

DELEGATED REPORT

Application No:	P/26/0102
Site Address:	Travel Inn Duffryn Road Pentrebach Merthyr Tydfil CF48 4BB
Development:	Non-material amendment to landscaping proposal relating to planning permission P/24/0133.
Case Officer:	David Cross
Application Expiry Date:	6th July 2026

APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.73 hectares, which includes the Premier Inn hotel and the associated parking and landscaped areas which surround the property. Adjoining the site to the north is Pentrebach House (a Grade II listed building), which is used as a restaurant and utilises the same parking, access and landscaped areas as the hotel. It is acknowledged that some of the trees within the landscaped areas are also protected by Tree Preservation Orders. To the west of the site is the main highway which forms part of the link between the A4060 trunk road and the A470 trunk road. To the south-east and east of the site are adjoining residential properties that form part of Greenfield Court and to the north-east is Greenfield gardens.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/24/0133 relating to a proposed extension to the hotel, together with associated works to the carpark and landscaping.

Following the initial approval of the extension, further investigations have been undertaken on site and the alignment of a nearby culvert has been established along the south-western boundary of the site. Consequently, the proposed landscaping scheme, which involved the planting of trees in the location of the culvert, would impinge and interfere with the integrity of the culvert.

Accordingly, the proposed landscaping scheme has been amended to reduce the number of trees within the vicinity of the culvert to minimise any impact. Instead, it is proposed to introduce native hedge planting with associated root barrier protection. The hedge would comprise, 7 No. Acer Campestre, 7 No. Cornus Sanguinea, 13 No. Corylus Avallana, 61

No. Crataegus Monogyna, 7 No. Euonymus Europaeus and 31 No. Prunus Spinosa. Additionally, along the rear south-western elevation of the hotel a planted boarder would be introduced incorporating native shrubs. To the south of the extension initially 5 trees were proposed. The amended proposal illustrates 4 trees and additional grassland types to include flowering meadow lawn and meadow mix for wetlands, along with additional planted boarders to support native shrubs.

It has been noted that a tree situated opposite the rear elevation of No. 2 Greenfield Gardens has been removed due to signs of decline, although no supporting information has been provided to demonstrate the health of the tree. This would be replaced with an Acer Campestre tree.

Due to changes in the paths, as part of the SAB approval, amendments have been made to the ground floor window type on the south elevation of the extension to meet building regulation requirements.

It has been highlighted by the applicant, that there have been no changes made to the site access, number of guest bedrooms or the parking provision.

PLANNING HISTORY

The following are relevant to the considerations of this application:

- P/24/0133 - Extension to existing hotel to provide additional bedrooms, together with alterations to the car park and associated works.
Permission GRANTED on 03.12.2025
- P/14/0216 - Proposed two storey extension to hotel to accommodate 22 additional bedrooms with associated works to existing car park and landscaping.
Permission GRANTED on 04.02.2025
- P/96/0506 - Construction of 40 bed Travel Inn budget hotel with car parking and alterations to existing access.
Permission GRANTED on 30.04.1997

CONSULTATION

Council Ecologist – No objections

PUBLICITY

No publicity exercise was required to be undertaken.

POLICY CONTEXT

National planning policy

Future Wales - The National Plan 20240

Planning Policy Wales, Edition 12, February 2024

Local planning policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

The relevant LDP Policies are:

- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy CW1: Historic Environment
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW2: Internationally and Nationally Protected Sites and Species
- Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- Policy EnW4: Environmental Protection
- Policy EcW7: Tourism, Leisure and Recreation Development

The following supplementary planning guidance (SPG) is applicable:

- Guidance Note 4: Sustainable Design (July 2013)
- Guidance Note 5: Nature and Development (May 2015)

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014):

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

PLANNING CONSIDERATIONS

The key consideration in this case is whether the proposed amendments to the landscaping proposal and elevations of the approved extension are non-material.

The revised landscaping scheme has been amended to take into account the SAB requirements and avoid damage to an existing culvert as a result of the planting of trees previously approved. The provision of a hedgerow enables a degree of compensation to be provided for the loss of trees. Elsewhere across the site additional planting has been provided to help deliver a net benefit to biodiversity. It is noted that the loss of trees previously agreed were not all as a result of the proposed extension but instead identified as part of a wider review of the tree conditions and incorporated as part of the development. Overall, the amendment to the landscaping scheme is acceptable.

It is acknowledged that there would be minor change to ground floor window on the southern elevation of the proposed extension, which is to reduce its size slightly by raising the window sill to meeting building regulation requirements. This has a negligible impact on the overall appearance of the building and does not give rise to any loss of privacy concerns.

The amendments to the development appropriately reflect the identified changes in circumstances to the site constraints and provides suitable mitigation and compensation to deliver net benefits to biodiversity. As such the scale of change to the proposal does not greatly change the impact of the development or give rise to different impacts on the surrounding area. The changes would not be detrimental to the visual amenity or character of the area. The changes would not result in a different impact on third parties, nor have any been disadvantaged by the changes. The proposed changes would continue to be compliant with the relevant national and local planning policies.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the original permission which would prevent this non-material amendment.
2. There have not been any other amendments to the originally approved development.
3. There are no publicity concerns raised previously that may be prejudiced by the changes.

CONCLUSION

In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

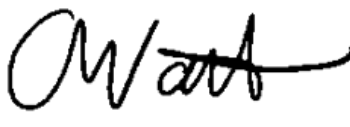
RECOMMENDATION: BE APPROVED

INFORMATIVES

1. It should be noted that the following amended plans and documents, approved under this application, shall be read in conjunction with planning permission P/24/0133:

Dwg No. 1266-SW-01 Rev J - Detailed landscaping Proposals 1 of 2
Dwg No. 1266-SW-02 Rev K - Detailed landscaping Proposals 2 of 2
Dwg No. 6153-PL 210 Rev F - Proposed Elevations
Dwg No. 6153-PL 011 Rev K - Proposed Site Plan
Ecological Mitigation, Enhancement and Management Plan Issue 8

RECOMMENDATION ENDORSED

p.p 

Director of Neighbourhood Services

DATE: 5th August 2026