

INTERNAL MEMORANDUM

To	Gareth Davies
From	Matt Davies
Memo #	2
Date	03/09/2026
Previous memo date	18/06/2026
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 C <i>prepared by</i> RGP Architects <i>on behalf of</i> The British Land Company PLC. Dated: 25/08/2026

REQUIREMENTS AND COMMENTS

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.

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?
- What is the colour temperature of the luminaires?
- 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.

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.