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Date: 18 May 2026

Our ref: 68415/01/SC/TR/41112903v1

Dear Rebecca

Application to discharge Condition 17 of Planning Permission ref. P/25/0265

On behalf of our client, McDonald's Restaurants Ltd ('McDonald's'), we are pleased to submit an application to fully discharge Condition 17 of Planning Permission ref. P/25/0265 at Land to the North of the Heads of the Valleys Road.

This application has been submitted via the Planning Portal (ref. PP-14930263) and comprises this covering letter and the following documents:

- 1 Completed application form; and
- 2 Written Scheme of Investigation for Archaeological Monitoring and Recording prepared by Rubicon Archaeology

Condition 17

Condition 17 states:

"No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme".

This application is supported by a Written Scheme of Investigation for Archaeological Monitoring and Recording prepared by Rubicon Archaeology.

The enclosed WSI, which has been approved via email by Heneb, is considered capable of discharging this requirement for the following reasons:

- 1 The document has been prepared by a suitably qualified and experienced archaeological contractor and accords with the standards and guidance of the Chartered Institute for Archaeologists (CIfA) and relevant Historic England and Welsh guidance.

- 2 It clearly defines the scope, aims and objectives of the proposed archaeological mitigation, which comprises an appropriate programme of archaeological monitoring and recording (watching brief) in line with the mitigation strategy identified by the Historic Environment Advisor.
- 3 The WSI provides a detailed and proportionate methodology, including arrangements for recording, environmental sampling, reporting and archiving, ensuring that any archaeological remains encountered are properly identified, recorded, analysed and disseminated.
- 4 Procedures for dealing with unforeseen archaeological remains are explicitly set out, including consultation mechanisms with the Historic Environment Officer, demonstrating robustness and compliance with statutory requirements.
- 5 The document confirms appropriate monitoring, reporting timescales, personnel, and archiving arrangements, ensuring that the agreed programme of works will be fully implemented and completed to professional standards.

In light of the above, the enclosed Written Scheme of Investigation provides a comprehensive framework for historic environment mitigation and therefore satisfies the requirements of the planning condition.

We trust that you have sufficient information to validate this application, and to discharge condition 17 of planning permission P/25/0265.

In the meantime, should you wish to discuss the application or require further information, please do not hesitate to contact me.

Yours faithfully



Tobias Robinson
Senior Planner
BA (Hons) MSc MRTPI