

Our Ref: B025749

Development Management
Monmouthshire County Council
County Hall
Rhadyr
Usk
NG15 1PA

16 February 2021

SUBMITTED ONLINE VIA THE PLANNING PORTAL (PORTAL REF. PP-09459376)

Dear Sir

**LLANARTH COURT HOSPITAL, RAGLAN
PLANNING APPLICATION FOR CONSTRUCTION OF REPLACEMENT BUILDING (TOTAL FLOORSPACE 2,032SQM) AT LLANARTH COURT HOSPITAL (ON THE SITE OF THE FORMER TROWEN BUILDING) TO ACCOMMODATE 2X12-BED MEDIUM-SECURITY WARDS (TOTAL 24-BEDS) INCLUDING ACCOMPANYING DAY/RECREATIONAL SPACE, OPERATIONAL ACCOMMODATION AND STAFF FACILITIES; CONSTRUCTION OF ENCLOSED SECURE GARDEN AREAS AND ASSOCIATED EXTERNAL FENCING; AND ALL ASSOCIATED ANCILLARY WORKS**

On behalf of the Applicant, Priory Group Limited, please find enclosed an application for full planning permission for the following development:

“Construction of replacement building (total floorspace 2,032sqm) at Llanarth Court Hospital (on the site of the former Treowen Building) to accommodate 2x12-bed medium-security wards (total 24-beds) including accompanying day/recreational space, operational accommodation and staff facilities; construction of enclosed secure garden areas and associated external fencing; and all associated ancillary works”.

The application is submitted further to the grant of Conservation Area Consent by Monmouthshire County Council on 6th August 2020 (application ref. DM/2020/00754) for the demolition of the Treowen Building (in order to secure the site following fire damage sustained in April 2020). The Applicant proposes to replace the much-needed bed space at the Treowen Building with a modern, high-quality hospital building accommodating two 12-bed wards (resulting in an increase in capacity of 5 beds), and incorporating secure outdoor space and associated external fencing. The proposals require an increase in floorspace of 605sqm to accommodate a hospital building which is capable of meeting current/up-to-date operational requirements and standards.

Application Submission

Please find the following application documents enclosed:

- Completed Application Forms & Certificates
- Application Drawings (10architect):
 - Original Floor Plan (Drawing Ref. PLHT-10A-V0-ZZ-DR-A-0004)
 - Location Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0001)
 - Existing Site Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0002)
 - Proposed Site Plan (Drawing Ref. PLHT-10A-V1-00-DR-A-0003)
 - Existing Site Sections (Drawing Ref. PLHT-10A-V1-00-DR-A-0005)
 - Proposed Site Sections (Drawing Ref. PLHT-10A-V1-00-DR-A-2220)

- 3D Views (Drawing Ref. PLHT-10A-V1-00-DR-A-2250)
- Elevations (Drawing Ref. PLHT-10A-V1-00-DR-A-2240)
- Elevations – Courtyards (Drawing Ref. PLHT-10A-V1-00-DR-A-2241)
- Proposed Ground Floor (Drawing Ref. PLHT-10A-V3-01-DR-A-2200)
- Proposed First Floor (Drawing Ref. PLHT-10A-V3-01-DR-A-2201)
- Proposed Layout & Schedule of Accommodation (Drawing Ref. PLHT-10A-V3-22-DR-A-0701)
- Design and Access Statement (10architect)
- Planning Statement (Tetra Tech)
- Heritage Impact Statement (Tetra Tech)
- Transport Statement (Tetra Tech)
- Flood Consequences Assessment (Tetra Tech)
- Preliminary Ecological Appraisal (Tetra Tech)
- Drainage Strategy (MDA)
- Pre-Application Consultation Report (Tetra Tech)

Summary

We look forward to receiving confirmation that the application is valid, and should you have any queries regarding the application please contact us.

Yours faithfully

Mr Rob Mitchell
Associate
Tetra Tech Environment Planning Transport Limited.