

# Amendments to permitted development rights

## Details

### Q1. Details

**Name**

██████████

**Organisation**

NHS - Specialist Estates  
Services

**Preferred contact details (Email address, phone number or address)**

██

### Q2. Type (please select one from the following)

Government Agency / Other Public Sector

Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

Keep my response anonymous

## Questions

Q4. Q1. Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?

Other

**Comments:**

No comment

Q5. Q2. Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place since April? If yes, please specify.

Other

**Comments:**

No comment

Q6. Q3. Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.

Other

**Comments:**

No comment

Q7. Q4. Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?

Other

**Comments:**  
No comment

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

Other

**Comments:**  
No comment

Q9. Q6. Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**  
No comment

Q10. Q7. Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**  
No comment

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

n/a

Q12. Q9. Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.

Other

**Comments:**  
No comment

Q13. Q10. Do you have any comments regarding Part 3A?

Yes

**Comments:**

The Part 3A rights that were introduced were enormously helpful to NHS Wales' response to the pandemic. They enabled a rapid response in relation to the establishment of field hospitals at the outset of the pandemic, the subsequent creation of testing centres and the later establishment of local and mass vaccination centres to enable the rollout of the first, second and booster vaccination programme. Without the introduction of the Part 3A rights these developments would have been delayed by several months. I fully support the proposed retention of these Part 3A provisions.

Q14. Q11. Do you have any comments regarding Part 12A?

Yes

**Comments:**

As many of the aforementioned developments were undertaken in conjunction with Local Authority partners, the Part 12A rights that were introduced were enormously helpful to NHS Wales' response to the pandemic. They enabled a rapid response in relation to the establishment of field hospitals at the outset of the pandemic, the subsequent creation of testing centres and the later establishment of local and mass vaccination centres to enable the rollout of the first, second and booster vaccination programme. Without the introduction of the Part 12A rights these developments would have been delayed by several months. I fully support the proposed retention of these Part 12A provisions.

Q15. Q12. Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.

Other

**Comments:**

No comment

Q16. Q13. Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

Other

**Comments:**

No comment

Q17. Q14. Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.

Other

**Comments:**

No comment

Q18. Q15. Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

Other

**Comments:**

No comment

Q19. Q16. Do you agree with the proposals for amending Article 4 directions?

Other

**Comments:**  
No comment

Q20. Q17. We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

No comment

Q21. 18. We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.

n/a

## Submit your response

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

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