

INTERNAL MEMORANDUM

To	Rebecca Owens
From	Matt Davies
Memo #	1
Date	30/06/2026
Previous memo date	-
Application:	P/26/0126 Discharge of <i>conditions 3 (Bat boxes), 4 (Biodiversity enhancements), 8 (LEMP), 14 (Trunk watermain), 16 (Historic building recording and analysis) and 21 (Contamination)</i> of planning permission P/25/0265 Land To The North Of The Heads Of The Valleys Road Off Rhymney Common Road Dowlais Merthyr Tydfil CF48 2YG

ECOLOGICAL CONDITIONS for P/25/0265

Condition 3	No development shall take place (including demolition) until exact details of the location of a minimum of three bat box, in accordance with the Ecological Appraisal (ref: edp9069_r002b), have been submitted to an approved in writing by the local planning authority to compensate for the loss of the existing bat roosts. These shall be provided in accordance with the approved details prior to any demolition works taking place and shall be retained in perpetuity thereafter.
Condition 4	Prior to any above ground works (excluding demolition) details of all biodiversity/ecological enhancements including a timescale for their implementation together with relevant plans and elevations, shall submitted to and approved in writing by the local planning authority. The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.
Condition 8	No development or vegetation clearance (excluding demolition) shall take place until a detailed Landscape and Ecological Management Plan (LEMP), including management responsibilities and maintenance schedules for all landscaped and habitat areas has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

A	McDonalds Merthyr Tydfil Heads of the Valleys Road. Biodiversity Enhancement Plan. Drawing number: edp9069_d016. <i>Prepared by</i> EDP. Dated: 04/06/2026.
B	McDonald's Merthyr Tydfil, Heads of the Valley Road. Landscape and Ecological Management Plan <i>prepared by</i> The Environmental Dimension Partnership Ltd <i>on behalf of</i> McDonald's Restaurants Ltd. Report Reference: edp9069_r006d, dated April 2026.

REQUIREMENTS AND COMMENTS

Conditions 3 + 4	Comments regarding the bird and box positions were made pre-determination of P/25/0265. These are re-iterated below: <i>The positions for x6 bat boxes and x1 bird box are shown on Document 8 (Hard Landscaping Plan - edp9069_d013e). The boxes have not been shown in the context of the horizontal illuminance plan (Document 11 - Proposed Lighting Layout, DWG 01, Rev 2), however, comparing the two plans, the bird box appears to be within a zone labelled as 6.25 lux and the bat boxes within a zone labelled as 0.5 lux.</i>
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	<i>As stated previously (see above) the boxes must be positioned in dark areas with associated dark routes provided (the resident bats appear to be exiting their roosts and heading north to suitable habitat). NB darkness, as defined by Document A, is for example 0.2 lux on the horizontal plane.</i> <i>To achieve this, adjustments to the lighting are required. Alternatively, there may be an option change the positions of the boxes further away from the light sources. To inform these adjustments and/or changes, the horizontal illuminance plan must first be amended to show lux contours down to 0.2 lux (again as previously requested).</i> NB the positions of the bird box and the bat boxes within Document A are identical to the positions shown in the Hard Landscape plan submitted in support of application P/25/0265. Without the details of the lighting scheme (Condition #5 of P/25/0265) it is impossible to assess the information in Document A and/or for Conditions #3 and #4 to be discharged.
Condition 8	Comments regarding the bird and box positions were made pre-determination of P/25/0265. These are re-iterated below: <i>75% native species and 25% non-native / cultivar / nativar species will be accepted as a compromise, if species within the 25% can be demonstrated to present a benefit for, and no harm to, wildlife.</i> <i>NB at least one of the species listed on the current plan (whilst not on Schedule 9 of the WCA) can be invasive - Box Honeysuckle, <i>Lonicera nitida</i>. Species such as this must be avoided.</i> In terms of numbers of species, Document B shows an approximate 75:25 split (native:non-native). This is acceptable. However, in terms of numbers of specimens, Document B shows an approximate 60:40 split (native:non-native), so there needs to be a further small adjustment. Document B has replaced the <i>Lonicera nitida</i> – this is acceptable. Finally, the 25% non-native species must be demonstrated to present a benefit for, and no harm to, wildlife. Some wording along the following lines was expected: <i>“The non-native and ornamental species included within the planting scheme are not invasive and are not anticipated to result in any adverse ecological effects.</i> <i>Several species, including <i>Amelanchier lamarckii</i>, <i>Viburnum tinus</i> and <i>Hebe ‘Autumn Glory’</i>, provide demonstrable benefits to wildlife through the provision of nectar, pollen and berries, particularly extending seasonal interest into early spring and winter.</i> <i>Some ornamental cultivars (e.g. <i>Cornus</i> spp.) support a lower diversity of invertebrates than native species, however they provide structural habitat and do not represent a constraint to biodiversity.</i> <i>Overall, the scheme remains strongly native-led, with non-native species making a positive supplementary contribution to biodiversity and no negative ecological impacts anticipated.”</i> Please can words to this effect be added to Document B? The information within the following documents (see below) must be consistent with the information found within Document B: ○ McDonald’s Merthyr Tydfil, Heads of the Valley Road. Green Infrastructure Assessment prepared by The Environmental Dimension Partnership Ltd on behalf of McDonald’s Restaurants Ltd. Report Reference: edp9069_r005a. Dated September 2025. ○ McDonald’s Merthyr Tydfil, Heads of the Valley Road. Detailed Planting Plan prepared by The Environmental Dimension Partnership Ltd on behalf of McDonald’s Restaurants Ltd. Drawing Number: edp9069_d012d. Issue D. Dated 18/12/025.