Directive. Accordingly, the proposal is considered to be in accordance with PPW and TAN 5 in respect of policies and guidance relating to European Protect Species, and the requirements of Policies SP10, DM1 and DM14.</p>
5.31	<p>With regards to the redevelopment of the site for the proposed health and wellbeing centre, I am of the view that this element of the proposal would not have a detrimental impact on any other biodiversity interests, provided that a construction environmental management plan is secured via condition if planning permission were to be granted. I am also satisfied that the biodiversity assets of the application site can be enhanced through the detailed consideration of layout and landscaping at reserved matters stage.</p>
5.32	<p><u>Amenity of Neighbouring Properties</u> The application site is located in an area characterised by a mixture of uses, including residential. Given that the proposed health and wellbeing centre would continue the long established, existing use of the site for the provision health services, I consider the proposed development to be compatible with surrounding land uses. Whilst the exact impact on surrounding properties can only be considered at reserved matters stage when full details of layout and scale are considered, I am satisfied that a new health and wellbeing centre in line with the scale parameters proposed can be accommodated within the site without having an unacceptable impact on the amenity of neighbouring buildings, including residential properties. The inclusion of a condition requiring a construction method statement to be submitted and approved prior to the commencement of construction works would also safeguard the amenity of local residents during the construction phase, if planning permission were to be granted.</p>
5.33	<p>In terms of the proposed demolition of the health centre and partial demolition of the general hospital building, a Demolition Phasing and Method Statement (DPMS) has been submitted with the application, which sets out</p>

	<p>the method and sequence of works; noise, light and dust mitigation measures; contractor parking; a traffic management plan; hours of operation; and the reuse, recycling and disposal of waste materials, including asbestos. Details of the latter are also contained within the Asbestos Refurbishment/Demolition Survey Reports for both the former general hospital building and the health centre building. No objection has been received to the proposed demolition works from either the Team Leader – Highways and Development or the Specialist Environmental Health Officer. I am therefore satisfied that the amenity of the local residents would be safeguarded during the demolition phase subject to the demolitions works being carried out in accordance with the DPMS, which can be secured via a condition, if planning permission were to be granted.</p>
5.34	<p>I am therefore of the opinion that the proposed development would not have an unacceptable impact on the amenity of surrounding properties subject to the imposition of appropriate conditions relating to construction and demolition method statements, and a sensitively designed scheme being secured at reserved matters stage. Accordingly the proposed development is considered to meet the requirements of Policy DM1 in respect of its impact on the amenity of surrounding properties.</p>
5.35	<p><u>Trees</u> The Arboricultural Report (AR) submitted with the application identifies a number of trees on and surrounding the site that have been assessed as being of moderate value in terms health and form and are recognised as being worthy of retention. A number of these trees are located in close proximity to the existing health centre and general hospital buildings and are at risk of being damaged during the proposed demolition works. The Team Manager – Green Infrastructure has therefore requested the submission of a tree protection methodology that must be agreed and implemented prior to the demolition works commencing.</p>
5.36	<p>I am of the opinion that such protection measures can be secured via an appropriately worded condition if planning permission were to be granted. I am also of the view that the incorporation of the trees into the proposed health and wellbeing centre development can be adequately addressed at reserved matters stage when the details of site layout are considered in full. As such, the proposed development is considered to be in accordance with the requirements of Policy DM14.</p>
5.37	<p><u>Ground Stability and Contamination</u> The planning application site partly falls within a high risk coal mining area and as such, there are coal mining features and hazards which need to be</p>

	<p>considered in relation to the proposed development. The applicant has submitted a Geotechnical and Geo-environmental Site Investigation Report (GGSIR) which presents findings of intrusive site investigations. These investigations encountered workings in a coal seam, identifying both cavities and backfill. The recorded rockhead cover thickness was also found to be insufficient to stop crown-holes migrating to the ground surface. The GGSIR concludes that the risk to the proposed development is considered to be high and as such, recommends that a scheme of drilling and grouting should be undertaken in order to stabilise the ground.</p>
5.38	<p>The Coal Authority agrees with the conclusions and recommendations of the GGSIR and raises no objection to the proposed development subject to the imposition of a condition should planning permission be granted requiring the scheme of drilling and grouting to be undertaken prior to the commencement of development. The Council's Engineer has also raised no objection to the proposal.</p>
5.39	<p>In respect of ground contamination, the GGSIR states that site soils have been found to contain elevated levels of polycyclic aromatic hydrocarbons. In order to reduce the risk to site users remediation measures are recommended, including soil capping. Further ground gas monitoring is also required to assess the potential risk and asbestos containing materials are known to exist within the health centre and general hospital buildings.</p>
5.40	<p>Whilst no objection has been raised to the proposed development by the Specialist Environmental Health Officer, the need for the soil remediation measures and a ground gas risk assessment in accordance with the GGSIR has been highlighted. I'm satisfied that these can be secured via an appropriately worded condition should planning permission be granted. The Specialist Environmental Health Officer has also highlighted the need for asbestos containing materials to be removed prior to the buildings being demolished in order to prevent asbestos contamination of the land. The commitment to follow this requirement is set out within the Demolition Phasing and Method Statement, which would be included in the list of approved documents that would need to be adhered to if planning permission were to be granted.</p>
5.41	<p>I am therefore satisfied that subject to conditions securing appropriate mitigation measures, the site can be made stable and any ground contamination can be contained. As such, the proposed development would be in accordance with Policy DM1 (criteria I and J) in respect of these matters.</p>

5.42	<p><u>Sustainable Design</u></p> <p>Policy DM4 seeks to encourage major development proposals to incorporate renewable and/or low carbon technologies into their development scheme and requires the submission of an Energy Statement (ES). The purpose of the latter is to examine the potential for energy generation from renewable and/or low carbon sources and to set out how the proposal can make an appropriate contribution.</p>
5.43	<p>The Design and Access Statement that indicates the proposed health and wellbeing centre would be designed to achieve 'Excellent' under the BREEAM 2018 scheme. In order to inform the low carbon design of the building, a Low and Zero Carbon Study has been undertaken which has considered the potential for a range of low and zero carbon technologies that could be incorporated into the design of the building. Of the eleven technologies assessed, five were considered to be feasible, namely combined heat and power, solar photovoltaic panels, solar thermal hot water, air source heat pumps and ground source heat pumps. However, the study recommends that solar photovoltaic should be taken forward based on the technology's practical, cost and greenhouse gas emission reduction benefits.</p>
5.44	<p>Whilst the design of the proposed building, including its sustainability credentials, would be considered further at reserved matters, I am satisfied that opportunities are being taken to incorporate low and zero technologies into the design of the proposal in accordance with the requirements Policy DM4.</p>
5.45	<p><u>Other Matters</u></p> <p>As highlighted above, one letter of objection has been received raising concerns over the incorporation of parkland into the application site and its sale to Aneurin Bevan University Health Board. Firstly, the ownership and sale of the land is not a material planning consideration and is being considered under a separate process by the Council. The use of the land is, however, a material consideration and given that it would remain as an open space for the purpose of public recreation and pleasure, the proposal is considered to be acceptable in land use terms.</p>
5.46	<p>As highlighted above, the area of parkland within the application site is currently separated from the rest of Bedwellty Park by a concrete panel fence and the proposed development includes a number landscape enhancement measures that would be of benefit to this part of Bedwellty Park. It is noted that Bedwellty Park, including the development area, is covered by Policy TM1 Tourism and Leisure, which allocates Bedwellty House and Park for tourism related activities. Whilst the primary purpose of</p>

<p>5.47</p> <p>5.48</p> <p>5.49</p>	<p>the proposed development is not to directly contribute to tourism in the local area, I am the view that the aforementioned enhancement measures would make a positive, albeit modest, contribution to improving Bedwellty House and Park as a tourist attraction.</p> <p><u>Conclusion</u> In summary, I am of the view that the proposed demolition of the health centre, partial demolition of the former general hospital and redevelopment of the site for a new health and wellbeing centre is acceptable in land use terms. I am also of the view that a sensitively designed development within the proposed scale parameters at reserved matters stage, would not result in harm to the amenity of neighbouring properties, the character or appearance of the Conservation Areas which would be preserved, the special interests of Bedwellty Park Registered Historic Park and Garden, the setting of surrounding Listed Buildings, or the visual amenity of the local area. Accordingly the proposed development is considered to be in accordance with the general thrust of PPW and TAN 24 in respect of policies and guidance relating to historic assets, and the requirements of LDP Policies SP11, DM1, DM2 and DM17.</p> <p>Whilst the Team Leader – Highways and Development has raised concerns over the amount of car parking spaces proposed, I am satisfied that there is scope for the potential need for additional car parking provision at reserved matters stage, if planning permission were to be granted. The proposed accesses into the site for vehicles, cycles and pedestrians are, however, considered to be acceptable and as such, accord with Policy DM1 in respect of this particular matter.</p> <p>In addition, I am of the view that unless the Council’s Ecologist provides advice to the contrary, the proposed development, in conjunction with the associated mitigation and compensation measures, would maintain the favourable conservation status of the bat populations, and would meet the three tests to allow a derogation from the Habitats Directive. As such, I am satisfied that the proposal would accord with PPW and TAN 5 in respect of policies and guidance relating to European Protected Species, and the requirements of Policies SP10, DM1 and DM14.</p>
<p>6. Legislative Obligations</p>	
<p>6.1</p>	<p>The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future</p>

6.2	<p>Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.</p> <p>The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.</p>
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7. Conclusion and Recommendation

7.1	<p>Planning permission be GRANTED subject to the following condition(s):</p> <ol style="list-style-type: none">1. The development shall be completed in full accordance with the following approved plans, scale parameters and documents: <p><u>Plans</u></p> <ul style="list-style-type: none">• Site Red Line Boundary Plan, Drawing No. THWC-IBI-01-ZZ-PL-A-100-002, stamped received 16th August 2019; and• Site Access Plan (plan reference to be confirmed). <p><u>Scale Parameters</u></p> <ul style="list-style-type: none">• Northern and Western Parameter Elevations, Drawing No. TWC-IBI-ZZ-EL-A-200-005 (Rev. P01), stamped received 16th August 2019;• Southern and Eastern Parameter Elevations, Drawing No. TWC-IBI-ZZ-EL-A-200-006 (Rev. P01), stamped received 16th August 2019;• Lower Ground Floor Parameters Plan, Drawing No. THWC-IBI-01-LG-SK-A-200-008, stamped received 16th August 2019; and• Upper Ground Floor Parameters Plan, Drawing No. THWC-IBI-01-UG-SK-A-2009, stamped received 23rd October 2019. <p><u>Documents</u></p> <ul style="list-style-type: none">• Geotechnical and Geo-environmental Site Investigation Report – Proposed Redevelopment of Tredegar Hospital, Park Row, Tredegar (May 2019 / Job No:15215), prepared by terrafirma, stamped received 16th August 2019;• Tredegar Hospital – Bat Method Statement (October 2019), prepared by Soltys Brewster Ecology, stamped received 4th October 2019;• Tredegar Health and Wellbeing Centre – Framework Travel Plan (June 2019), prepared by ADL Traffic and Highways Engineering Ltd,
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stamped received 16th August 2019 (excluding any references to the specified number of car parking spaces); and

- Tredegar Health and Wellbeing – Demolition of Existing Tredegar Hospital Building Phasing and Method Statement (August 2019), prepared by Kier, stamped received 9th September 2019.

unless otherwise specified or required by conditions listed below.

2. Details of the layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

Reason: These reserved matters have not been submitted for the approval of the Local Planning Authority.

3. The works of demolition shall not be undertaken before all of the reserved matters have been submitted to and approved in writing by the Local Planning Authority and a contract for the carrying out the works of redevelopment has been made and submitted to and approved in writing by the Local Planning Authority.

Reason: To protect and safeguard the special character of the conservation area.

4. The works of demolition shall not be carried out until details of the full extent of the demolition works, including floor plan(s) identifying all elements of the original building that are to be retained, are submitted to and approved in writing by the Local Planning Authority. The works of demolition shall be implemented in full accordance with the approved details.

Reason: To define the scope of this permission and to ensure that the architectural and historic significance of the building is preserved.

5. The works of demolition shall not be carried out until a method statement detailing what steps will be taken to secure the safety and stability of the elements of the building which are to be retained in accordance with condition 4 shall be submitted to and approved in writing by the Local Planning Authority. Such steps shall, where necessary, include measures to strengthen any wall or vertical surface; to support any floor, roof or

horizontal surface; and to provide protection for the building against the weather during the progress of the works. The works of demolition shall be implemented in full accordance with the approved method statement.

Reason: To protect the structural integrity of the building which has architectural and historic significance.

6. No works of demolition to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: As the building is of architectural and cultural significance the specified records are required to mitigate the impact.

7. The works of demolition shall not be carried out until there has been submitted to and approved in writing by the Local Planning Authority details of a scheme for the protection trees on site. All works and measures identified in the approved scheme shall be implemented in accordance with timescales to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure protection of any trees to be retained and to avoid any unnecessary damage to their root system.

8. Notwithstanding the details within Section E.2.3 of the Tredegar Hospital – Bat Method Statement (October 2019), prepared by Soltys Brewster Ecology, stamped received 4th October 2019, the works of demolition shall not be carried out until the purpose built bat house has been constructed and completed as per such details as may be approved in writing by the Local Planning Authority.

Reason: To safeguard the interests of protected species which have been identified on the site.

9. No development (other than demolition works) shall commence on site until details are submitted to and approved in writing by the Local Planning Authority of a scheme showing how foul water will be dealt with. The building hereby approved shall not be occupied until all foul water drainage works relating to the building and its connection to the wider

drainage network are completed in accordance with the approved details.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.

10. Visibility splays of 2.4 metres by 43 metres at the point(s) of access onto the public highway shall be provided before the commencement of the development (other than demolition works). These splays shall be kept free of any obstruction exceeding 0.9 metres in height at all times.

Reason: In the interests of highway safety.

11. No development shall take place (other than demolition works) until details of the intrusive site investigation works recommended in Geotechnical and Geo-environmental Site Investigation Report – Proposed Redevelopment of Tredegar Hospital, Park Row, Tredegar (May 2019 / Job No:15215), prepared by terrafirma, stamped received 16th August 2019, have been submitted to and approved in writing by the Local Planning Authority. The building hereby approved shall not be brought into beneficial use until the recommendations of any site investigation report which is approved by the Local Planning Authority are implemented and the Authority receives a validation report completed by a suitably qualified person that certifies that such measures and/or works have been fully implemented.

Reason: To ensure adequate regard has been given to ground conditions in carrying out development.

12. All works in relation to the remediation of ground contamination shall be implemented in full accordance with the recommendations contained in Geotechnical and Geo-environmental Site Investigation Report – Proposed Redevelopment of Tredegar Hospital, Park Row, Tredegar (May 2019 / Job No:15215), prepared by terrafirma, stamped received 16th August 2019. The building shall not be brought into use until the Local Planning Authority is provided with a validation report, signed by a suitably qualified person that confirms that such recommendations, measures and/or works have been fully implemented.

Reason: To ensure that the development is implemented in a manner that

gives due regard to ground contamination issues.

13. No development shall take place (other than demolition works) until details of the ground gas risk assessment recommended in Geotechnical and Geo-environmental Site Investigation Report – Proposed Redevelopment of Tredegar Hospital, Park Row, Tredegar (May 2019 / Job No:15215), prepared by terrafirma, stamped received 16th August 2019, has been submitted to and approved in writing by the Local Planning Authority. The building hereby approved shall not be brought into beneficial use until the recommendations of any ground gas risk assessment which is approved by the Local Planning Authority are implemented and the Authority receives a validation report completed by a suitably qualified person that certifies that such measures and/or works have been fully implemented.

Reason: To ensure that the development is implemented in a manner that gives due regard to ground gas issues

14. No development shall commence on site (other than demolition works) until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall provide details of:-

- hours of working;
- the parking of vehicles of site operatives and visitors;
- delivery of materials;
- wheel washing facilities;
- storage of plant and materials used during construction;
- the erection and maintenance of security hoarding;
- measures to control noise;
- measures to control the emissions of dust and dirt during construction;
- a scheme for the recycling/disposing of waste resulting from the construction works; and
- the siting and details of any construction compound.

Such details and measures as contained in a Statement that is approved in writing by the Local Planning Authority shall be adhered to throughout the construction period.

Reason: To safeguard local amenity interests and to ensure that the

impacts of the construction phase of the development are appropriately and adequately addressed.

15. No development shall take place (including ground works or vegetation clearance) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include details of the following:-

- a) a risk assessment of any potentially damaging construction activities;
- b) identification of “biodiversity protection zones”;
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- d) the location and timing of sensitive works to avoid harm to biodiversity features;
- e) the times during construction when specialist ecologist need to be present on site to oversee works;
- f) responsible persons and lines of communication;
- g) the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and
- h) the use of protective fences, exclusion barriers and warning signs.

The CEMP shall be strictly implemented and adhered to throughout the construction period in full accordance with the approved details.

Reason: To protect biodiversity interests and ensure that suitable measures are taken to mitigate any adverse impacts on biodiversity.

16. All applications for the approval of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this permission. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the requirements of Section 92 of The Town and

Country Planning Act 1990.

Informatives

1. The applicant/developer is advised that the programme of historic building recording and analysis should as a minimum meet the requirements of level 2. It is also advised that historic mitigation work must be undertaken to the Chartered Institute for Archaeologists (CIfA), "Standard and Guidance for Building Recording" (www.archaeologists.net/codes/ifa) and it is our policy to recommend that it is undertaken either by a CIfA Registered Organisation (www.archaeologists.net/ro) or an accredited MCIfA level Member.
2. Warning: A European Protected Species (EPS) licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>.

8. Risk Implications

8.1 No risks identified.