

Our Ref: SM/B0144/24

15 April 2026

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

Via Planning Portal

Dear Sir/Madam,

RE: Merthyr Tydfil Premier Inn, Duffryn Road, Pentrebach, Merthyr Tydfil, CF48 4BB

On behalf of my client, Premier Inn Hotels Ltd, I am submitting an application for the discharge of Condition 8 of planning permission P/24/0133 for an extension to the existing hotel and associated works.

Condition 8 reads as follows:

"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.."

No further bat surveys were considered necessary due to the limited impact of the proposed development on bats. However, bat boxes were provided on the building's south elevation to provide an ecological enhancement. A low impact lighting strategy was also recommended and condition 8 was therefore attached to the planning permission.

Submitted to discharge condition 8 is an external lighting scheme serving the proposed extension. This limits lighting to escape routes and pathways only. Lighting fixtures have been chosen to prevent and limit light spill and positioned so they do not interfere with the bat boxes.



In accordance with the 'Bats and Artificial Lighting at Night' Guidance Note, the lighting proposals keep the number of lights to a minimum to fulfil their function of providing a safe and secure environment for the hotel's staff and guests.

A low impact lighting strategy has been adopted with all lighting fixtures containing shields, directed downwards and/or being at low level to focus the light on the areas required and avoid any material upwards light spill.

I trust this information is sufficient to allow for the discharge of the condition. However, should you require any further information, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in blue ink, reading 'A. Cuthbert', enclosed within a faint, light blue rectangular border.

Anna Cuthbert

Planning Assistant

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