

Glan Clywd Hospital: Ablett Unit and Car Park Development

Planning Statement

Prepared by WYG on behalf of

The Betsi Cadwaladr University Health Board and BAM Construction

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Bwrdd Iechyd Prifysgol
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1 Introduction

1.1 Scope and Purpose

- 1.1.1 This Planning Statement is prepared by WYG on behalf of the Betsi Cadwaladr University Health Board (BCUHB, the applicant), working in partnership with BAM Construction (the appointed contractor), in support of an outline planning application for the development of a new hospital unit at Glan Clwyd Hospital to provide a new inpatient adult mental health facility alongside a new multi-storey car park.

1.2 Development Proposals

- 1.2.1 The proposed development is made in outline, with all matters reserved for later approval. The proposals include for a new part 2-storey and part 3-storey hospital building. The new building would replace an existing surface car park located in the south western corner of the hospital campus. The new building would provide a replacement facility for the existing Ablett Unit at the hospital, providing an inpatient adult psychiatric and mental health unit. The facility would provide circa 64 patient beds within a new modern, purpose-built facility.
- 1.2.2 The existing Ablett Unit buildings on the hospital campus are identified to be retained to be re-purposed at a future time to accommodate alternative ancillary hospital administrative functions which are presently already accommodated elsewhere within the hospital.
- 1.2.3 A new multi-storey car park is proposed to be developed in the north eastern corner of the hospital campus, utilising an area of existing surface car parking which serves the hospital in this location. The car park would provide three levels of parking, (ground and two upper levels), delivering circa 400 additional car parking spaces.
- 1.2.4 This Statement provides details of the proposed scheme and includes an assessment of the proposed development against the relevant planning policy framework.

1.3 Application Documents

- 1.3.1 This Statement should be read alongside the following plans and documents submitted in support of the application:
- Completed Application Forms and Certificates;
 - Application Drawings;
 - Design & Access Statement;

- Transport Assessment;
- Community and Linguistic Impact Assessment;
- Arboricultural Impact Assessment;
- Extended Phase 1 Ecology Appraisal;
- Drainage Strategy Statement;
- Sustainability Statement;
- Noise Impact Assessment;
- Topographical Survey; and
- Phase I and Phase II Geo-environmental Site Assessment Report.

1.4 Structure of Report

1.4.1 The remainder of this report is structured as follows:

- **Section 2** outlines the background to the proposals and the rationale behind the planning application;
- **Section 3** describes the existing site and its planning history;
- **Section 4** provides details of the development proposals;
- **Section 5** identifies the development plan and national planning policies of relevance to the planning application;
- **Section 6** considers the proposal's compliance with national and local planning policy; and
- **Section 7** provides a summary of the key considerations for the application and conclusions.

2 Background

- 2.1.1 Betsi Cadwaladr University Health Board as applicant are seeking to bring forward development proposals within their Glan Clwyd Hospital campus to deliver a new psychiatric and mental health inpatient facility.
- 2.1.2 Dedicated mental health care at the hospital is currently provided at the Ablett Unit which is accommodated in a series of connected buildings at the southern end of the hospital campus. The existing Ablett Unit buildings are now approaching 30 years old, having opened in the mid-1990s. A number of long-standing issues currently impact upon the Health Board's ability to provide the best possible mental health care for its patients.
- 2.1.3 The new facility represents part of a wider planned transformation of mental health service provision and forms a key component of the Health Board's strategy for mental health provision in North Wales.
- 2.1.4 The new facility for the Ablett Unit would provide a significantly improved, modern facility, which would enable staff to deliver improved levels of care. The new building would accommodate all the existing care and support services which are presently provided at the existing Ablett Unit facility. The proposed new building would also provide additional acute mental health beds, necessary for the Health Board to meet current and projected future demand, in turn ensuring that more people from Conwy and Denbighshire area are able to receive the care they need closer to home.
- 2.1.5 With the proposed new Ablett Unit building identified to be located on an area of existing surface car parking which presently serves the hospital, a new multi-storey car park is proposed to provide replacement parking provision.
- 2.1.6 The existing Ablett Unit buildings are identified to be retained in their existing form, and therefore do not form part of proposals which are the subject of this application. Existing staff working at the existing Ablett Unit would relocate to the new building.
- 2.1.7 Following the opening of the new facility, and the decant of all existing patient services to the new building, the old Ablett Unit buildings would be re-purposed to accommodate some administrative services already currently located elsewhere within the hospital campus. The buildings have also been identified to provide a central archive for patient records for the hospital.
- 2.1.8 The appointed development partner for the scheme is BAM Construction. Subject to receiving planning permission and funding approval, the development proposals would be scheduled to

commence in Winter 2021 with completion in Summer 2024.

3 Site Context

3.1 Site Description

- 3.1.1 The Glan Clywd Hospital campus in its entirety extends to approximately 18 hectares, located on the northern side of Bodelwyddan. Vehicle access to the hospital campus is available from two access points from Rhuddlan Road, the southern access point being provided from a three-arm roundabout junction.
- 3.1.2 The hospital is primarily formed of a series of connected buildings sited centrally within the campus site. A number of surface car parks which support the hospital are located on outlying parts of the campus, as are a number of supporting buildings. An access road encircles the main hospital complex, from which access to the various hospital buildings and car parks is provided.
- 3.1.3 The planning application site is formed of two parcels of land, one representing the proposed site for the new Ablett Unit building and the other the location for the proposed multi-storey car park.
- 3.1.4 The key development areas are identified below.

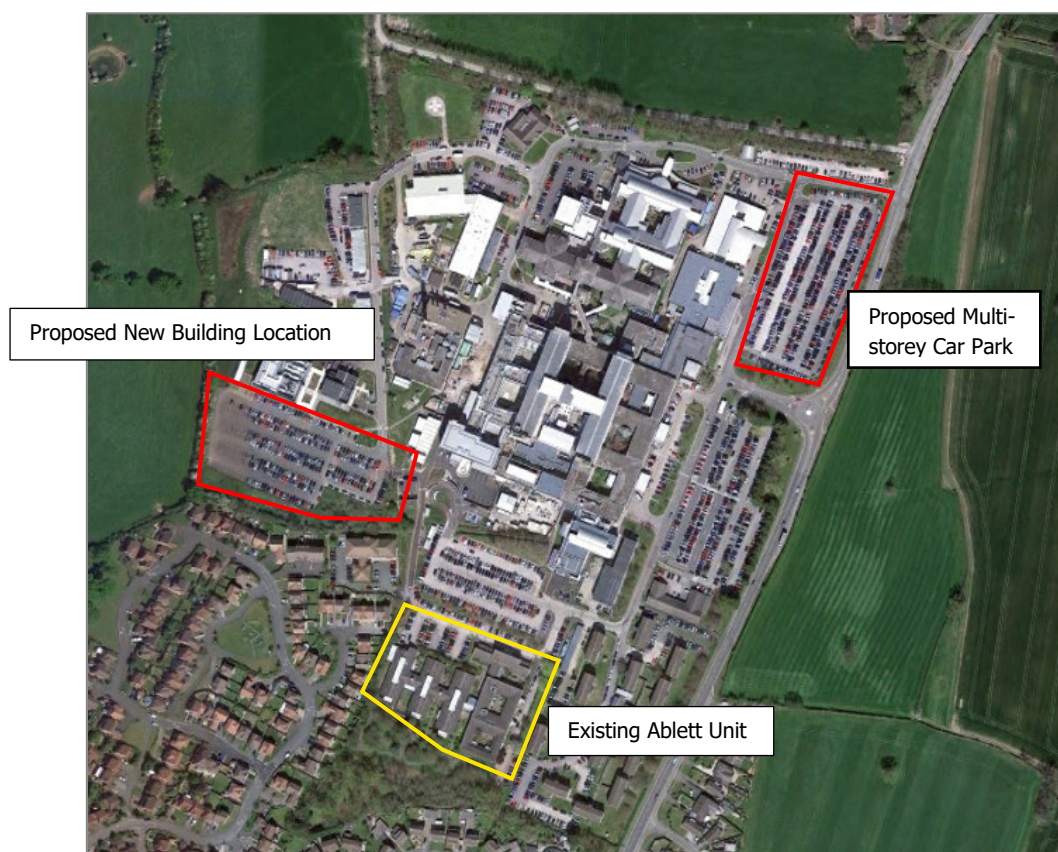


Figure 1: Application Site

- 3.1.5 The proposed new hospital building would provide a standalone facility, separated from the main hospital complex. The site is located in the south western corner of the hospital campus and would principally entail developing upon an area of existing surface car parking which presently provides approximately 350 car parking spaces. The existing car park is reached via the internal access road to the north which connects the plot to Rhuddlan Road.
- 3.1.6 The main hospital complex is sited directly to the west of the site for the new building. The main hospital complex is formed of a number of connected buildings of varying heights, the tallest of which being 5-storeys in height. To the north of the site for the new building is the Pathology Department and the Mortuary and Bereavement Centre. To the south are residential properties on Ffordd Parc Castell whose private rear gardens back on to the hospital site. To the west of the site are open agricultural fields. The southern and eastern boundaries are lined with vegetation and established trees which serve to partly screen this part of the hospital campus site from views from the south and east. A small dried-up pond is found close to this southern boundary, within the hospital's land ownership.
- 3.1.7 The proposed multi-storey car parking is sited in the north eastern corner of the hospital campus, adjacent to Rhuddlan Road to the east and the northern vehicle access into the hospital campus. The new multi-storey car park would span across approximately two-thirds of the existing surface car parking area in this locality.
- 3.1.8 For context, the existing Ablett Unit buildings are located at the southern end of the hospital campus, separated from the main hospital complex by a surface car park.
- 3.1.9 In the wider area, land to the north, east and west of the hospital comprise of open fields which are in agricultural use. The area to the south is characterised by low density residential dwellings which form part of the Bodelwyddan urban area.
- 3.1.10 Rhuddlan Road and Bodelwyddan as a whole are accessible from junction 25 of the A55 (the North Wales Expressway), which represents a principle highway connecting settlements across Denbighshire and further afield within North Wales.
- 3.1.11 A free park and ride service is available for users of the hospital, with the car park for this service being located on Royal Welch Avenue in Bodelwyddan.
- 3.1.12 The application site is not subject to any Tree Preservation Orders. The closest Tree Preservation Order to the application site covers trees located along the length of the northern boundary line of the hospital campus which is shared with the Faenol Fawr Hotel.
- 3.1.13 No part of the hospital campus is located within a Conservation Area. The Bodelwyddan Conservation Area is found to the south of the hospital and primarily encompasses properties

on both sides of Rhuddlan Road.

3.2 Site History

- 3.2.1 The Glan Clwyd Hospital opened in 1980 and represents a major and strategically important health care facility which provides care for the residents of Denbighshire and the wider North Wales area. Planning permission for the Ablett Unit was granted in 1993. Significant developments at the hospital campus have seen the construction of the North Wales Cancer Treatment Centre which opened in 2000 and the Mortuary and Bereavement Centre which opened in 2013.
- 3.2.2 The Ablett Unit buildings have largely remained in their existing configuration since being built. It is accepted by the Health Board that the existing facility is accommodated in ageing buildings and that the current premises have significant limitations which operationally impact upon how care and rehabilitation can be provided.
- 3.2.3 Within the hospital campus there have been a multitude of planning permissions granted over the years, including for addition buildings and car parking provision. Details of planning applications over recent years with relevance to the current application proposals are identified in the following section.

3.3 Planning History

- 3.3.1 A search of the Council's planning records has identified the following planning permissions which are of relevance to the site and this planning application:
- 3.3.2 **Reference 2/BOD/0031/93/P:** This permission provided consent for the development of the existing Ablett psychiatric unit. Granted, April 1993.
- 3.3.3 **Reference 40/2008/1195:** '*Construction of a temporary car park and associated road access for staff use.*' Granted, March 2009.
- 3.3.4 This permission was carried out and relates to the 350 space surface car park in the south western corner of the hospital campus which is now the subject of this current application to accommodate the new Ablett Unit.
- 3.3.5 **Reference 40/2011/1157:** '*Erection of new pathology and bulk stores building, mortuary, energy centre and associated accesses, parking, service yards, landscaping, and drainage arrangements; and temporary contractors site huts and car parking (partly in retrospect).*' Granted, November 2011.
- 3.3.6 **Reference 40/2015/1131:** '*Construction of additional car park.*' Granted 29/03/2016.

- 3.3.7 This permission has been carried out and relates to the provision of surface car parking in the north western part of the hospital campus.
- 3.3.8 **Reference 40/2016/0109:** *'Continuation of use of temporary car park as a permanent car park'*: Granted, 13/07/2016.
- 3.3.9 This permission relates to the permanent retention of the 350 space surface car park which is now the subject of this current application to accommodate the new Ablett Unit.

4 The Proposed Development

4.1 Description

4.1.1 The proposed description of development for the proposals is as follows;

4.1.2 *'Outline planning permission (with all matters reserved) sought for the erection of a hospital unit (Use Class C2) alongside associated landscaping, car parking, and site vehicular access and the erection of a multi-storey car park with associated works'.*

4.1.3 A summary of the development proposals is provided below;

New Ablett Unit Facility

4.1.4 A new building for the Ablett Unit is proposed to accommodate an inpatient adult psychiatric and mental health unit. The facility is intended to provide circa 64 patient beds within a new modern, purpose-built health care facility. The new facility would be slightly larger than that provided at the existing Ablett Unit, which provides 52 beds, therefore resulting in an increase of 12 beds.

4.1.5 The application is presented in outline. As such, design details relating to scale, layout, appearance, access and landscaping are reserved matters for later approval.

4.1.6 The proposals are supported by indicative site plans and elevations for the new Ablett Unit. In addition, development parameters for the proposed building are identified on separate plans as follows;

- A part 2-storey and part 3-storey building;
- A maximum building height of 17.5m (three-storey element);
- A maximum building parameters for north elevation of 104.0m, south elevations of 94.0m, east elevation of 36.0m and west elevation of 66.0m; and
- A building of up to 9,970 sq.m (GEA).

4.1.7 As mentioned, the new building would be built upon an existing area of surface car parking in the south-western corner of the hospital campus.

4.1.8 The plans show a single building comprising of two main interconnected blocks, built around internal courtyard spaces. The design proposals being developed incorporate a northern block of the building being 3-storeys in height, with a southern block stepping down to 2-storeys in height, as illustrated in the indicative floor plans and elevations provided.

4.1.9 The internal courtyards would be utilised to provide safe outdoor amenity space for patients at the unit. The entrance to the building would be located on the eastern elevation of the building

to facilitate greatest connectivity for pedestrians with the main hospital complex.

- 4.1.10 The indicative building design would allow for a stepping down of the building's height and massing towards the southern boundary, beyond which are neighbouring residential properties. A layout would be achievable which would provide a suitable set-back distance of the building from the closest neighbouring residential properties found to the south.
- 4.1.11 Existing trees along the adjacent boundaries to the south and west would be retained. An appropriate landscaping scheme would be incorporated within the site boundaries for the new facility, (with details to be provided at reserved matters stage). This would include a number of garden spaces being incorporated which would be provided for use by patients.
- 4.1.12 The new building would principally provide 4 new inpatient wards, these being two Adult Acute Wards and 2 Older Persons Ward. Together the wards would provide circa 64 hospital beds. In addition, support facilities would be provided to include therapy rooms, reception and admission areas and administration/office space. The facility needs to provide overnight accommodation for its patients, potentially for extended stays. The building will be designed to provide individual rooms for patients. The new unit would provide significantly improved facilities and environments specifically designed to support patient recovery.
- 4.1.13 The new facility would be accessed via the existing internal road which encircles the hospital campus. The indicative plans identify a new access spur to the south of the neighbouring pathology building to accommodate servicing and deliveries. A limited number of adjacent car parking/drop-off spaces and disabled parking bays are identified adjacent to the building, with access again taken from the existing internal access road.
- 4.1.14 Staff based at the existing Ablett Unit would transfer to the new facility. A relatively small increase in the number of staff employed at the Ablett Unit is anticipated, reflective of the proposed net increase in the number of beds which would be provided within the new facility.

Existing Ablett Unit Buildings

- 4.1.15 The existing Ablett Unit Buildings would be retained on site, with no works proposed to the existing buildings. As mentioned, all staff working at the existing facility would transfer to working at the new facility.
- 4.1.16 The retention of the existing Ablett buildings would not result in a significant intensification of uses at the site. It is intended that the retained buildings would be used to accommodate some existing administrative functions and staff already currently located elsewhere within the hospital campus. In particular, existing hospital staff presently working from temporary portacabin buildings within the hospital campus would be able to relocate to more appropriate

accommodation. The retained Ablett buildings would also be used to provide a central archive storage area for patient records, with record stores transferred from other locations around the hospital.

Multi-Storey Car Park

- 4.1.17 The proposed multi-storey car park is located on an existing area of surface car parking which serves the hospital.
- 4.1.18 The multi-storey car park is also presented in outline, with all matters reserved. The submitted plans set out development parameters as follows;
- A 3-storey car park building;
 - A maximum building height of 10.0m (13.23m when including roof level lighting installations);
 - Maximum building parameters of 116.05m by 56.59m; and
 - The new car park to provide a maximum of 601 car parking spaces, (once parking at ground level is included).
- 4.1.19 The proposed car park would retain ground level parking and provide two upper levels of parking at first and second floor levels. The parking to be provided through introducing two upper levels of parking would amount to approximately 404 parking spaces. The floorspace area provided by the multi-storey car park would amount to circa 13,400 sq.m
- 4.1.20 The development of the multi-storey car park in providing circa 404 additional car parking spaces would replace those lost to accommodate the new hospital unit, (approximately 350 spaces), resulting in an overall net increase in parking spaces. Approximately 12 additional parking spaces would also be provided adjacent to the new hospital unit.
- 4.1.21 The multi-storey car park building's footprint is identified to occupy around two-thirds of the existing area of surface car parking. The siting of the building is influenced by existing underground water infrastructure and the associated easement.
- 4.1.22 The new car park would continue to use the existing vehicle access point from the hospital's internal access road within the campus (Sarn Lane). The access and egress points may require minor modifications to ensure an appropriate design is implemented. Design details for the access to the car park site are therefore identified to be resolved at reserved matters stage.

4.2 Pre-Application Discussions

- 4.2.1 A thorough pre-application process has been followed in order to establish the requirements for the planning application and to inform the design process. This has included undertaking formal

pre-application dialogue with the Local Planning Authority.

- 4.2.2 Pre-application dialogue has also involved engagement with the Council's Highways Officers, which in turn has influenced the planning submission and in particular the Transport Assessment provided.

4.3 **Community Consultation**

- 4.3.1 In accordance with the requirements set out within the Town and Country Planning (Development Management Procedure) (Wales) (Amended) Order 2016, a Pre-Application Community Consultation is being undertaken.
- 4.3.2 A four-week consultation period commencing on 24/08/2020 and closed on 20/09/2020. In accordance with the statutory requirements, relevant community and 'specialist consultees' have been contacted and their comments requested. As part of this process, the development proposals have been made publicly available via a webpage hosted by the Betsi Cadwaladr University Health Board. Local residents within Bodelwyddan who reside within the vicinity of the hospital campus have been written to, in order to advise them of the development proposals and the consultation taking place. In total circa 335 properties and landowners have been contacted directly.
- 4.3.3 Key consultation material was made available in the Welsh Language to ensure an inclusive consultation for Welsh speakers.
- 4.3.4 Full details of the consultation undertaken will be provided within the Pre-application Consultation Statement Report which will be provided in supporting of the planning application.

5 Planning Policy Overview

- 5.1.1 In this section the key national and local planning policies and guidance of relevance to the proposals are outlined.

National Planning Policy

5.2 Planning Policy Wales (PPW) Edition 10

- 5.2.1 PPW 10, published in December 2018, establishes the land use policies of the Welsh Government.
- 5.2.2 Paragraph 1.17 confirms the presumption in favour of sustainable development applies, in accordance with the development plan, unless material considerations indicate otherwise to ensure that social, economic and environmental considerations are balanced and integrated.
- 5.2.3 In terms of managing developments, Paragraph 1.30 states this should be a positive and proactive process, led by the planning authority and working collaboratively with applicants and other stakeholders.
- 5.2.4 Paragraph 2.3 states that the planning systems should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming and friendly.
- 5.2.5 Paragraph 2.17 states that development proposals must seek to deliver developments which address the national sustainable placemaking outcomes. These are listed in Figure 4 of the document and are as follows:
- Creating and sustaining communities – through means such as delivering a mix of uses and also community facilities and services;
 - Growing the economy in a sustainable manner;
 - Making the best use of resources;
 - Maximising environmental protection and limiting environmental impact; and
 - Facilitating accessible and healthy environments.
- 5.2.6 Paragraph 3.3 states that good design is fundamental to creating sustainable places where people want to live, work and socialise. To achieve sustainable development, design must go beyond the aesthetics and include the social, economic, environmental, cultural aspects of the development. This also includes how space is used, how buildings and public realm support uses and their relationship with the surrounding area.

- 5.2.7 Paragraphs 3.5 and 3.6 state that good design is inclusive design and that development proposals must address issues of inclusivity and accessibility for all – this includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments.
- 5.2.8 Paragraph 3.25 sets out that the Welsh language is part of the social and cultural fabric, and that its future depends on a wide range of factors. The planning system should consider the conditions which are essential to the Welsh language and contribute to its use. Paragraph 3.29 notes that language impact assessments may be required for large scale developments.
- 5.2.9 Paragraph 3.46 seeks to promote a broad balance between housing, community facilities, services and employment opportunities in both rural and urban areas in order to minimise the need for long distance travelling. It also seeks to encourage uses which are major generators of travel (such as recreation uses, schools and other community facilities) within the existing urban area or areas which are, or can be, easily reached by walking and cycling, and are well served by public transport.
- 5.2.10 Paragraph 3.51 states that previously developed land should be used in preference to greenfield sites wherever possible. Within settlements, such land should generally be considered suitable or appropriate for development where its re-use will promote sustainability principles and any constraints can be overcome.
- 5.2.11 Paragraph 3.57 specifies that adequate infrastructure, including education and health facilities, are crucial for economic, social and environmental sustainability.
- 5.2.12 Paragraph 3.59 states that development should be located so it can be well serviced by existing or planned infrastructure.
- 5.2.13 Paragraph 4.02 notes the significance of community facilities and recreational spaces for people's health, wellbeing and quality of life and aims to protect and promote these uses in line with the overarching national sustainable placemaking objectives.
- 5.2.14 Paragraph 4.1.30 sets out that local planning authorities should ensure that new developments are fully accessible by active travel options.
- 5.2.15 Paragraph 4.1.51 states that a design-led approach should be taken to the provision of car parking, and that the provision should not dominate the development and should be informed by the local context.
- 5.2.16 Paragraph 4.4.1 notes that community facilities (which includes schools, cultural facilities and more) contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often key in creating sustainable places.

- 5.2.17 Paragraph 4.4.2 specifies that, when determining proposals for community facilities, local planning authorities should consider the needs of communities and ensure that the proposals continue to address the needs and requirements of local residents.
- 5.2.18 Paragraph 6.1.5 states that the planning system must consider the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.
- 5.2.19 Paragraph 6.1.10 sets out that, with specific reference to Listed Buildings, there should be a general presumption in favour of their preservation and enhancement to both the building and its setting. For development proposals affecting a Listed Building, or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability to preserve the building, its special features and its setting.
- 5.2.20 Paragraph 6.1.14 states there should be a general presumption in favour of the preservation of the character or appearance of conservation areas or their settings.

5.3 Technical Advice Notes

- 5.3.1 PPW is supplemented by a series of Technical Advice Notes (TANs) which provide more detailed guidance on a range of topics.

TAN 5 – Nature Conservation and Planning (September 2009)

- 5.3.2 The guidance provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. The document sets out seven key principles of positive planning for nature conservation, including that the planning system in Wales should look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally.

TAN 11 – Noise (October 1997)

- 5.3.3 Provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs or administrative burdens of business.

TAN 12 – Design (March 2016)

- 5.3.4 Provides advice on how 'promoting sustainability through good design' and 'planning for sustainable building' may be facilitated through the planning system.

TAN 15 – Development and Flood Risk (July 2004)

- 5.3.5 This TAN provides technical guidance and advice on development and flood risk as this relates to sustainability principles. It provides a framework within which risks arising from flooding, and from additional run-off from development, can be assessed.

TAN 18 – Transport (March 2007)

- 5.3.6 The document provides advice on transport matters when planning for new development and establishes 11 objectives in relation to planning for transport. These objectives include ensuring new development is located in areas that do, or will have, good access by public transport, walking and cycling in order to minimise the need for travel and to foster social inclusion.

TAN 20 – Planning and the Welsh Language (October 2013)

- 5.3.7 Provides advice on how the land use planning system can be used to consider, and if necessary, mitigate any effects of development on the Welsh language and the sustainability of Welsh language communities. It advises that in determining individual planning applications where the needs and interests of the Welsh language may be a material consideration, decisions must be based on planning grounds and be reasonable.

TAN 24 – The Historic Environment (May 2017)

- 5.3.8 Provides guidance on how the planning system considers the historic environment (including Conservation Areas and Listed Buildings) during the decision-making process. It sets out six principles of conservation, which should be used to assess the potential impacts of proposed developments on the historic environment.

5.4 Active Travel (Wales) Act 2013

- 5.4.1 The Active Travel (Wales) Act 2013 establishes walking and cycling as the preferred option for shorter travel journeys and seeks to facilitate improved opportunities for travel on foot and by bicycle. Denbighshire County Council have published a series of 'Integrated Network Maps' to identify suitable potential new routes or improvements where active travel can be promoted.

Local Planning Policy

5.5 Local Development Plan

- 5.5.1 The Local Development Plan for the area comprises of the Denbighshire Local Development Plan (2006-2021) (the Local Plan), adopted in June 2013. The Council also have a series of adopted Supplementary Planning Guidance Notes (SPGs) which are material considerations in the determination of the planning application.
- 5.5.2 We are aware that the Council are in the process of developing a new local plan for the area,

however no draft has been published for review at the time of writing.

5.6 Denbighshire Local Plan

- 5.6.1 Strategic objective 12 of the Local Plan relates to infrastructure and states that the plan will ensure an adequate level of physical and community infrastructure (e.g. primary care facilities, community facilities etc) will be provided alongside new developments.
- 5.6.2 Strategic objective 14 seeks to ensure that new developments are sustainable and are of a good quality of design, whilst ensuring flood risk is adequately taken into consideration.
- 5.6.3 **Policy BSC 1** outlines the 'Growth Strategy for Denbighshire'. The policy states that the Development Plan will make provision for approximately 7,500 new homes over the plan period up to 2021. The Policy justification notes that the new key strategic site at Bodelwyddan will be developed for mixed use purposes, and will accommodate up to 1,000 new homes, employment opportunities, community facilities and open space.
- 5.6.4 **Policy BSC 12** relates to community facilities and states that proposals for their provision will be supported providing they are located within existing development boundaries. The policy justification identifies that healthcare provision is a key facility for communities, and that it has been identified through the Primary Care Estates Strategy (2008) that new or improved community healthcare facilities will be needed in Bodelwyddan.
- 5.6.5 Where appropriate, **Policy BSC 3** expects developments to contribute to the provision of infrastructure to meet the additional social, economic, physical and/or environmental infrastructure requirements arising from development. The priorities for contributions will vary depending on the location and nature of development.
- 5.6.6 **Policy BSC 5** relates to the Bodelwyddan Strategic site and states that the site will accommodate a significant amount of development, which is intended to be an exemplar site in terms of sustainability and design. Key aspects of the development include; development of 1,715 dwellings with affordable housing provision; 26 hectares of employment land; new highways between the existing A55 Junction 26 and Sarn Road and other off-site improvements including; pedestrian and cycle facilities, on-site community facilities and the integration of the landscape.
- 5.6.7 **Policy VOE 1** seeks to ensure that development proposals maintain and where possible enhance the characteristics, local distinctiveness and value to local communities of sites of built heritage (which includes Listed Buildings and Conservation Areas). The Policy also seeks to achieve the same goals with regards to designated and local sites of nature conservation.

5.6.8 In terms of general development policies, **Policy RD1** 'Sustainable Development and Good Standard Design' supports proposals within development boundaries providing they adhere to a series of criteria being met, which include;

- Respects the site and surroundings in terms of siting, layout, scale, form character and other design related aspects;
- Protects and where possible enhances the local natural and historic environment;
- Does not unacceptably affect prominent public views into, out of or across any settlement or area of open countryside;
- Does not unacceptably impact the amenity of local residents;
- Provides convenient access for all;
- Does not prejudice land or buildings safeguarded for other uses, or impair the development and use of adjoining land;
- Does not have an unacceptable impact on the local highways network; and
- Incorporates suitable landscaping measures where appropriate.

5.6.9 **Policy RD5** infers that developments could be refused if its size, scale or location would cause significant harm to the character and language balance of a community. It requires developments greater than 1,000 sq.m in size to be accompanied by a Community Linguistic Statement. Developments greater than 3,000 sq.m, or large scale infrastructure projects with long term community impacts, are required to be accompanied by a more detailed 'Community and Linguistic Impact Assessment'.

5.6.10 **Policy VOE 5** requires any development that may impact a protected species or site of nature conservation value to provide mitigation or enhancements for any feature impacted.

5.6.11 **Policy VOE 6** requires all development to incorporate water conservation measure, where practicable. Development proposals over 1,000 sq.m in size should be accompanied by a Water Conservation Statement. All development is also required to eliminate or reduce surface water run-off from the site, where practicable.

5.6.12 **Policy ASA 1** relates to the provision of new transport infrastructure and improvements to existing infrastructure facilities. It states that proposals for these forms of development will be supported providing; there is a need and justification on economic and/or social grounds; there are no unacceptable impacts on the natural and built environment; and provision is made for safe access for all users, including cyclists, pedestrians and the mobility impaired.

5.6.13 **Policy ASA 2** sets out that any developments which are expected to result in a need for public or active transport improvements will be required to incorporate or contribute to the cost of their provision.

- 5.6.14 **Policy ASA 3** relates to parking standards and expects all developments to provide appropriate parking for cars and bicycles. If the use of the premises requires parking infrastructure for people with mobility impairments, then this will be taken into consideration when determining the level of parking provision.

5.7 Supplementary Planning Guidance

- 5.7.1 The Council have produced a series of Supplementary Planning Guidance Notes (SPG's) which provide additional details and guidance on a range of development topics. These SPG's are material considerations in determining planning applications. A review of the published SPG's has found the following to be of relevance to the application:
- 5.7.2 **Residential Development SPG** – The document primarily provides detailed guidance in respect to new residential developments. Contained within the document is design guidance in respect to protecting residential amenity, specifically in regard to privacy and overlooking. The guidance indicates that care should be taken within design proposals to avoid direct overlooking of neighbouring properties from first floor (or above) window. The guidance note indicates that where a window to a habitable room directly faces a similar habitable room at a neighbouring property then a distance of 21m should be retained between the two windows, when experienced in a direct back-to-back situation. The guidance goes on to indicate that where direct overlooking of a habitable room can be avoided by the position of windows, then the required separating distance can be a minimum of 18 metres.
- 5.7.3 In respect to preventing undesirable overlooking of neighbouring gardens, the guidance indicates that a separating distance of 7.5m should be provided between a first-floor bedroom and any neighbouring garden.
- 5.7.4 **Planning and the Welsh Language SPG** – The document provides additional guidance on the requirements established by Policy RD5 of the Local Plan and on the need to provide detailed community and linguistic assessments in support of major planning applications.
- 5.7.5 **Parking Requirements in New Developments SPG** – The document provides detailed guidance with regard to the provision and composition of parking in new developments. In respect to hospitals, the guidance states that 2.5 spaces should be provided per hospital bed, and that there should be sufficient provision for all essential vehicles associated to a development.
- 5.7.6 **Conservation and Enhancement of Biodiversity SPG** – The guidance outlines the Council's expectations regarding the level of biodiversity related information to be submitted in support of planning applications and the scope and standards required of any supporting ecological

surveys.

6 Compliance with Planning Policy

6.1 Principle of Development

- 6.1.1 PPW 10 establishes at Paragraph 1.17 that there is a presumption in favour of sustainable development, in accordance with the development plan, unless material considerations indicate otherwise to ensure that social, economic and environmental considerations are balanced and integrated.
- 6.1.2 The adopted Local Plan designates the proposed location for the hospital unit for community facilities under Policy BSC 12 (shown as blue hatching on figure 2 below). Policy BSC 12 identifies proposals for the provision of community facilities will be supported providing that they are located within existing development boundaries.

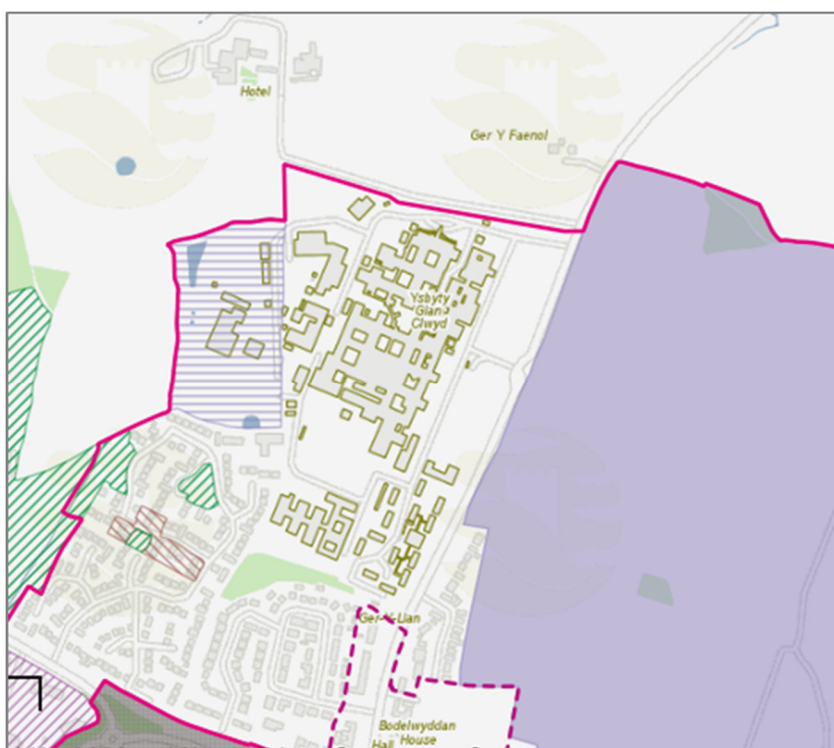


Figure 2: Local Plan Proposals Map

- 6.1.3 The policy justification states;
- 'The Council will support and encourage the retention and improvement of community facilities which provide an essential facility to support the sustainability of Denbighshire's communities.'*
- 6.1.4 The policy justification goes on to state that health care provision is a key facility for communities and that the Primary Care Estates Strategy (2008) identifies the development of new and improved health care services in Bodelwyddan (as well as other towns).

- 6.1.5 The site is located within the defined development boundary of Bodelwyddan and therefore the principle of providing a health care facility on the site is supported by the Local Plan. Appropriate weight should be provided to Policy BSC 12 and account taken of the significant benefits to local health care provision and the wider community which would be achieved through the delivery of the scheme.
- 6.1.6 The majority of the remaining parts of the hospital campus site are not provided a specific policy allocation. The location for the proposed multi-storey car park is therefore not the subject of any specific policies or allocations. As such, in planning policy terms, the car park site is not identified for any other purpose within the adopted Local Plan and therefore would not compromise any Local Plan aspirations.
- 6.1.7 Both of the proposed development plots represent previously developed land within the defined development boundary of Bodelwyddan. PPW 10 at paragraph 3.51 promotes the use of previously developed brownfield land above the use of greenfield sites. In regard to proposals on previously developed land, it states;
- 6.1.8 *'In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.'*
- 6.1.9 The following sections of this Statement will address the relevant constraints for the application site. However, notwithstanding any local constraints, PPW 10 is explicit in that the starting point should be that the sustainable re-use of previously developed land should generally be considered suitable and supported.
- 6.1.10 The proposals would not result in a significant intensification of use at the site. The proposed new hospital unit would provide a direct replacement for the existing Ablett Unit. The new unit in providing 64 patient beds would be larger than the existing facility which provides 52 patient beds, resulting in a net increase of 12 beds. This increase in capacity is relatively modest given Glan Clwyd Hospital's established strategic role in meeting the health care requirements of the community from this location. The additional capacity which would be achieved for mental health care patients has been identified as a necessary requirement to successfully meet the care requirements of the Denbighshire community.
- 6.1.11 The new multi-storey car park would both replace the parking provision lost in developing the site for the new hospital unit and provide a net increase in parking through the provision of additional parking within the multi-storey car park. This will in turn help to ensure that sufficient parking remains being provided across the hospital site.

- 6.1.12 In respect to transport and access considerations, existing access points would continue to be used. As such, there are no arising 'in-principle' highway safety concerns in respect to forming appropriate access into the sites.

Existing Ablett Unit Buildings

- 6.1.13 As previously indicated, the Ablett Unit buildings would be retained and used to accommodate existing administrative functions from within the existing hospital campus. The buildings are also intended to be utilised to provide a central patient archive.
- 6.1.14 Although the existing Ablett Unit has been identified as no longer fit-for purpose in meeting the needs of patients as a functioning mental health facility, the permanent buildings in place provide a useful resource to the hospital, and therefore it is intended that they are retained in the short term until such time that alternative facilities or plans are in place. At such time, where necessary, appropriate planning applications would be made.
- 6.1.15 The existing buildings would continue to function within a hospital use, they would not be used as additional hospital bed capacity, and are unlikely to be used in a 'patient-facing' capacity. Alongside providing archiving and record storing space, the existing buildings would also in-part be used as a resource to better accommodate some existing staff already employed at the hospital and operating from temporary buildings, providing them with more appropriate office/work spaces. This would entail relocating some staff who are currently working from within temporary portacabin type accommodation at the hospital campus to more appropriate accommodated within the permanent structures of the existing Ablett Unit buildings.
- 6.1.16 Given the intended future use of the existing Ablett Unit buildings, the new functions to be accommodated within the existing buildings would not intensify the use of the hospital site, with only staff and functions which are already currently located on the wider hospital site to be relocated to the retained Ablett Unit buildings. There would be no additional parking demand created through the uses accommodated within the existing Ablett Unit building, nor would there be any resulting additional servicing requirements.

6.2 Design

- 6.2.1 As the planning application is presented in outline, detailed design information such as in respect to layout, scale, appearance and landscaping are reserved matters. Such details would therefore be provided for consideration as part of a subsequent reserved matters application.
- 6.2.2 Notwithstanding that detailed design elements of the proposals will be subject to further consideration at a later stage, a Design and Access Statement is provided in support of the application. The Design and Access Statement provides information on the key design principles

to be employed at the site and the rationale for the design proposals which are being developed.

New Ablett Unit Facility

- 6.2.3 The design for the new building will principally be led by the operational requirements of the facility. Fundamentally, the facility is required to provide four specialist mental health inpatient wards, two Adult Acute wards and two Older Persons wards, together providing a total of 64 beds accommodated within individual patient rooms. Due to the nature of the facility, some patients will need to be cared for over an extended period. Alongside the main wards, supporting facilities including patient social spaces, therapy rooms, a reception and admissions area, staff areas and administration/office space.
- 6.2.4 The design for the new hospital unit is being informed by close engagement with the hospital board and hospital staff to ensure that the facility will successfully meet the future operational needs of both patients and staff, and that the new building will be well equipped to provide high-quality specialist care.
- 6.2.5 Although the planning application is presented in outline, a significant level of work has been undertaken to develop an initial design for the new Ablett Unit facility. A contemporary building design would be utilised, in keeping with similar more recent building additions at the hospital. The supporting parameters plan outlines the extent of the required footprint for the building to provide suitable assurance to the Local Planning Authority that a successful policy compliant scheme can be achieved at the site.
- 6.2.6 A building of circa 9,970 sq.m (GEA) is required to accommodate the necessary hospital facilities. The indicative plans provided show that this quantum of floorspace, can be achieved through a part 2-storey and part 3 storey building on the site. A building of this height, scale and massing would sit comfortably within the setting and surroundings, with existing buildings within the hospital campus ranging from two-storeys up to five-storeys in height. The neighbouring Pathology building sited to the north of the proposed new hospital unit is primarily two-storeys in height, with the Emergency Department to the east being the equivalent of three-storeys in height.
- 6.2.7 In stepping the southern block of the building down to two-storeys in height, this will allow for the scale and massing to be limited where closest to the southern boundary, beyond which are the closest neighbouring residential properties. This design strategy would ensure that a positive and non-intrusive arrangement can be provided with the neighbouring residential properties found to the south of the site.
- 6.2.8 The functionality of the building, which will provide individual patient rooms alongside suitable

working and therapy rooms, dictates that a regular window arrangement would be required across the principal elevations in order to provide suitable internal habitable spaces. In turn, regular fenestration across the elevations will help ensure visual interests to all elevations of the building, avoiding the potential for any blank facades.

- 6.2.9 The indicative plans provided show how an appropriate layout and orientation for a new building can be achieved on the site which will meet both the user requirements of the building and work with the constraints of the site.
- 6.2.10 The entrance to the building would be located on the eastern elevation, providing positive connectivity for pedestrians with the main hospital building. A suitable provision of adjacent parking is incorporated within the outline design to ensure that requirements for accessible parking as well as to allow for vehicle drop-off parking needs. Similarly, the outline design demonstrates how deliveries and servicing can appropriately and safely be accommodated at the site, utilising a delivery bay location on the northern side of the site.
- 6.2.11 A key component of the design will be the inclusion of a number of garden spaces, located within the internal courtyard, as well as alongside the southern and eastern elevations of the building. The gardens will provide safe outdoor amenity spaces for patients to aid their recover and well-being. Appropriate fencing treatment details would be provided at reserved matters stage in respect to these spaces.
- 6.2.12 Details in respect to the external materials for the building would be provided at reserved matters stage. Given the character of the location, within the hospital campus setting, no fundamental issues are anticipated to the agreement of a suitable palette of materials with the Local Planning Authority.
- 6.2.13 In summary, the plans provided and the level of detail presented demonstrates that key design considerations and requirements can be appropriately followed to provide a suitable development on the site, which can accord with both design policies contained within PPW 10 and the Local Plan and specifically the design principles established by Local Plan Policy RD1.

Multi-Storey Car Park

- 6.2.14 The indicative site plans provided identify the development parameters for the proposed multi-storey car park. The proposed building would provide three levels of parking across ground, first and second floor levels, in a building structure with a maximum height of 10.00m. With account taken for the installation of roof level lighting columns, the maximum height would be 13.23m. At three storeys in height, the building would be of a comparable scale to that of existing neighbouring buildings within the hospital campus.

- 6.2.15 The proposals would make better use of the site, allowing for parking to be better provided for and rationalised within the hospital's campus, utilising this outlying part of the campus which is well located close to the existing access junctions from Rhuddlan Road.
- 6.2.16 In replacing a surface car park, there is limited existing character to the development plot, other than supporting soft landscaping on the existing verges. Suitable soft landscaping would be incorporated into the final detailed design.
- 6.2.17 The car park building would not overshadow or detract from any existing buildings within the vicinity, with there being no strong overriding building character to the hospital campus at the proposed location.
- 6.2.18 External materials and appearance are reserved matter which would be considered in due course as part of a subsequent reserved matters application. It is noted that an appropriate use of external materials and colours will be required for the car park to allow for it to appropriately assimilate to its surroundings and to respond to its position and visibility on the Rhuddlan Road highway.
- 6.2.19 In view of the above, visual amenity can be appropriately addressed within detailed design proposals in due course. There are no reasons at outline stage why the proposals would not accord with the design policies included within PPW 10 and the Local Plan.

6.3 **Residential Amenity**

6.3.1 New Ablett Unit Facility

- 6.3.2 The closest residential properties to the site for the new hospital unit are a line of properties located to the south of the site on the northern side Ffordd Parc Castell. These properties stand within their own curtilages and back on to the hospital campus. The residential properties incorporate rear gardens of approximate 8/10m in length which separate the rear elevation of the properties from the shared boundary line with the hospital site.
- 6.3.3 The supporting parameters plan and indicative plans provided show a design scheme which seeks to maximise the distance between the new hospital building and these neighbouring residential properties to the south in order to protect residential amenity.
- 6.3.4 In terms of policy guidance, the adopted Residential Development SPG provides general design principles to avoid against harmful overlooking or loss of sunlight. The guidance advises for a distance of 21m to be provided between directly facing residential windows at first floor level, and a distance of 18m to be provided for indirectly facing windows, in order to effectively protect

against undesirable levels of overlooking into properties. The guidance also advises for a distance of 7.5m to be provided between new building and any neighbouring residential garden.

- 6.3.5 Although direct views from the hospital building to existing neighbouring properties would not be possible due to the retention of a dense band of mature trees along the boundary line, a number of the windows on the southern elevation of the hospital building would serve habitable rooms in the form of individual patient rooms, and therefore the design seeks to protect the existing privacy of neighbouring residents.
- 6.3.6 The parameters plan provided shows a layout which through its positioning and orientation is suitably set back from the southern boundary to protect the residential amenity of existing neighbouring occupants, as well as the future hospital users. The building would be set-back a minimum distance of 10m from the southern boundary. In combination with the further separation provided by the existing residential gardens, a significant and suitable separation distance would be achieved, in line with the principles set out within the policy guidance provided on protecting residential amenity.
- 6.3.7 Principally, direct, unobstructed views from windows at the hospital ward across to neighbouring properties would not be created. The mature line of trees along the boundary, which are within the land ownership of the hospital, would provide significant screening of views. In addition, the topography of the land helps the relationship between the properties. Between the residential properties and the site of the new hospital unit, the ground level falls from south to north, meaning that the new hospital building would be built at a lower level than the residential properties. This relationship will serve to limit any potential for overlooking to be experienced from first floor windows at the hospital building.
- 6.3.8 These factors together will ensure that the potential for undesirable levels of overlooking being experienced at existing residential properties will be avoided against as a result of the development proposals, and that no harm to residential amenity would be experienced.
- 6.3.9 A Noise Impact Assessment has been undertaken to demonstrate that noise associated to the operation of the proposed new hospital building and its use can be controlled so as to not unduly impact upon the amenity enjoyed at any neighbouring properties. The assessment also establishes that an appropriate noise climate for the hospital use will be achieved internally.
- 6.3.10 In respect to serving requirements, the outline design shows servicing/deliveries being dealt with to the north of the new hospital building, close to the neighbouring pathology building. Servicing activity and associated vehicle movements would therefore be undertaken well away from the closest residential properties to the south of the proposed building.

6.3.11 The plans presented demonstrate that the outline scheme will accord with test vi) of Local Plan within Policy RD1 which requires for there to be no unacceptable affects upon the amenity of any local residents or land users as a result of new development. It can also be demonstrated that the scheme can accord to the guidance contained within the Residential Development SPG in respect to suitably protecting amenity and privacy of existing users through appropriate spacing between buildings.

Multi-storey Car Park

6.3.12 With regard to any impacts upon residential amenity as a result of the multi-storey car park development, the potential for any detrimental impacts are considered to be limited. The site already functions as a car park and therefore the nature of the use is already established. There are no directly neighbouring residential buildings or sensitive land uses which would be directly impacted. The closest private residential property is found circa 140m away to the south on the opposite side of Rhuddlan Road. Existing hospital buildings are sited at a closer distance, but it is not considered that an intensification of this outlying part of the hospital site for car parking would impact upon the function of any other existing hospital building. The proposed multi-storey car park would therefore accord with PPW 10 and Local Plan Policy RD1 in respect to not adversely impacting upon the amenity of existing users.

6.4 Heritage

6.4.1 There are no listed buildings or other identified heritage assets either on the site or in close proximity to the site. Furthermore, no part of the application site is located within or adjacent to a Conservation Area.

6.4.2 The Bodelwyddan Village Conservation Area is located to the south of the hospital, focussed around the historic centre of the Bodelwyddan village and includes properties and land on both sides of The Village/Rhuddlan Road highway as well as the Marble Church further to the east. The northern limit of the conservation area is approximately 275m to the south from the closest part of the application site, which would be the site of the proposed multi-storey car park fronting Rhuddlan Road.

6.4.3 A significant part of the hospital's campus, as well as residential properties of a 1960s and 1970s character on Rhuddlan Road, are in situ between the proposed site for the multi-storey car park and the Conservation Area. The surrounding character of the built environment around both of the application site parcels is predominantly defined by the modern hospital campus setting and neighbouring residential properties of a relatively modern period and design. This presiding character, combined with the significant separating distance between the application site and

the Conservation Area ensure that the development proposals would not have a material impact upon any part of the neighbouring conservation area or its setting, with no part of the application site viewed alongside properties which contribute to the character of the Conservation Area.

- 6.4.4 The closest listed buildings to any part of the application site are two terraces of residential properties (numbers 1-18) sited on the eastern side of The Village, set behind their respective defined front gardens. These properties are identified as Grade II listed. For the same reasons as identified above in respect to the Bodelwyddan Village Conservation area, none of these properties or their respective settings will be materially impacted by the development proposals.
- 6.4.5 Within the wider area, a group of four listed buildings are found to the north of the hospital which form parts of the Faenol Fawr Hotel complex. This includes the grade II* Faenol Fawr building and Grade II listed supporting buildings. The Faenol Fawr hotel complex is accessed from Rhuddlan Road via a long access track. The buildings themselves are surrounded on all sides by agricultural fields, with boundary vegetation, hedgerows and stone walls establishing a perimeter to the complex. An established line of tall trees extends along the full extent of the access track to the complex, providing a visual barrier between Faenol Fawr and the hospital campus. Its location is well distanced from the hospital campus being circa 350m from any part of the application site. Within this context, the proposals are not considered to materially impact upon any building at Faenol Fawr or their setting.
- 6.4.6 There are no scheduled monuments located on the site or in the local vicinity. The closest scheduled monument is located approximately 2km to the south of the application site beyond the limits of Bodelwyddan village. This being First World War practice trenches at Bodelwyddan Park. The proposals will in no way impact upon this scheduled monument.
- 6.4.7 In summary, all heritage assets within the vicinity of the application site have been identified and considered in respect to the potential for the development to impact upon their character, value or significance. It is subsequently considered that the development proposals will not have a material impact upon any listed buildings, conservation areas or other heritage assets. The proposals therefore accord with Planning Policy Wales and Local Plan Policy VOE 1 in respect to the protection of heritage assets.

6.5 **Ecology**

- 6.5.1 The development of the site is not considered to have an adverse impact on the biodiversity and ecology of the area. The design has been led by a fundamental aspiration to focus new development on previously developed land and to retain as far as possible existing established

vegetation and green space along the boundaries of the site. The site areas are fundamentally of limited ecological value, being predominantly covered by hardstanding.

- 6.5.2 The site is not subject to any nature conservation designations, nor is it in close proximity to any protected sites of ecological interest. A search on the Council's website has found there to be no local nature conservation designations which apply to the site.
- 6.5.3 An extended Phase 1 Ecology Assessment has been undertaken and is provided in support of the application. It provides a comprehensive assessment of both the site and its surrounding's ecological value and the potential to support protected or notable species. It also identifies suitable recommendations to ensure the protection of habitats and protected/notable species.
- 6.5.4 No protected or invasive species were identified on either of the site parcels during the ecology surveys undertaken.
- 6.5.5 Limited bat roosting potential was identified at a small number of trees close to the site. These trees are all identified to be retained within the proposals, and therefore would be not impacted.
- 6.5.6 The surveys undertaken established that Great Crested Newts were found to be present at pond habitats in the vicinity of the site. A development license from Natural Resource Wales has therefore been established as a requirement for the construction phase to suitably mitigate against any negative impact upon the newt population.
- 6.5.7 The new hospital unit would incorporate a series of garden areas which will offer opportunities to enhance and encourage local biodiversity improvements and account for the loss of any green landscaping or amenity grass areas. Landscaping remains a reserved matter for the current planning application, but further opportunities will be provided as part of a landscaping scheme to achieve biodiversity enhancements.
- 6.5.8 Based on the findings of the Ecological Assessment, suitable reasonable avoidance measures and enhancements are identified for the site which can be appropriately conditioned as part of any planning permission to address all ecological matters and to provide compliance with PPW 10, Local Plan Policy RD1 and VOE 5.

6.6 **Arboriculture**

- 6.6.1 A comprehensive Arboricultural Impact Assessment including a Tree Survey (prepared by TEP) is provided as part of the planning application submission. The assessment sets out the arboricultural impact of developing the site as well as outlining any subsequent mitigation recommendations and protective measures. The tree survey was undertaken in April 2020 and was completed in accordance with BS5837:2012

- 6.6.2 Broadly speaking, the extent of trees and vegetation present at the application site is relatively limited, with both development plots predominantly being covered by hardstanding and operating as surface car parks.
- 6.6.3 Existing Trees and vegetation at the site for the proposed new hospital unit are limited to its western and southern peripheries. One Category A tree and a small number of Category B trees were recorded close to the southern boundary line. The indicative layout provided seeks to respect the existing trees and vegetation along these boundary lines to facilitate as far as possible the retention of existing trees in these areas. The Arboricultural Impact Assessment identifies that all high and moderate quality trees could be retained on this development parcel.
- 6.6.4 For the site of the multi-storey car park, existing trees are confined to the verges alongside the eastern and southern boundaries of the existing surface car park. In a similar fashion, the indicative layout provided for the multi-storey car park development would retain existing vegetation along these verges and could be achieved with limited disruption to existing landscaping features.
- 6.6.5 No trees on or immediately adjacent to the application site area are subject to a Tree Preservation Order or are located within a Conservation Area. A Tree Preservation Order is in place to the north of the proposed location for the multi-storey car park, on the opposite side of the access road into the hospital campus. No works are proposed in the vicinity of the protected trees which are the subject of this Order or their root protection areas. Consequently, no impacts would occur upon these trees as a result of the proposed development.
- 6.6.6 The surveys undertaken have included a check for the presence of invasive plant species, with none identified on any part of the application site area.
- 6.6.7 Layout and landscaping details are reserved matters for the current application. As such, the subsequent reserved matters stage will confirm details in respect to any necessary tree removal. However, indicative plans presented in support of the application show that a successful design can be achieved that would not require significant tree or vegetation removal and that the development would not give rise to unavoidable adverse effects in respect to arboriculture which could not be appropriately mitigated. All trees on or adjacent to the site to be retained could be appropriately protected from damage and disturbance during the construction stage. New planting to be provided within a supporting landscaping scheme could also be achieved and would be presented at reserved matters stage.
- 6.6.8 The proposals can demonstrate compliance with Local Plan Policy RD1 through the protection of existing arboriculture and by incorporating existing landscaping features within the progression of detailed design proposals.

6.7 Transport

6.7.1 A Transport Assessment has been undertaken by Via Solutions to consider the transport implications of the development. The Transport Assessment provides further detail on the development proposals in respect to highway, access and parking matters and ultimately the compliance of the proposals with relevant national and local planning policy, including the provisions of TAN 18.

Access and Highways

6.7.2 Principally, safe vehicle access to both the new hospital building and the multi-storey car park site would be provided by utilising existing and established access and egress points. Vehicle access for the new hospital building would be taken from the hospital's existing internal access road, as is currently the case for the existing surface car park. The multi-storey car park would utilise access points from Sarn Lane, similarly, as is currently the case for the existing surface car parking in this location.

6.7.3 Design details for the access points would be provided at reserved matters stage, however, the indicative layouts presented establish the positions to be used to provide suitable access and egress.

6.7.4 The serving requirements for the new hospital building has been carefully considered within the design. A designated deliveries bay would be provided to the north of the building, alongside suitable road infrastructure to provide turning and manoeuvring space for vehicles.

6.7.5 The new hospital unit would result in a net increase in capacity of 12 patient beds, compared against the existing Ablett Unit. This relatively modest increase, and the associated limited additional trip generation associated to this net increase would not materially impact the local highway network.

Parking

6.7.6 The proposals would result in the loss of 350 existing car parking spaces at the surface car park in the south west corner of the hospital site. The new multi-storey car park in the north eastern corner of the site would provide circa 404 spaces through its first and second floor parking levels, with a limited number of parking spaces at ground floor level lost to accommodate the structure. Additionally, approximately a further 12 parking spaces are identified to be included adjacent to the new hospital building.

- 6.7.7 Exact parking numbers would be confirmed at reserved matters stage, however, the information presented with the application establishes that a net increase in provision is intended to be provided.
- 6.7.8 The 'Parking Requirements In New Developments' SPG identifies that for hospital developments. Parking provision of 2.5 spaces per hospital bed should be provided, alongside sufficient provision for all essential vehicles associated to a development. This standard is noted as appropriate for 'acute' and 'neighbourhood district hospitals', with a lower level of provision potentially acceptable for other types of hospitals.
- 6.7.9 With the new hospital facility resulting in a net increase of 12 patient beds, this would correspond to an increased parking capacity of 30 parking spaces, which the proposals would meet.
- 6.7.10 At present, multiple car parks are dispersed across the hospital site which does not provide a clear parking strategy for visitors upon arrival. The introduction of enhanced parking through a multi-storey facility in the north eastern corner of the hospital campus will provide parking in a more logical and easily accessible location. This in turn will allow for more efficient parking and an easier experience for users, simplifying and improving vehicle movements within the hospital.
- 6.7.11 The small number of adjacent parking spaces which would be provided alongside the new hospital unit would ensure that the specific requirements of all users of the facility would be met, providing a location to undertake pick-ups and drop-offs, and well as providing necessary accessible parking spaces.
- 6.7.12 The hospital continues to operate a park and ride facility from the former Hotpoint factory site on Royal Welch Road in Bodelwyddan direct to the hospital.
- 6.7.13 Local Plan Policy ASA 1 which relates to the provision of new transport infrastructure, provides support for new infrastructure where there is a need and justification on economic and social grounds, providing there are no unacceptable impacts upon the natural and built environments or safety.

Sustainable Travel

- 6.7.14 The hospital site represents a sustainable and readily accessible location. This is evidently accepted as the case by virtue of the Local Plan strategic allocation site to the east which will provide significant new housing and employment uses within Bodelwyddan.
- 6.7.15 From the hospital a number of local bus services can be accessed which offer routes to many of the principal neighbouring conurbations. The nearest bus stop is located close to the hospital's main entrance. From this location bus service nos. 51 (Denbigh – Rhyl), 13 (Prestatyn – Llandudno) and 45 (Rhyl – Bodelwyddan) can all be accessed.

- 6.7.16 There would be an intention for a number of electric vehicle charging points to be provided within the new car park. Secure cycle parking would also be incorporated within the scheme. The design details for these elements would be provide at reserved matters stage and could be secured via an appropriate planning condition. Although the inclusion of electric vehicle charging points is not a local planning policy requirement, a number of charging points would be included within the scheme to respond to the Sustainable Transport Hierarchy set out within PPW 10 in promoting low emissions travel.
- 6.7.17 In terms of existing provision for access by bicycle, Rhuddlan Road presently offers a shared pedestrian and cycling provision.
- 6.7.18 As part of the 'Active Travel' initiative in Wales to improve opportunities for walking and cycling, Denbighshire County Council have published a series of 'Integrated Network Maps'. The map for Bodelwyddan identifies potential for improved walking and integrated walk/cycle routes within Bodelwyddan, including on Rhuddlan Road heading north out of the village past the hospital campus. Implementation of the Council's identified Active Travel improvements would in the future help to support increased levels of sustainable travel to and from the hospital campus.
- 6.7.19 The new hospital building would be designed to be accessible to all groups of people, providing level access and mobility for all users.

Summary

- 6.7.20 Careful consideration has been provided to transport and parking considerations. The scheme will continue to utilise safe, established access points. Parking provision will be enhanced, with a net increase in provision, and will be more appropriately located to serve the hospital as a whole. The specific travel and servicing requirements of the new hospital building have been carefully considered.
- 6.7.21 The proposals will not have a detrimental impact on the surrounding highway network and have been designed to provide compliance with the requirements of PPW 10, TAN 18, Local Plan Policies RD1 (tests (vii) and (viii)), ASA 1 and ASA 3 and the adopted Parking Standards in New Developments SPG.

6.8 Flood Risk

- 6.8.1 The Planning Application is supported by a Drainage Statement which outlines how surface water and foul drainage can effectively be provided to serve the proposed development.
- 6.8.2 Natural Resource Wales' online mapping resource confirms that the site is wholly located within

Flood Zone 1 with regards to river/sea flooding and therefore is identified as at *'little or no risk'* from fluvial or tidal sources of flooding.

- 6.8.3 No part of the site for the proposed new hospital unit is identified as at risk from surface water flooding. Part of the site for the multi-storey car park is identified as being at risk from surface water flooding, however, the car park use does not represent a vulnerable land use. An appropriate detailed drainage strategy will be provided at reserved matters stage which will address surface water drainage for the site.
- 6.8.4 The existing site areas are predominantly hard surfaced with soft landscape verges. The proposed development will not significantly increase the cumulative area of impermeable surface across the site and will continue to provide supporting soft landscape, which will assist to slow surface water run-off.
- 6.8.5 A separate SuDS application is to be made to the local SuDS approval body, alongside the planning process.
- 6.8.6 In accordance with the guidance set out within TAN 15, the drainage hierarchy will be followed in the progression of a detailed drainage design for the site, which will demonstrate that the development proposals will not increase flood risk either on the site or elsewhere.

6.9 Sustainability

- 6.9.1 The energy efficiency performance of the new hospital building is being given due consideration in the design process in accordance with the Council's relevant guidance and the separate requirements by Welsh Government for public buildings.
- 6.9.2 The new hospital unit is to target a BREEAM assessment rating of 'Excellent', assessed against the BREEAM 2018 New Construction methodology. This would include achieving the mandatory credits to achieve an 'Excellent' rating for category ENE1 *'Reduction of CO2 Emissions'*, in accordance with requirements set by the Welsh Assembly. Where feasible, measures are to be explored to seek to maximise the sustainability of the building. Further details of the buildings' sustainability measures and targets are detailed within the supporting BREEAM Planning Report provided.

6.10 Welsh Language and Culture

- 6.10.1 Section 31 of the Planning Wales Act (2015) and subsequent amendments to Section 70 of the Town and Country Planning Act 1990, requires applicants to have regard to the Welsh Language, so far as it is material to any planning application. This requirement is also supplemented by guidance contained within TAN 20 (Planning and the Welsh Language). As identified within

Section 5 of this Statement. Guidance within TAN 20 also refers to proposals achieving;

'a society that promotes and protects culture, heritage and the Welsh Language and which encourages people to participate in the arts, sports and recreation.'

- 6.10.2 Consideration has been provided to the Welsh language and culture in the process of bringing forward the proposals. The application is supported by a Community and Linguistic Impact Assessment (CLIA), which assess the likely impact of the proposed development on the local community and Welsh language and provides recommendations which can be taken forward. The CLIA concludes that the proposed development is anticipated to have an overall beneficial effect on Welsh language.
- 6.10.3 Principally, the proposals are for improved hospital facilities, which will provide critically important health care to support the local community. The Health Board consider an important part of their role within the community is to provide inclusive services which are available and accessible to all. This involves its obligations to supporting the Welsh language and the needs of Welsh language speakers. These themes would be pursued in the operations of the new Ablett Unit.
- 6.10.4 Following an comprehensive assessment of the impact of the proposals upon Welsh language, it is considered that the proposals will wholly comply with the requirements of PPW 10, the guidance contained within TAN 20 and Policy RD 5 of the Local Plan in this regard, with the proposals actively contributing towards supporting the Welsh language.

6.11 Community Benefits

- 6.11.1 The proposals principally seek to provide a new and improved health care facilities to serve the needs of the Denbighshire community as well as further afield. Proposals for new community facilities, such as those being proposed under this application, are explicitly supported by Policy BSC 12 of the Local Plan.
- 6.11.2 With specific regard the proposed hospital unit, the new facility would;
- Provide a significantly improved facility which would address long standing issues at the existing Ablett Unit;
 - Provide more acute mental health beds to help meet current and future demand;
 - Provide a modern environment, based on the latest evidence, giving greater flexibility to respond to future needs; and
 - Allow for new models of care to be introduced to better meet the needs of patients.
- 6.11.3 The new building would address know shortcoming of the existing Ablett Unit and in-doing so

secure the future of mental health care at the Glan Clwyd Hospital site. The delivery of a new facility will also allow for more people from Denbighshire and Conwy to receive care closer to home.

- 6.11.4 As well as the benefits to patient care, associated positives for hospital staff and the wider workforce would be possible. Firstly, a number of new jobs for key workers would be created, commensurate with the increased bed capacity. A more attractive workplace for staff would be created, which alongside enabling staff to improve the levels of care provided, will support staff retention. As shown by the population profile of the Bodelwyddan Ward included within the supporting Community and Linguistic Impact Assessment, 26.4% of the ward's population are employed within the human health and social work activities industries.¹ Evidently this employment sector is significantly important locally.
- 6.11.5 During the construction process, the delivery of the scheme will create important employment opportunities, as well as within the supply chain, providing new opportunities for the local population.
- 6.11.6 In summary, the community benefits of the scheme are far reaching and appropriate weight should be provided in the decision making process to the potential community and health benefits which would be achieved.

6.12 Summary

- 6.12.1 Having regard to the above, the technical reports submitted in support of this application conclude the development is acceptable subject to suitable mitigation where appropriate and as outlined in the various reports. The proposals meet the requirements of national and local planning policies as outline in Section 5 of this Statement.

¹ Source: ONS 2011 Census Data, Industry KS605EW

7 Conclusions

- 7.1.1 This Planning Statement has been prepared on behalf of Betsi Cadwaladr University Health Board (the applicant), and BAM Construction (the appointed contractor) in support of an outline planning application (with all matters reserved) for the development of a new mental health hospital unit to replace the existing Ablett Unit and a new multi-storey car park at the Glan Clwyd Hospital.
- 7.1.2 The proposals are submitted in response to the need to provide a replacement mental health facility which can appropriately deliver mental health care to meet the current and future needs of the community. The new unit would provide significantly improved facilities and environments specifically designed to support patient recovery and will address longstanding structural issues for the delivery of mental health care at the hospital.
- 7.1.3 The proposed site for the new hospital unit is designated within the adopted Local Plan to provide community facilities, and therefore the principle of the proposed use is anticipated and supported by the Local Plan.
- 7.1.4 The proposals represent the redevelopment of brownfield sites in a sustainable location which is well served by public transport and located within the defined development boundary of Bodelwyddan
- 7.1.5 The proposals would not result in a significant intensification of use at the site, with the new hospital unit providing a direct replacement for the existing Ablett Unit. The existing Ablett Unit buildings would no longer be used for clinical care, but would be retained to accommodate some existing office and administrative functions of the hospital which are presently accommodate elsewhere within the hospital.
- 7.1.6 The outline design proposals have been carefully considered to appropriately respect existing uses and the residential amenity of neighbouring residents. The proposals are supported by car parking infrastructure improvements, through the delivery of a new multi-story car park.
- 7.1.7 The application submission is supported by a comprehensive suite of technical documents alongside design parameters for the outline proposals which together establish the acceptability of delivering the proposed development at the application site. Design details in respect to scale, layout, appearance, access and landscaping are reserved matters and would be provided for consideration in due course as part of a subsequent reserved matters application.
- 7.1.8 The proposals accord with national planning policy and local planning policies contained within the adopted Local Plan.