

**1005 - One Hatfield, Plot 6000, Hatfield Business Park, Hatfield,  
Hertfordshire, AL10 9UA.**

**Statement to accompany the planning application for the erection  
of a modular medical equipment store building on behalf of**

**The One Healthcare Group Ltd.**

**1.00. General:**

Planning permission was granted on the 5<sup>th</sup> November 2015 for the construction of a private healthcare facility at the above address as Welwyn Hatfield Borough Council reference S6/2015/1061/MA. This was detailed as a two phase construction and phase 1 is currently under construction, this application seeks to extend the medical storage accommodation as an interim measure before the phase 2 extension would be developed.

**2.00. Description of the proposal:**

The proposed building is of modular construction and will be manufactured off-site for delivery and erection onto prepared foundations. Full details of the building, which will have white coloured wall panels and grey roof trim similar to the main hospital building, are included with the submitted documents.

The building is to be located on an area of the site retained for the phase two hospital extension and as such it does not affect the approved site access, parking, service vehicle delivery bays or landscape details. Additionally there is no requirement for plant or equipment to service the proposed building which will be linked to the main hospital building.

**3.00. Reasons for the application:**

The building will provide additional storage for sterile instrument and medical goods equipment, since the original approval the future medical facility operator has confirmed the range of treatments they will offer some of which will require more storage space; however at this stage they do not want to commit to permanent construction methods or the full area of the phase 2 extension approved for this location.

Future advances in healthcare surgical treatment procedures are likely to require buildings to be adaptable for future change and expansion and the phase 2 extension would therefore be completed as and when the need demands, at such time the modular building requested in this application would be removed. It is not possible at this stage to apply a timescale to this scenario and so the modular building concept is considered to be the most appropriate.

**4.00 Access:**

Access into the modular building is via a service entry door from a level trolley access paved approach linking the delivery area.

**5.00 Other issues:**

All other aspects of the site development, building use and impact on the locality remain as the details submitted for the original planning approval and later conditions approvals and no further documentation is included at this stage.

**Manning Elliott Partnership Ref 1005-ModSto-STMNT-A.**

**20<sup>th</sup> April 2017**