

INTERNAL MEMORANDUM

To	Gareth Davies
From	Matt Davies
Memo #	3
Date	01/10/2026
Previous memo date	03/09/2026
Application:	P/26/0115 Erection of drive-thru restaurant (Class A3) with associated parking, servicing, landscaping and engineering works. Cyfarthfa Retail Park North Swansea Road Merthyr Tydfil CF48 1HY

SITE DESCRIPTION

Existing hardstanding carpark area with existing lighting. Bounded by well-connected woodland habitat suitable for a range of protected species.

PROPOSED WORKS AND POTENTIAL IMPACTS

Proposed works	Works likely to impact protected species (if present)
Erection of drive-thru restaurant (Class A3) with associated parking, servicing, landscaping and engineering works. Including the removal of habitat and the translocation of a few trees.	Yes, for example, nesting birds and invertebrates.

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Cyfarthfa Shopping Park, Merthyr Tydfil. Green Infrastructure Statement, Revision 3 <i>prepared by</i> Carney Sweeney <i>on behalf of</i> The British Land Company PLC. Dated: 28/08/2026
2	Cyfarthfa Shopping Park, Merthyr Tydfil. Existing and Proposed Landscaping drawing. Drawing number: 11862, Revision D <i>prepared by</i> RGP Architects <i>on behalf of</i> The British Land Company PLC. Dated: 22/09/2026

REQUIREMENTS AND COMMENTS (*further comments in blue text*)

The Landscape/Habitat, Establishment, Management, Maintenance + Monitoring Scheme has been added to the GIS (Document 1 above) in Section 3. This is acceptable with the following caveat:

- The management period should be for the lifetime of the development. Please remove the references to 25 years.

Comments from agent (e-mail 24/09/2026 @16:17)

“Long-term management – the applicant is content for management to continue for the lifetime of the development ...”

This is acceptable, but the text within Document 1 will need to be amended in line with this comment.

Onsite lighting has been addressed, again within Section 3. Quite reasonably, the information provided points out that there is existing lighting of the car park and that keeping the boundaries dark would therefore be an issue.

Questions for you Gareth:

- Who is responsible for the *existing* car-park lighting?
- When is the lighting in operation?

3. What is the colour temperature of the luminaires?
4. Will the applicant have any control over this post development?

The document goes on to state that because of the existing lighting “... *additional external lighting is likely to be very limited indeed and possibly unnecessary.*”

The need for additional lighting needs to be established. If any additional lighting is proposed, it will still need to comply with the lighting guidelines.

Comments from agent (e-mail 24/09/2026 @16:17)

“Lighting – no further car park lighting is proposed (the existing lighting remains sufficient). The only other external lighting is ‘accent lighting’ on the building itself (eg the proposed elevations show the feature red strip, which will be lit with red LEDs) and potentially some additional lighting of the drive-through lane around the south side of the building, if considered necessary for safety. I can also confirm that the existing car park lighting, which is not changing, operates on dawn to dusk sensors and is on a time clock to be ‘on’ from 7am - 11pm (subject to the sensors) and ‘off’ between 11pm - 7am, 7 days per week.”

This comment answers some, but not all, of the previous four questions asked. Notwithstanding this, Gareth, you have told me that in any case there can be no changes to the existing carpark lighting under this application.

Accent lighting is confirmed and given red LEDs are proposed this will be acceptable – evidence/information for is required.

There is still a level of ambiguity regarding other additional lighting (of the drive through lane to the south of the building) – which is stated to be *potentially* required. This needs to be confirmed as if required it will need to comply with the lighting guidelines.

It is noted that the car park lighting switches off overnight from 11pm to 7am – will this be the same for the lighting related to the new building (external and internal)?

The need for a CEMP-B has also been addressed, again within Section 3. The conclusion drawn is reasonable and a condition to avoid tree translocation within nesting season is agreed.

Many apologies to all, but I missed this earlier ...

In several references, Document 1 states the new landscaping with consist of:

- low level mixed native species shrubs, along with:
- relocation of 3no. trees

However, the document does not specify what species of native shrubs are proposed but instead refers to EL1 flowering lawn seed mix later in the document.

I assume that the references to shrubs appear in error and should be removed and replaced with references to the EL1 grass seed mix.

For consistency, the Legend in Document 2 should also refer to the new landscaping green areas as being EL1.