

Internal ref: ROL01390/WW/JK

2nd September 2025

Alex Veitch

Walsingham Planning
Brandon House
King St
Knutsford
WA16 6DX

Dear Alex,

RE: PREMIER INN, PENTREBACH, MERTHYR TYDFIL, CF48 8BB – DAYLIGHT & SUNLIGHT

Anstey Horne have been instructed to provide an addendum letter for the proposed extension to Premier Inn Merthyr Tydfil due to minor changes made to the proposed scheme since issuing our full daylight and sunlight report, dated 24th June 2025. At the time of writing this letter, the proposed extension involves a southward two-storey extension to create new hotel accommodation.

The only change to the external massing of the above when compared to the proposed development as detailed in our June 2025 report, is the location of the plant room and AC compound. Whilst this was previously located on the south-east elevation facing onto Greenfield Court, it has now been moved to the north-west elevation away from the residential properties that have windows facing onto the proposed extension.

The daylight and sunlight analysis undertaken to date has demonstrated that the neighbouring residential property closest to the proposed extension, No. 3 Greenfield Court, fully adheres to the BRE Guidelines with the proposed extension in place. Accordingly, the change in the plant location, located further away from No. 3 Greenfield Court, will not materially alter the conclusions within our report dated 24th June 2025 and BRE compliance will continue to be achieved. If anything, the daylight and sunlight position would likely improve compared to the reported position.

On the basis of the above, we do not consider that any further technical work needs to be undertaken in respect of daylight and sunlight. We trust that you find this statement satisfactory for your purposes.

Yours sincerely,



Anstey Horne

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