

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: C/o Agent c/o Mr Nathan Slater-Trent Premier Inn Hotels Ltd 1 Gas Ferry Road Bristol BS1 6UN

WHEREAS you submitted an application on the 20th May 2024 to develop: Travel Inn Duffryn Road Pentrebach Merthyr Tydfil CF48 4BB short particulars of the application being as follows:-

Name of the Applicant

C/o Agent
Premier Inn Hotels Ltd
Whitbread Court
Houghton Hall Business Park
Porz Avenue

Description of Proposed Development

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

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 03rd December 2025

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Proposed Site Plan, Dwg No. 6153-PL 011 Rev H
Proposed Context Plan, Dwg No. 6153-PL 003 Rev E
Proposed Elevations, Dwg No. 6153-PL 210 Rev E
Proposed Floor Plans, Dwg No. 6153-PL 110 Rev C
Proposed Roof Plan, Dwg No. 6153-PL 111 Rev B
Proposed Boundary Section, Dwg No. 6153-PL 310
Proposed Cycle parking, Dwg No. 6153-PL 600
Parking Management Plan, Ref 2024/7920/TN03
Travel Plan, Ref 2024/7920/TP01
Details Landscaping Proposal 1 of 2, Dwg No. 1266-SW-01 Rev C
Details Landscaping Proposal 2 of 2, Dwg No. 1266-SW-02 Rev C
Arboricultural Survey, Dated 23 July 2025
Tree Protection Plan, Dwg No. Arbtech TTP 01 Rev D
Arboricultural Impact Assessment, Dwg No. Arbtech AIA 01 Rev D
Arboricultural Method Statement, dated 22 October 2025
Preliminary Ecological Appraisal, received 24.10.2025
Ecological Mitigation, Enhancement and Management Plan, Issue 5
Green Infrastructure Statement, Dated August 2025

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 3 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 16:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **No development shall commence**, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding;
- v) wheel washing facilities;

- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason - In the interests of the highway safety and free flow of traffic and to protect the environment and so as to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 **Prior to the extension hereby approved being brought into beneficial use**, the parking layout and cycle storage shall be laid in accordance with the Proposed Context Plan (Dwg No. 6153-PL 011 Rev H) and the Proposed Cycle Parking (Dwg No. 6153-PL 600). The parking and cycle facilities shall remain available for such purposes at all times thereafter.

Reason - To ensure there is adequate parking provision and to encourage the use of cycles in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents, ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 The development shall be carried out in accordance with the Ecological Mitigation, Enhancement and Management Plan, Issue 5 and the ecological enhancements shall be implemented **prior to the extension hereby approved being brought into beneficial occupation** and retained thereafter in perpetuity.

Reason - To protect the natural environment and ensure a biodiversity net benefit in accordance with Planning Policy Wales and Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Prior to the installation of any external lighting**, a detailed lighting scheme shall be submitted to and approved in writing by the local planning authority to protect bat foraging/commuting areas. The details shall include:

- horizontal and vertical illuminance plans demonstrating dark corridors/routes to be maintained, together with dark routes for access to the bat boxes;
- details of the siting and type of external lighting to be used together with the proposed colour temperatures;
- Isolux drawings setting out the light spillage in key sensitive areas;

The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitats in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 **Before any construction and site clearance works commences on site**, a Non-native Invasive Species Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Non-native Invasive Species Strategy shall be fully implemented in accordance with the approved details prior to the commencement of any works.

Reason - To prevent the spread and ensure the eradication of a highly invasive species to accord with Policy EnW4 of the Merthyr Tydfil County Borough Replacement Local Development Plan.

Condition 9 discharged on 04.03.2026 - App No. P/26/0008.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping (Dwg No. 1266-SW 01 Rev C & 1266-SW 02 Rev C) shall be carried out in the first planting and seeding seasons following the occupation of the extension hereby approved or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To compensate for the loss of trees and to ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.