

# INTERNAL MEMORANDUM

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| To                 | Rebecca Owens                                                                                                                                                                                                                                                                                                                                    |
| From               | Matt Davies                                                                                                                                                                                                                                                                                                                                      |
| Memo #             | 3                                                                                                                                                                                                                                                                                                                                                |
| Date               | 23/07/2026                                                                                                                                                                                                                                                                                                                                       |
| Previous memo date | 15/07/2026                                                                                                                                                                                                                                                                                                                                       |
| Application:       | <b>P/26/0126</b>   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

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| 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

|   |                                                                                                                                                                                                                                                                      |                                                                                                                                        |
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| 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: <b>edp9069_r006f, dated 15/07/26.</b> |                                                                                                                                        |
| C | Submitted PDF name:                                                                                                                                                                                                                                                  | McDonalds Merthyr Tydfil. LiAS Design Notes & Luminaire Schedule. DWG 00. Rev 3. <i>Prepared by</i> Signify. Dated: 11/03/2026         |
| D | 6807953_CALC_McDonalds Merthyr Tydfil (R3).pdf                                                                                                                                                                                                                       | McDonalds Merthyr Tydfil. <b>Proposed Lighting Design – Ground Level.</b> DWG 01. Rev 3. <i>Prepared by</i> Signify. Dated: 11/03/2026 |
| E | Submitted PDF name:                                                                                                                                                                                                                                                  | McDonalds Merthyr Tydfil. LiAS Design Notes & Luminaire Schedule. DWG 00. Rev 3. <i>Prepared by</i> Signify. Dated: 11/03/2026         |
| F | 6807953_CALC_McDonalds Merthyr Tydfil (R3) – 4M ISO.pdf                                                                                                                                                                                                              | McDonalds Merthyr Tydfil. <b>Proposed Lighting Design – 4m AGL.</b> DWG 01. Rev 3. <i>Prepared by</i> Signify. Dated: 11/03/2026       |

| REQUIREMENTS AND COMMENTS |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Conditions<br>3 + 4       | <ul style="list-style-type: none"><li>• Based on the documents listed above these conditions can be discharged.</li></ul> |
| Condition<br>8            | <ul style="list-style-type: none"><li>• Based on the documents listed above this condition can be discharged.</li></ul>   |