

Planning Regulations and Technical Standards to assess Development Applications for Private Health Services Guidance

Additional Guidance – Planning Regulations and Technical Standards to assess Development Applications for Private Health Services

Services	Service Pattern	Capacity	Required Pin Area	Setbacks	Height	Building Coverage	Car Parking Lot				Comments
							Patients Waiting Areas / places	Worker Waiting Areas/ places	Support Waiting Areas/ places	Standards	
Hospitals	General Hospital / Secondary Hospital	150 beds	25,000 m ²	12m Front setback 6m side setback 10m rear setback	G+4	40%	1.3 bed	1.8 bed	1/10 beds	<p>It is recommended that parking spaces be provided in cellar 1 and, or 2 or in a multi-story building.</p> <ul style="list-style-type: none"> The site is surrounded by 3 streets; one of them is a main street not less than 64 m wide and equipped with a service street. Provision of a special emergency entrance Provision of a separate entrance for workers and another one for a parking lot If the total parking spaces are available underground or in a multi-storey building, the total area of the required PIN area can be reviewed by studying the different cases Setbacks of PINs within areas with homogeneous uses (areas of concentration of public community services and urban centers) If a PIN is requested outside the above mentioned areas, each case will be reviewed separately and the setbacks will be determined. 	
		300 beds	40,000 m ²	12m Front setback 6m side setback 10m rear setback	G+5	40%	1.3 bed	1.8 bed	1/10 beds		
		600 beds	75,000 m ²	12m Front setback 6m side setback 10m rear setback	G+6	40%	1.3 bed	1.8 bed	1/10 beds		

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Primary Health Care	Primary Health Care Center (A)	15 examination rooms	8,000 m ²	12m Front 6m side 10m rear	G+1	40%	5 places / 100 m ² GFA	Up to 50% of the total number of underground parking spaces can be provided*	<ul style="list-style-type: none"> The site is surrounded by two streets, one of them is a main street not less than 40 m wide and equipped with a service street Provision of a special emergency entrance Health centers can be provided in a multi-use building (each case is examined separately)
	Primary Health Care Center (B)	30 examination rooms	17,000 m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	5 places / 100 m ² GFA		
	Primary Health Care Center (C) and Physical Care Center	45 examination rooms	25,000 m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	5 places / 100 m ² GFA		
Specialty Centers	Diagnosis center	30 examination and diagnosis rooms	12,000 m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	4.5 places / 100 m ² GFA	Up to 50% of the total number of underground parking spaces can be provided*	<ul style="list-style-type: none"> The site is surrounded by two streets, one of them is a main street not less than 40 m wide and equipped with a service street Provision of a special emergency entrance Health centers can be provided in a multi-use building (each case is examined separately)
	Diagnosis and Treatment centers	30 examination, diagnosis, treatment rooms	18,000m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	4.5 places / 100 m ² GFA		

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Medical Care of a Special Nature	Long-term health care	Capacity of 60 beds	20000m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
	Mental Health Care	Capacity of 60 beds	25000m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
	Rehabilitation health care	Capacity of 60-100 beds	35000m ²	12m Front setback 6m side setback 10m rear setback	G+2	40%	1.3 bed	1.8 bed	1/10 beds		
Medical Clinic		Four Examination and diagnosis rooms	1000m ²	12m Front setback 4m side setback 10m rear setback	G	50%	5 places / 100m ²				

