

# INTERNAL MEMORANDUM

|                    |                                                                                                                                                                                                                                                                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To                 | Rebecca Owens                                                                                                                                                                                                                                                                                                                                    |
| From               | Matt Davies                                                                                                                                                                                                                                                                                                                                      |
| Memo #             | 2                                                                                                                                                                                                                                                                                                                                                |
| Date               | 13/07/2026                                                                                                                                                                                                                                                                                                                                       |
| Previous memo date | 30/06/2026                                                                                                                                                                                                                                                                                                                                       |
| 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

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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_r006e, dated July 2026. |                                                                                                                                |
| 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. Proposed Lighting Layout. 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. Proposed Lighting Layout. DWG 01. Rev 3. <i>Prepared by</i> Signify. Dated: 11/03/2026               |

## 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:

*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.*

*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.*

*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).*

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.

Documents C, D, E and F have been submitted. Documents C and E have the same titles, version numbers and dates, but the content is not identical. Two of the luminaire types in Document E do not state they have a colour temperature of 2700K, but in Document C all luminaires state this. **Please could links to the specifications (showing a colour temp of 2700K) for each luminaire type be submitted?**

The same is true for Documents D and F - same titles, same version number and date, but different content. The light spill shown is more extensive in Document D. The light spill as shown within Document F is more focussed on the site. Of the two documents, the light spill as shown in Document F is preferable.

**The submission of different documents is confusing - definitive documents must be submitted for consideration.**

**Based on Document F (and assuming this is Document submitted to discharge the lighting condition), the bat and bird boxes are in appropriate and acceptable positions.**

Condition  
8

- There is a small error in Document B. Page 2 (of 2) refers to *Viburnum tinus* – this species does not appear to feature on page 1 (of 2)
- Some wording along the following lines was expected:

*“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.*

*Several species, including Amelanchier lamarckii, Viburnum tinus and Hebe ‘Autumn Glory’, provide demonstrable benefits to wildlife through the provision of nectar, pollen and berries, particularly extending seasonal interest into early spring and winter.*

*Some ornamental cultivars (e.g. Cornus spp.) support a lower diversity of invertebrates than native species, however they provide structural habitat and do not represent a constraint to biodiversity.*

*Overall, the scheme remains strongly native-led, with non-native species making a positive supplementary contribution to biodiversity and no negative ecological impacts anticipated.”*

Please can words to this effect be added to Document B?

The e-mail (07/07/2026) from the agent states that this information was added to Document B, however, it doesn't appear to be included. Please the wording be pointed out, and if not there, can this be added?

- 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.

This is still required.