

Our Ref: BR001624

20 May 2024

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

Via email

Dear Sir/Madam,

**Planning Application for;
Proposed extension to existing hotel (C1 use) to provide additional bedrooms, together with alterations to the car park and all associated works.**

Planning Portal Ref: PP-12973888

Walsingham Planning is instructed by Premier Inn Ltd to submit a full planning application for the above development at Premier Inn, Duffryn Road, Pentrebach, Merthyr Tydfil CF48 4BB.

Premier Inn has identified a considerable demand for additional budget hotel accommodation in this location. It is also acting to reconfigure the restaurant proposition to ensure it best fits the needs of customers in select locations. This proposal for additional bedrooms and an adjusted restaurant proposition would meet Premier Inn's operational requirements at the location and go some way in helping to address this bedroom demand.

The proposed development would result in the provision of 16 ensuite bedrooms (a net gain of 13 bedrooms) and the provision of an integrated breakfast room which would serve hotel guests. The proposal would result in a reduction in existing car parking spaces of 23 spaces to accommodate the proposed 2-storey extension. However, sufficient vehicle spaces would remain to serve the extended hotel in collaboration with good public transport links which serve the site.

The following information has been submitted via the Planning Portal (ref PP-12973888):

- Completed application forms
- Cover Letter (Walsingham Planning)
- Planning Statement (Walsingham Planning)



- Heritage Statement (Walsingham Planning)
- Site Location Plan (Walsingham Planning)
- 6153-PL-010 Existing Site Plan (Axiom Architects)
- 6153-PL-100 Existing Floor Plan (Axiom Architects)
- 6153-PL-200 Existing Elevations (Axiom Architects)
- 6153-PL-011 Proposed Site Plan (Axiom Architects)
- 6153-PL-110 Proposed Floor Plan (Axiom Architects)
- 6153-PL-111 Proposed Roof Plan (Axiom Architects)
- 6153-PL-210 A - Proposed Elevations (Axiom Architects)
- Tree Survey (Arbtech)
- Tree Protection Plan (Arbtech)
- Arboricultural Impacts Assessment (Arbtech)
- Arboricultural Method Statement (Arbtech)
- Preliminary Ecological Appraisal (Arbtech)
- Green Infrastructure Statement (Walsingham Planning)
- Flood Consequence Assessment & Drainage Strategy (Simpson TWS)
- Energy Strategy (Thornley & Lumb Partnership Ltd)
- Sustainability Statement (Whitbread Plc)
- CIL Form (Walsingham Planning)

The application fee will be paid via the Planning Portal. The submitted application and suite of plans and documents satisfies the relevant local validation requirements outlined by Merthyr Tydfil County Borough Council.

I trust you have sufficient information to register the accompanying application and I look forward to receiving confirmation of the validation/registration of the application in the near future.

Should you have any queries or require any further information regarding this application, please do not hesitate to contact me.

Yours sincerely,



**Nathan Slater-Trent BSc MSc
Planner**

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