

Cross, David

From: Davies, Liam (Highways)
Sent: 30 May 2025 12:19
To: Cross, David
Subject: RE: P/24/0133 - Premier Inn Merthyr Tydfil - Extension Proposal [NOT PROTECTIVELY MARKED]
Attachments: 6153-PL-011-PROPOSED SITE PLAN-E.pdf; 6153-PL-003-PROPOSED CONTEXT PLAN-B.pdf; 2025-05-21 - PI Merthyr Tydfil - TP - 7920.pdf; 2025-05-21 - PI Merthyr Tydfil - PMP - 7921.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi David,

After reviewing the submitted information (attached), I am now satisfied that we have overcome the issues that we as a highway authority set out. Therefore I have a couple of conditions to add to the response as below:

- 1) No development shall take place, including any works of site clearance, until a **Construction Traffic Management Plan** has been submitted and approved in writing by the Local Planning Authority to provide for;
 - the means of access into the site for all construction traffic,
 - the parking of vehicles of site operatives and visitors,
 - the management of vehicular and pedestrian traffic,
 - loading and unloading of plant and materials,
 - storage of plant and materials used in constructing the development,
 - wheel cleansing facilities,
 - the sheeting of lorries leaving the site.

The approved CTMP shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of the safety and free flow of traffic.

- 2) Parking facilities shall be laid out in accordance with the submitted layout plan, **6153-PL-003-PROPOSED CONTEXT PLAN-B** The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation. The parking shall not thereafter be used for any purpose other than the parking of vehicles

REASON: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety.

- 3) Cycle parking facilities shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation. The cycle parking shall not thereafter be used for any purpose other than the parking of cycles

REASON: In the interests of highway safety, to promote sustainable modes of transport.

Kind regards,

Liam

From: Alex Veitch <Alex.Veitch@walsingplan.co.uk>

Sent: 28 May 2025 11:25

To: Cross, David <David.Cross@merthyr.gov.uk>; Davies, Liam (Highways) <Liam.Davies@merthyr.gov.uk>; Hobbs, Jacquie <Jacquie.Hobbs@merthyr.gov.uk>

Subject: RE: P/24/0133 - Premier Inn Merthyr Tydfil - Extension Proposal [NOT PROTECTIVELY MARKED]

Importance: High



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Good morning,

Following on from the below, please find attached the following:

- Parking Management Plan
- Travel Plan
- Proposed Context Plan
- Proposed Site Plan

The Site Plans now show an additional 6 parking spaces, also please note that 4 of the UA spaces have been 'converted' into standard parking spaces, increasing the total number of spaces on-site to 97, but with 10 'additional' standard parking spaces.

Previously, the plans had shown 14 UA spaces, which equated to approximately 15% of the parking on site (14/91) – a disproportionately high figure when compared to the 5-10% we typically see for hotel use. Welsh Parking Standards (2008) state "*appropriate provision must be provided for use by disabled people*", and it is considered that the proposed 10 UA spaces (approx. 10% of the share) would be sufficient to serve the site.

Our Transport Consultants have carried out vehicle tracking based on the attached plans and have confirmed that all spaces, including additional spaces, can be accessed and egressed.

@Cross, David – Hopefully this covers off points 1 and 3 in the forwarded email below, please could provide a response on the second point below as requested. A considered effort to move this forward would be appreciated as we agreed to do work towards overcoming parking/highways concerns in advance of looking into the design of the extension – I hope we can now see some progress.

If you require anything further please let me know. I look forward to hearing from you.

Kind regards,

Alex Veitch MRTPI

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