

DELEGATED REPORT

Application No:	P/24/0133
Site Address:	Travel Inn Duffryn Road Pentrebach Merthyr Tydfil CF48 4BB
Development:	Extension to existing hotel to provide additional bedrooms, together with alterations to the car park and associated works
Case Officer:	David Cross
Site Visit:	27th June 2024
Application Expiry Date:	30th July 2024
Consultation reply date expired:	16th October 2025

APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.73 hectares, which includes the Premier Inn hotel and the associated parking and landscaped areas which surround the property. Adjoining the site to the north is Pentrebach House (a Grade II listed building), which is used as a restaurant and utilises the same parking, access and landscaped areas as the hotel. It is acknowledged that some of the trees within the landscaped areas are also protected by Tree Preservation Orders. To the west of the site is the main highway which forms part of the link between the A4060 trunk road and the A470 trunk road. To the south-east and east of the site are adjoining residential properties that form part of Greenfield Court and to the north-east is Greenfield gardens.

PROPOSED DEVELOPMENT

Full planning permission is sought for a two storey extension to the southern part of the Premier Inn hotel, to accommodate 16 bedrooms and would involve the reconfiguration of the internal layout of the hotel to provide a breakfast room for the guests. The inclusion of the breakfast room would result in the loss of 3 existing bedrooms. As such, 13 additional bedrooms would be provided with a total of 75 bedrooms provided across the hotel.

The proposed extension would measure approximately 20.3m long by 12.4m deep and would be 8.7m high with a hipped roof. The footprint of the extension would be positioned at an angle to that of the existing hotel to follow the general boundary of the site. Its design would incorporate features that match the existing building, such as vertical sash style upvc windows, a parapet wall at eaves level, small projections in the elevations with quoin detailing and matching rainwater pipes with hopper heads. The external finishes of the extension would include rendered elevations with stone detailing and an artificial slate roof

to match the existing part of the hotel. Internal access would be provided to the additional bedrooms through the existing hotel and a fire escape would be provided on the southern elevation. A number of windows would be introduced on the western, southern and eastern elevations, of which some of these would effectively be recessed features to present the impression of window openings but would not include any glazing.

The extension would encroach into an area that currently forms part of the car park to the south of the hotel, resulting in the loss of parking spaces. The parking layout in the vicinity of the hotel would be amended with an overall reduction in the number of parking spaces provided for both the hotel and the Pentrebach House from 113 spaces to 97 spaces.

A detailed landscaping proposal has been provided which illustrates a small number of trees would be lost as a result of the extension. Additionally, it has been noted that a small number of trees have been removed along the western boundary adjacent to the hotel due to their poor or unsafe condition. The landscaping scheme illustrates a total of 25 native trees would be planted around the hotel. Additionally, an area of wildflower grassland would be provided to the south of the extension, along with shrub planting in small sections around the hotel and carpark.

PLANNING HISTORY

The following are relevant to the considerations of this application:

P/14/0216 - Proposed two storey extension to hotel to accommodate 22 additional bedrooms with associated works to existing car park and landscaping.

Permission GRANTED on 04.02.2025

P/96/0506 - Construction of 40 bed Travel Inn budget hotel with car parking and alterations to existing access.

Permission GRANTED on 30.04.1997

CONSULTATION

Head of Engineering and Highways - No objection subject to conditions relating to traffic management, parking and cycle facilities.

Planning Ecology Officer - No objection subject to conditions relating to, ecological enhancements, external lighting, invasive species and management.

Planning Policy Officer - No objection.

Environmental Health Manager - No objection subject to conditions relating to construction hours, dust, waste materials and unexpected land contamination.

Natural Resources Wales	-	No objection.
Welsh Water	-	No objection subject to a condition relating to surface water and land drainage.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order 2012, letters were initially sent to neighbouring properties on the 06.06.2024 and site notices were displayed on 27.06.2024. Following amendments to the proposal, a further publicity exercise was undertaken with letters sent to the neighbouring properties on 23.09.2025 and site notices were displayed on 25.09.2025.

As a result of this publicity exercise, two letters of objection were received which raised the following concerns:

- Potential loss of light and privacy resulting from the development on the properties within Greenfield Court.
- Impacts resulting in a loss of light from the existing vegetation along the boundary of the carpark.
- Potential increase in noise and disturbance from additional guests using the hotel.
- Potential loss of views across the valley.

The Ward Councillors have been informed of the concerns raised as a result of the publicity exercise and have not requested that the application be presented to the planning committee. As such is shall continue to be determined under the delegated powers by the Director of Neighbourhood Services.

POLICY CONTEXT

National planning policy

Future Wales - The National Plan 20240

Planning Policy Wales, Edition 12, February 2024

Local planning policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

The relevant LDP Policies are:

- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy CW1: Historic Environment
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW2: Internationally and Nationally Protected Sites and Species
- Policy EnW3: Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- Policy EnW4: Environmental Protection
- Policy EcW7: Tourism, Leisure and Recreation Development

The following supplementary planning guidance (SPG) is applicable:

- Guidance Note 4: Sustainable Design (July 2013)
- Guidance Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

Land use

The application site is located within the settlement boundary and Primary Growth Area where new development is generally encouraged and supported by Policy SW4 of the LDP. As such, the proposed extension to the Premier Inn hotel is deemed to be acceptable in principle subject to its compliance with other relevant policies.

Design

The proposed extension has been designed as a continuation of the building footprint further south across part of the existing carpark. It has been designed to reflect the general style, scale and appearance of the existing hotel. In this respect, the extension would be of the same height as the existing part of the hotel and would incorporate a hipped roof style with a parapet wall along the eaves. Quoins and string course detailing would be introduced to the elevations, along with black rainwater goods and associated hoppers to match existing. The material finishes would comprise rendered elevations with artificial slate roofs to match existing. The fenestration would also be of a similar design as existing incorporating 6 panels on the upper half of the windows.

The siting of the extension has been influenced by the need to maximise its separation away from the adjacent residential properties, which has resulted in its angled alignment with the site boundary. Additionally, recessed window openings have been introduced to retain a sense of the fenestration pattern and add interest to the elevations, whilst minimising any potential overlooking concerns.

The siting of the proposed extension is deemed to be a sufficient distance (approx. 100m) away from Pentrebach House and so would not adversely impact on the setting of the listed building. Additionally, the proposed external finishes and appearance of the extension would be complementary to the character of the hotel and Pentrebach House. Accordingly, it is considered the proposed extension is of an acceptable design and would not have an adverse impact on the character or appearance of the surrounding area. Therefore, it accords with the Policy SW11 of the LDP.

Amenities

The proposed development has the potential to impact on the amenities of neighbouring residential properties, the closest of which would be No. 3 and No. 4 Greenfield Court to the east and south-east respectively. As a result of the publicity exercise the residents of Greenfield Court have expressed concerns in respect of the potential loss of privacy, loss of light and an increase in noise and disturbance.

To assist in the assessment of any impact on the amenities of neighbouring occupiers, a Daylight & Sunlight Report and a Noise Impact Assessment have been submitted in support of the application.

The Daylight & Sunlight Report reviews the proposed siting of the extension in relation to No. 3 Greenfield Court, being the closest property, of which its rear elevation would more or less be orientated towards the extension. The report reviews the amount of natural light currently received within the garden areas and within the building, with reasonable assumptions made about the internal layout. With reference to the submitted plans, the extension would measure approximately 11m away from No. 3 Greenfield Court at its closest point and due to the angle of the extension it would taper to approximately 16m away. It should be noted that the extension only extends approximately a third the way across the rear elevation. The extension is also positioned to the west of the property where it could have some affect in terms of casting shadows in the evening period.

Taking into account the siting of the extension, the separation distance and the orientation of the residential property, the Daylight and Sunlight Report concludes that the extension would not have a significant impact on the amount of light received within the property and within the outdoor amenity areas. It is considered during the majority of the day the south facing garden would be unaffected by the development. Additionally, the extension would not include any windows that align with the rear elevation of no.3 Greenfield Court to avoid any direct overlooking concerns. As such there would be no concerns in regards to the potential loss of privacy.

In respect of No. 4 Greenfield Court, this property would be situated approximately 25m away from the rear elevation of the proposed extension. Taking into account the scale of the development, it is considered that there is sufficient separation distance to avoid any overbearing concerns or loss of light. Similarly, the two windows and fire escape doors located on the rear elevation would not give rise to significant overlooking concerns.

A Noise Impact Assessment has been carried out and submitted in support of the application. It considers the location of the plant equipment associated with the air conditioning units, which would be located on the western side of the building away from any residential property. The report considers these units to have no impact on the noise levels for the residents and would be below the background noise levels.

The proposed alterations to the car park layout resulting in the loss of parking bays in the southern part of the site, adjacent to the residential boundaries would likely have the benefit of reducing any potential noise and disturbance. Elsewhere the existing car park would effectively be retained as existing and would give rise to no greater impact than that which already exists. The proposed extension would not incorporate any alternative points of access into the building with the principal entrance being located at the northern side of the building away from the residential properties. As such, the proposed development would not give rise to any adverse noise and disturbance concerns.

However, it is acknowledged that there is potential for noise and disturbance to occur during the construction phase of the development, which would be temporary in nature. In order to minimise such impacts, a condition can be imposed to restrict the construction hours to appropriate times. It is noted that the Environmental Health Manager has not raised any objection to the development.

Accordingly, for the above reasons the proposal is deemed to comply with Policy SW11 and EnW4 of the LDP.

Landscape and ecology

In order to accommodate the development, it has been highlighted that a small number of trees in the southern part of the site would be impacted by the extension, namely two common Alders, a Silver Birch and a Scots Pine would need to be removed. These were all assessed in the Arboricultural Report to be in good condition Category B trees and are not protected under a Tree Preservation Order.

To the north and west of the existing hotel building, two other trees within the site have already been felled, namely a Monkey Puzzle (T30) and Bird Cherry (T33), both of which were protected by a Tree Preservation Order (No.3). It is noted in the Arboricultural report that the Monkey Puzzle was in poor condition and considered to be dead standing. The Bird Cherry along with an adjacent group of trees (11 ash trees and 1 sapling not covered by TPO) have also been felled due to structural concerns and signs of tree fungus (Ash Die Back) which effected their health. As such, they were removed due to health and safety concerns. Whilst the loss of these trees is not as a result of the development, it is proposed to replace these trees on a 1:1 basis as part of the wider landscaping scheme and green infrastructure considerations.

A detailed landscaping scheme has been submitted, which sets out the planting of 25 trees, comprising 5x Betula Pendula trees to be planted in the southern part of the site adjacent to the extension, 3x Betula Pendula to the north of the hotel and 17x trees along the western boundary to replace part of the woodland lost. The woodland would consist of a mixture of Acer Pseudoplatanus, Crataegus Monogyna, Acer Campestre and Corylus Avellana. In addition to the tree planting, it is noted that areas of native shrub planting would be located around the hotel and within the carpark

A Preliminary Ecological Appraisal (PEA) has been submitted in support of the planning application, which reviews the various habitat environments around the site, including, woodland, scattered trees, shrubs and areas of maintained grassland. The existing hotel building was also assessed for its potential use for bat roosting, of which it was concluded that there was limited opportunity and of low ecological value. The adjacent woodland was identified as having some potential for foraging but the trees were deemed to be of low potential to support roosting.

The PEA notes the loss of the identified trees would have some potential to cause disturbance to birds, which can be minimised through the timing of such works. However, in this instance, the tree felling works has largely been carried out and therefore the impact is now deemed to be minimal.

Overall the proposed development would have a minimal potential impact on protected species and their habitats. The proposed landscaping scheme would assist in mitigating for the loss of trees, with some compensation (additional trees planted) provided for those lost as a result of the development. In addition to this, ecological enhancements have been proposed with the provision of a hedgehog house in the southern part of the site, 2x hibernacula's and 2x insect houses along the western boundary. Additionally, 2x bat boxes and 2x bird boxes would be provided on the southern and eastern elevations of the extension and 3x bat boxes would be attached to the adjacent trees. It is acknowledged that the Council's ecologist has raised no objection to the development subject to a condition to secure the implementation of the ecological enhancements, as well as details of any external lighting and for the removal of invasive species. Accordingly, the proposal accords with Policies EnW1, EnW2 and EnW3 of the LDP.

Highway

There would be no change to the existing means of vehicular access into the site from the main highway to the north. The access into the hotel would also remain the same via the reception on the northern side of the property. Whilst the vast majority of the carpark would remain unchanged, the proposed extension would encroach into southern part of carpark. The submitted plans indicate there are currently 113 parking spaces and as a result of the development there would be 97 spaces, result in the loss of 16 bays in total.

A Transport Statement was initially submitted in support of the application, which considers the potential traffic movements associated with the potential increase in the number of guests, as well as the capacity of the carpark to accommodate the development with a reduction in the existing parking provision. Initial concerns were raised by the Head of Engineering and Highways in respect of the reduction in parking. Further information was subsequently submitted in respect of the occupancy levels of the hotel, the number of staff and guests at the site and consideration was also given to the parking requirements of Pentrebach House. Additionally, a Travel Plan was provided, which sets out the ways in which sustainable travel could be encouraged.

The Head of Engineering and Highways has not raised any highway safety concerns with the development and is satisfied that, whilst there is a shortfall in the parking requirements, there would remain sufficient parking available to serve both the hotel (as extended) and Pentrebach House. As such it is advised that a condition be imposed to ensure the proposed carparking layout and cycle storage facilities be implemented prior to the extension being brought into beneficial use and that a construction management plan be agreed.

Accordingly, for the above reasons the proposed development is deemed to be acceptable and complies with Policy SW11 of the LDP.

Flood risk

When the application was initially submitted, the development was deemed to be located within a C2 Flood Zone according to the DAM maps and the proposed extension would constitute a highly vulnerable form of development, which would raise significant concern. However, this has since been superseded by the Flood Maps for Planning (FMfP) which now identifies the application site within Flood Zone 1, meaning there is less than a 0.1% chance of flooding in a given year. It is acknowledged that Natural Resources Wales (NRW) have reviewed the submitted Flood Consequence Assessment and is satisfied that the development would not be at any adverse risk of flooding and accordingly has raised no objection to the development. Therefore, the proposal complies with Policy EnW4 of the LDP.

Representations

The concerns raised as a result of the publicity exercise are addressed above in the relevant parts of the report. However, concerns have also been raised in respect of the potential impact on the loss of views across the valley. The woodland environment around the hotel property would likely have the effect of limiting long distance views. Nonetheless, the impact on views is not a material planning consideration.

CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

For the above reasons, the proposed development is considered to be acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **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.

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.

RECOMMENDATION ENDORSED

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Director of Neighbourhood Services

DATE: 3rd December 2025