



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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 Denbighshire County Council
 Caledfryn
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Tel: 01824 706800 Fax: 01824 706709

Heading:

40/2013/0839
 Glan Clwyd Hospital
 Bodelwyddan

10



Application Site



Date 29/8/2013

Scale 1/5000

Centre = 300328 E 375916 N

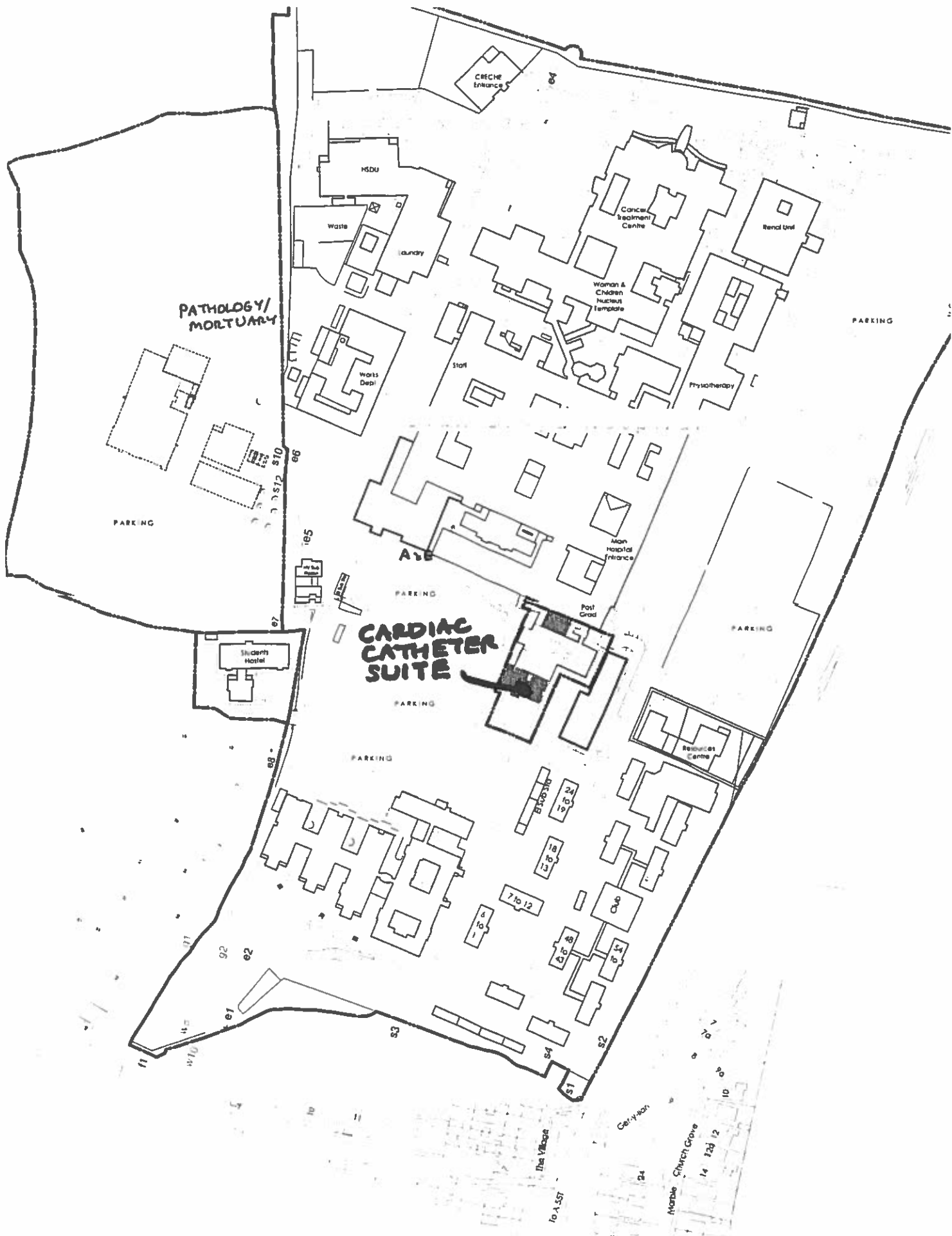
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi
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SITE LAYOUT



PROPOSED ELEVATIONS

Planning
Issue

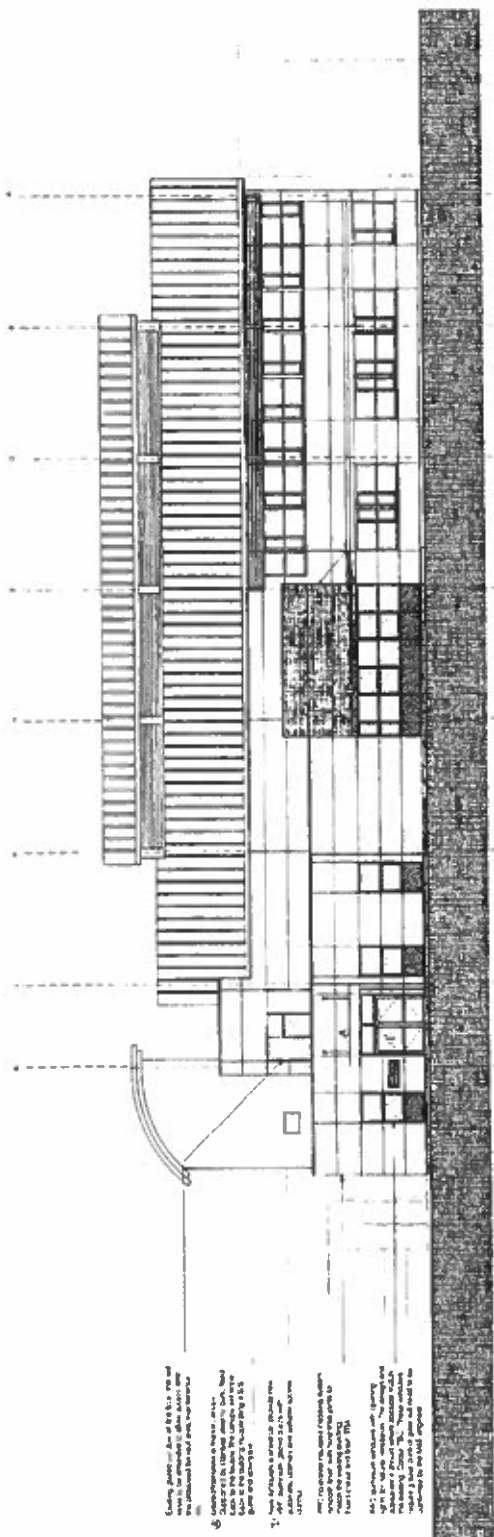
Scale: 1/8" = 1'-0"
SQ Preliminary



STERLING ARCHITECTS
11 The Camp Street Building
New York, NY 10004
Phone: 212 693 1100 Fax: 212 693 1101
www.sterlingarchitects.com

Laird O'Rourke	
Cardiac Catheter Lab Glenn Chwyd Hospital	
Proposed Elevations South and East Elevations	
DATE	2013.08.26
BY	LR
CHECKED BY	LR
SCALE	1/8" = 1'-0"

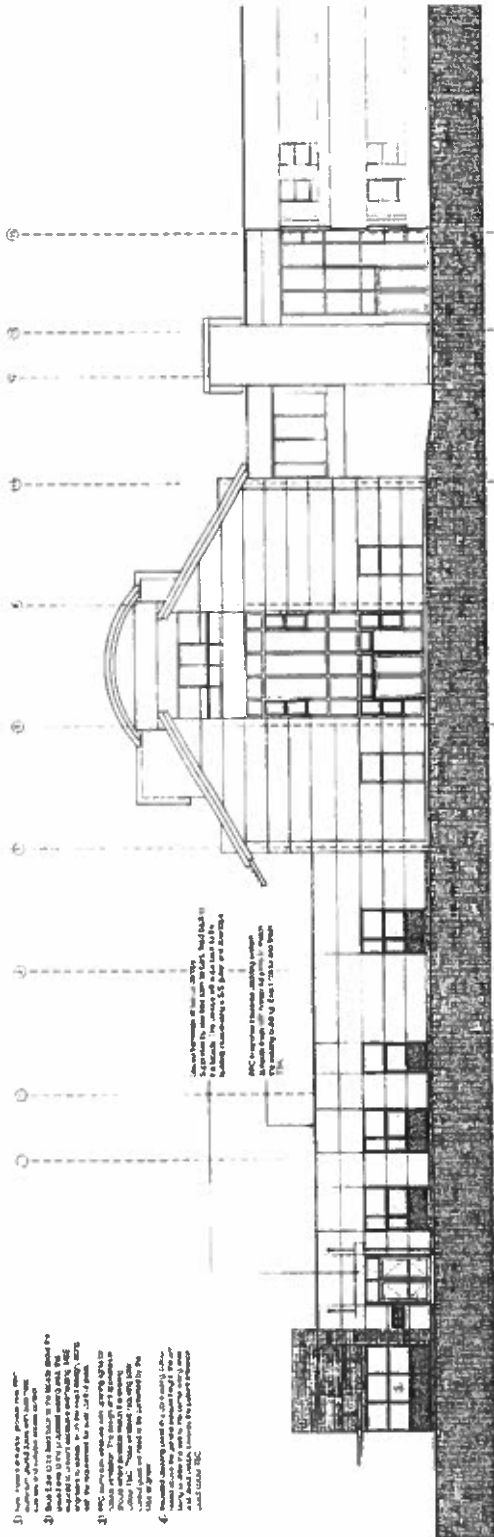
Drawing Number	VOC-002-A-1000000-05.00A.DOC.148
Sheet	P2



PROPOSED EXTENSION

1. New, vertical window frames are proposed for the new extension. The window frames are proposed to be aluminum clad glass, with a dark finish.
2. The new extension is proposed to be a three-story building with a curved facade. The facade is proposed to be aluminum clad glass, with a dark finish.
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EXISTING ELEVATIONS

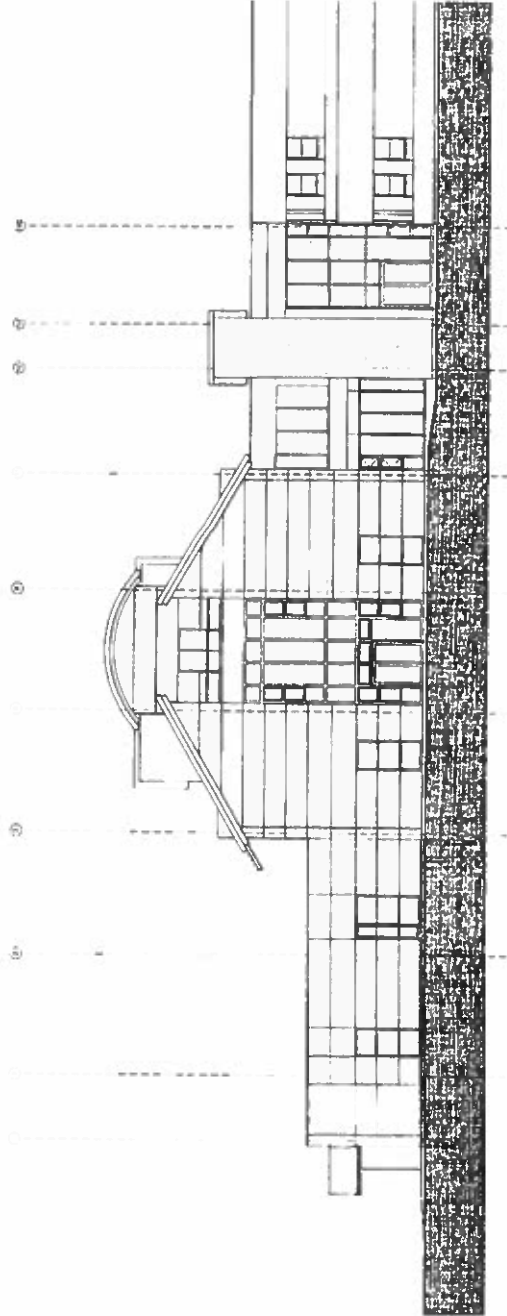
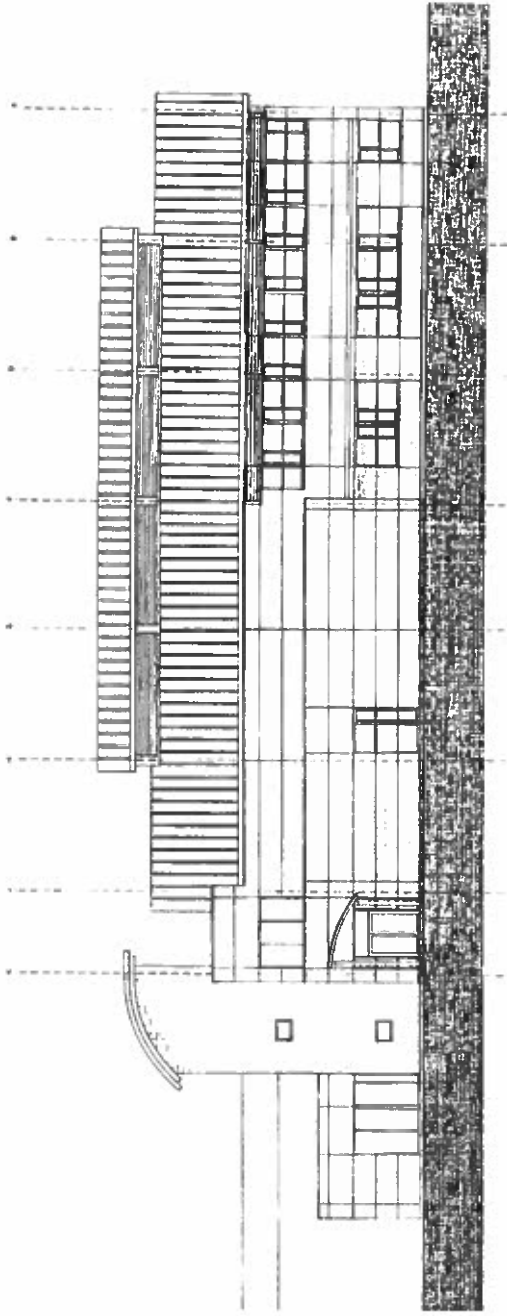
Planning
 Issue

Project For Owner
SC Preliminary



Laing O'Rourke	
Cardiac Catheter Lab Glen Chyd Hospital	Date: 2013-06-13 Scale: 1/8" = 1'-0"
Existing Elevations South and East Elevations	Checked By: [Blank] Coded Date: [Blank]

Drawing Number P1
File: LSC_A_1000000000_P1_001.dwg



This drawing is a preliminary drawing and is not to be used for construction. It is provided for informational purposes only. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for any errors or omissions in this drawing.

ITEM NO: 10
WARD NO: Bodelwyddan
APPLICATION NO: Councillor Alice Jones
 40/2013/0839/ PF
PROPOSAL: Erection of extension to existing cardiac catheter suite to include new/additional procedures suite, waiting area, reception, consulting rooms and offices
LOCATION: Glan Clwyd Hospital Rhuddlan Road Bodelwyddan Rhyl
APPLICANT: Betsi Cadwaladr University Health Board
CONSTRAINTS:
PUBLICITY Site Notice - Yes
UNDERTAKEN: Press Notice - No
 Neighbour letters - No

REASON(S) APPLICATION REPORTED TO COMMITTEE
Scheme of Delegation Part 2

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

BODELWYDDAN TOWN COUNCIL

No comments received at time of drafting report.

NATURAL RESOURCES WALES

No flood risk objections. Suggest inclusion of conditions in relation to drainage arrangements and mitigation proposals in the event of the presence of newts.

CLWYD-POWYS ARCHAEOLOGICAL TRUST

No response received.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

- Archaeologist

No implications from the development.

- Head of Transport and Infrastructure

No objection.

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 29/08/2013

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application contains details of a new Cardiac Catheter suite building and an extension to the existing Catheter suite at Glan Clwyd Hospital.

1.1.2 The location and basic detailing of the proposals are shown on the plans at the front of the report. The position of the unit is immediately to the south of the front entrance to the main hospital building .

- 1.1.3 The new elements of the scheme would be of single storey height and involve an additional internal floorspace of approximately 470 square metres.
- 1.1.4 In terms of the facilities offered, the new suite would include a procedures room, control room, scrub, dirty utility, equipment room and store; and the extension would include waiting, reception, office, consulting, and seminar rooms.
- 1.1.5 The proposals are the latest in a number of significant investments in the site. Members may recall considering separate proposals for a new mortuary, pathology and energy centre facility, and a redevelopment of the outpatients clinic in 2011.
- 1.1.6 The application is submitted by The Design Buro Ltd., as agents acting on behalf of the Betsi Cadwaladr University Health Board. The application forms indicate the land is in the ownership of the applicants.
- 1.1.7 The public entrance to the cardiac catheter suite would be from the elevation facing the large visitor car park between the main hospital building and Rhuddlan Road/Sarn Lane.
- 1.1.8 The application is accompanied by a detailed Design and Access Statement, and supporting documents including series of appendices, including a Habitat Survey, Amphibian Conservation Plan and Reasonable Avoidance Measures, an Archaeological desktop assessment, Ground Investigation report, Flood Risk Assessment, Drainage information, a Travel Plan, an Acoustic Report, and a Geological/Hydrological/Hydrology Study.
- 1.1.9 The supporting documents outline the background to the scheme, noting the investment in the hospital and the compatibility with the Hospital Redevelopment Project, which involves the full removal of asbestos material and improved fire compartmentation of the hospital. These state:-
- The proposals are considered to be compliant with the policies of the Local Development Plan.
 - There has been detailed consideration of issues of character, appearance, scale, parking, design, landscaping, ground conditions, biodiversity, archaeology, drainage, waste handling and sustainable building standards.
- 1.1.10 Information on the application forms confirms that there would be an additional 7 full time jobs as a result of the development.

1.2 Description of site and surroundings

- 1.2.2 The catheter suite forms part of the hospital's main building. This is composed of elements up to 5 storey in height with 2 or single storey sections towards the site boundaries. The main visitors' car park is immediately to the east, and there is a mix of visitors and staff parking to the west and south.
- 1.2.3 The main area of staff accommodation is to the south west and the nearest private housing area is at Ffordd Parc Castell, (the nearest part of which is approximately 100 metres to the west).

1.3 Relevant planning constraints/considerations

1.3.1 The application site lies within the development boundary for Bodelwyddan, identified as a key Strategic site in the Local Development Plan, subject to Policy BSC5 of the plan

1.4 Relevant planning history

1.4.1 There has been a long history of applications relating to the main hospital itself, involving a range of extensions providing specialist facilities, office and servicing accommodation. There is no recent history of direct relevance to the current application.

1.5 Developments/changes since the original submission

1.5.1 None.

2 DETAILS OF PLANNING HISTORY:

2.1 None of direct relevance to the proposal.

3 RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN (adopted 4th June 2013)

- Policy RD1 - Sustainable development and good standard design
- Policy BSC5 - Key Strategic Site Bodelwyddan
- Policy BSC12 - Community Facilities
- Policy ASA 3 - Parking standards

3.2 Supplementary Planning Guidance

SPG 8 – Access for All

SPG 21 - Parking requirements in new developments

3.3 GOVERNMENT GUIDANCE

Planning Policy Wales Edition 5 – 2012

3.4 Technical Advice Notes

TAN 5 - Nature Conservation and Species Protection

TAN 12 – Design

TAN 18 - Transport

TAN 22 – Development and Flood Risk

4 MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned, and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Drainage / flooding
- 4.1.5 Highways/parking

- 4.1.6 Sustainability
- 4.1.7 Inclusive design

Other matters

None.

4.2 In relation to the main planning considerations:

4.2.1 Principle

The proposal for another substantial investment in the hospital is compatible with the general strategy of the Local Development Plan which seeks to concentrate new development in existing settlements and to develop Bodelwyddan as a Key Strategic site, and Policy BSC12 of the Local Development Plan which supports the provision of Community facilities within development boundaries, all subject to the consideration of environmental impacts.

The detailed environmental impacts are reviewed in the following sections of the report.

4.2.2 Visual amenity

Considerations relating to the visual amenity impacts of development are contained in Policy RD1 of the Local Development Plan, where test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; and test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines.

The Design and Access Statement outlines the approach to the design, scale and appearance of the buildings, which are set in the context of the significant existing Hospital complex. The nearest residential properties are some 100 metres away at Ffordd Parc Castell.

In Officers' opinion, the design of the buildings is worthy of support and would not have an adverse visual impact on the locality. As noted above, the dwellings at Ffordd Parc Castell are some 100 metres from the proposed building, and there is intervening trees, car parking, etc which limit views out towards the application site for many of the occupiers. It is not considered there would be any adverse visual or landscape impacts, given the development would be part of the extensive existing Glan Clwyd Hospital complex.

4.2.3 Residential amenity

Policy RD1 test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc..

In this case at the closest point, the nearest dwellings at Ffordd Parc Castell are approximately 100 metres away from the proposed extended Cardiac suite. No objections have been received raising concerns over any potential impact on the amenities of occupiers in this area.

In relation to the physical relationship with nearby dwellings, at the distances involved it is not considered there would be any adverse residential amenity impacts. However, service plant/equipment on the roofs of the proposed buildings has the potential to generate noise, and would need to be subject to

appropriate condition(s) limiting noise levels or requiring acoustic screens.

4.2.4 Ecology/Nature Conservation

Welsh Government guidance, current legislation and SPG 18 – Nature Conservation and Species Protection oblige due consideration of impact on ecological interests, and in particular protected species, an approach supported by Policy RD1 test (iii) of the Local Development Plan, which requires development to protect and where possible to enhance the local natural environment.

There are no objections to the proposals from Natural Resources Wales on grounds of impact on ecological interests, subject to inclusion of relevant conditions ensuring mitigation for potential impacts on newts.

In Officers' opinion there are no ecological concerns to address in this instance.

4.2.5 Drainage

Drainage considerations are contained in Local Development Plan Policy RD1 test (xi), which requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. This reflects more general advice in TAN 22 – Development and Flood Risk.

Foul and surface water is to be directed to the Hospital's existing main foul and surface water systems. Natural Resources Wales raise no objections to the proposals.

"On the basis of the responses from the key consultees. There are no grounds for concern over the drainage implications of the development. There are no flooding or additional run off issues to address in relation to the particular proposals in this location.

4.2.6 Highways/parking

The requirement to address highway issues is set out in Policy RD1 tests (vii) and (viii) which obliges provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA3 requires adequate parking spaces for cars and bicycles in connection with development proposals. These policies reflect general principles set out in TAN 18 – Transport.

The proposals are for the expansion of a facility already in place in the same location within the complex, and involve an additional 7 staff numbers. The Highways Officer raises no objections to the proposals.

The highway implications of the proposals are considered to be limited and do not seem likely to have any adverse impacts on the local highway network. The details indicate provision for persons with disability for access to the main buildings.

4.2.7 Sustainability

Sustainable development is a key part of the Local Development Plan Strategy, and has been applied to the land use policies and allocations in the Plan. There are a range of Local Development Plan policies which set a requirement to ensure there are no unacceptable environmental effects from development, and these are dealt with in the preceding sections of the report.

This is not an application which appears to raise significant sustainability issues. The proposals are effectively providing more modern facilities in connection with a long established hospital complex near to the A55, already

served by a good highway/transport network. Recent larger scale proposals have included a revised and updated Travel Plan. The floorspace of the development is below the threshold triggering the BREEAM standards.

4.2.8 Inclusive design

The requirement for mandatory Access Statements is outlined in TAN 12 Design, TAN 18 Transport, and Policy RD1 test (vii), which sets out the need to provide safe and convenient access for disabled persons. There is further guidance in SPG 8 – 'Access for All'.

The details with the submission indicate the buildings would be fully accessible for persons with disability.

Other matters

There are no specific archaeological or land contamination issues raised in relation to the proposals.

5 SUMMARY AND CONCLUSIONS:

- 5.1 The application involves a significant upgrade to the Cardiac Catheter facility at the Glan Clwyd Hospital complex.
- 5.2 The proposals include extensions to the existing building which is located on the south east side of the main hospital building, close to the large existing car parking areas. The site is within the Development Boundary for Bodelwyddan in the Local Development Plan.
- 5.3 The responses to consultation raise no fundamental concerns over the application. Officers consider the proposals are acceptable in relation to the policies of the Local Development Plan, and should be supported subject to inclusion of appropriate conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall be permitted to take place on the external walls or roofs of any of the buildings hereby permitted, including the roof plant, until the written approval of the local planning authority has been obtained to the type, colour and finish of the materials to be used. The development shall take place strictly in accordance with the approved materials.
3. No works of construction shall be commenced until a Construction Method Statement has been submitted in writing to and approved by the local planning authority. The scheme shall include provisions relating to:

The temporary site compound arrangements

Soil stripping management.

Surface water drainage during site operations.

Pollution Prevention and Control plan, in particular to demonstrate steps to prevent impacts on the nearby stream and proposals for mitigating and remedying any degradation in the quality of water in the stream.

Traffic Management including HGV routes

Traffic signing along public roads

Hours and days of construction operations.

Development shall be carried out in compliance with the approved Construction Method Statement, unless otherwise approved in writing by the local planning authority.

4. No development shall be permitted to commence until details of the surface water regulation system have been submitted to and approved in writing by the local planning authority. Such scheme shall be implemented prior to the construction of any impermeable surfaces draining to the system unless otherwise agreed in writing by the local planning

authority.

5. All planting, seeding, or turfing, comprised in the landscaping scheme shall be carried out no later than the first planting and seeding season following the completion of the development. Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

6. No buildings shall be occupied until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

7. Notwithstanding the submitted details, no external lighting shall be permitted without the formal written approval of the local planning authority to the detailing of the proposed lighting (including the type, the means and extent of lumination and anticipated spread of light). The scheme shall be implemented strictly in accordance with the approved details.

8. Noise emanating from any plant or equipment used in connection with the operation of the cardiac unit shall not be permitted to exceed a LAeq at least 5dB below the lowest background noise levels at the quietest time which the plant or equipment is running, at the nearest noise sensitive properties; and shall not exceed 50dB (A) at any time in external public areas or courtyards of the hospital.

9. Development shall not begin on any of the buildings until a scheme indicating the provision to be made for disabled people to gain access into and within that building has been submitted to and approved in writing by the local planning authority. The scheme shall include details of gradients of access ways, surfacing, lighting and signage. The agreed scheme shall be implemented before the building to which the scheme relates is brought into use.

10. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

11. Foul water and surface water discharges shall be drained separately from the site.

12. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

13. The developer shall provide a suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

14. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage, the compound should at least be equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

15. No works shall be permitted to commence on the development until there has been carried out a survey for the presence of Great Crested Newts in the vicinity of the proposed buildings, and the results of the survey together with such Reasonable Avoidance Measures as may be necessary to deal with their presence has been submitted to and approved in writing by the Local Planning Authority.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of the amenities of occupiers of residential property in the vicinity, and highway safety.

4. To ensure the construction of a satisfactory surface water system.
5. In the interests of visual amenity.
6. In the interests of visual amenity.
7. In the interests of visual and residential amenity, and to safeguard wildlife interests.
8. In the interests of the amenities of occupiers of nearby residential property and users of the hospital.
9. To ensure appropriate arrangements are in place to allow ease of access by persons with disability.
10. To prevent hydraulic overload of the public sewerage system and pollution of the environment.
11. To protect the integrity of the public sewerage system.
12. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
13. To protect the integrity of the public sewerage system, and sustain an essential and effective service to existing residents.
14. To ensure proper steps are taken to contain any spillage of the materials referred to, to prevent pollution of the site and nearby stream.
15. In the interests of safeguarding protected species.

NOTES TO APPLICANT:

In relation to the drainage arrangements, you will be aware that Natural Resources Wales and the County Council advocate the use of Sustainable Drainage Systems (SuDS) wherever possible. Further information can be obtained from CIRA publications C522 SuDS - Design Manual for England and Wales and C523 SuDS - Best Practice Manual.