

Application Number: DM/2018/01959

Proposal: The proposed works will involve the following:

- 1 - Internal alterations to both floors to accommodate staff relocated from Innovation House.
- 2 - Link access facility from J Block and County Hall
- 3 - Inclusion of a lift
- 4 - Inclusion of external escape stairs
- 5 - Thermal upgrade to walls and ceiling void
- 6 - Replacement of windows and doors

Address: County Hall, The Rhadyr, Llanbadoc, Usk

Applicant: Monmouthshire County Council

Plans: Location Plan - , Block Plan - , Floor Plans - Existing T04 - , Floor Plans - Existing T05 - , Elevations - Existing T07 - , Floor Plans - Proposed T13 - , Floor Plans - Proposed T19 - , Elevations - Proposed T24 - , Other T40 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Bingham
Date Valid: 04.01.2019

This application is presented to Planning Committee as Monmouthshire County Council is the applicant.

1.0 APPLICATION DETAILS

1.1 Monmouthshire County Council is due to move staff into the former Coleg Gwent J Block which is adjacent to County Hall in Usk. To enable ease of movement between the two buildings it is proposed to form a covered link between the south-west elevation of County Hall and the north-eastern elevation of J Block. The distance between the two buildings is approximately 5 metres. There is also a change in floor level between the two buildings with County Hall being higher.

1.2 It is proposed to link the two building via a footbridge at first floor level. This will exit County Hall just below the roof which is flat but due to the difference in floor levels between the two buildings, will connect into a small part of the hipped roof of J block.

2.0 RELEVANT PLANNING HISTORY (if any)

DM/2018/02040	Demolition of M block, green building and selected tree removal, to accommodate extension of existing car park, to provide additional parking spaces of 178. NB row 168-178 formed within existing parking spaces allocation.	Pending Consideration
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3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S8 LDP Enterprise and Economy
S13 LDP Landscape, Green Infrastructure and the Natural Environment S17 LDP
Place Making and Design
S16 LDP Transport

Development Management Policies

DES1 LDP General Design Considerations
NE1 LDP Nature Conservation and Development EP1 LDP
Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultation Replies

Llanbadoc Community Council - No comments received to date.

MCC Biodiversity - More information in relation to bats requested.

4.2 Neighbour Notification

No comments received to date.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 The principle of the change of use of J block to Local Government offices is established through the original consent for the new County Hall (application no. DC/2010/00489 refers).

5.2 Design

5.2.1 The link at first floor level would be between two existing windows with the difference in floor levels being accommodated within J Block. The link will be lightweight in construction utilising a composite wall panel system that will match the powder-coated aluminum of County Hall and the new windows proposed in J block as part of the conversion. It is considered that a modern link more akin to County Hall is a better design solution than attempting to replicate features of the older J Block and the proposed link is therefore considered to be acceptable under Policy DES1 (general design considerations) of the Local Development Plan.

5.3 Highway Safety

5.3.1 There will be no changes to access or parking as a result of the link. However, it is worth noting that there is a concurrent application for an extension to the existing car park to accommodate the increase in staff numbers.

5.4 Residential Amenity

5.4.1 There are no neighbouring residential properties within view of the application site that could be affected by the development.

5.5 Ecology

5.5.1 Bats are known to use the buildings, trees and the river corridor around the Coleg Gwent site. Therefore, any works to the roof would require the input of an ecologist who could advise on the best form of mitigation and timing for the proposed works. More information in relation to bats has been requested at the time of writing this report and will be reported as late correspondence.

5.6 Well-Being of Future Generations (Wales) Act 2015

5.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.1 RECOMMENDATION: APPROVE

Conditions:

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

Informatives:

May be included, depending on the comments of the Council's Ecologist.

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).