

Our Ref: AV/B0144/24

11 May 2026

Development Management Team
Merthyr Tydfil County Borough Council
Town Planning Division
Unit 5
Pentrebach
CF48 4TQ

Via Planning Portal

Dear Sir/Madam,

Merthyr Tydfil Premier Inn, Duffryn Road, Pentrebach, Merthyr Tydfil CF48 4BB
Planning Portal Reference: PP-14843398

We are instructed by Premier Inn Hotels Ltd to submit a non-material amendment application in relation to planning permission P/24/0133 at the Merthyr Tydfil Premier Inn. Planning permission P/24/0133 was granted on 3 December 2025 for:

“Extension to existing hotel to provide additional bedrooms, together with alterations to the car park and associated works (Full).”

Drainage engineers through the SAB process had identified potential issues with the impact of proposed tree planting on the culvert that crosses the site. It is understood that the culvert is close to the surface and that tree planting in that area should be minimised. The Case Officer who dealt with the original planning permission recommended via email in March 2026 that an NMA was likely to be effective in amending the approved landscaping scheme; stating that a reduction in replacement trees and some hedge planting instead to supplement could be acceptable. Prior to issuing their approval on 26 March 2026, SAB requested that no trees were planted in close proximity to the culvert, however a native hedge (with root barrier) was a viable option. A revised landscape scheme has therefore been submitted in support of this NMA application.

It has come to our attention that the tree identified as T09 on the arboricultural survey and reports has recently been removed by the Contractor. The tree was identified by Contractors as showing signs of decline but we are unable to provide evidence to that effect. The neighbour at 2 Greenfield Court had at the outset of the original planning application specifically requested that tree T09 was removed as part of the proposed works, citing that it was a ‘significant nuisance’ due to blocking light into the properties rear garden. As part of this NMA application we welcome the LPA’s views on how they would expect the applicant to mitigate its removal.



As a result of path changes to receive SAB approval, there has been an update to the ground floor window type on the south elevation of the hotel extension to achieve Building Regs compliance. This is shown on the revised proposed elevations drawing (Rev F).

This NMA application also seeks the inclusion of a bin store. A detailed drawing is provided and its location shown on an updated Sit Plan (Rev I).

The changes do not impact upon the site's access, guest bedroom numbers, or parking numbers.

I trust the information supplied is sufficient to enable the application to be registered and progressed as a non-material amendment. However, if you require any additional information or you have any queries then please do not hesitate to contact me.

Yours faithfully,



Alex Veitch MRTPI

Senior Planner

alex.veitch@walsingplan.co.uk

