

Merthyr Tydfil County Borough Council
Town Planning Division,
Merthyr Tydfil County Borough Council,
Unit 5,
Pentrebach,
CF48 4TQ

Date: 7 October 2025

Our ref: 68415/01/SC/TR/40021619v1

To Whom It May Concern

Application for Full Planning Permission and Advert Consent: Land at Common Road, Merthyr Tydfil

On behalf of McDonald's Restaurants Limited ('the applicant') please find enclosed an application for full planning permission and advertisement consent for the proposed development at Land at Common Road, Merthyr Tydfil.

Planning permission and advert consent is sought for the following:

"Demolition of existing buildings and development of a restaurant with drive-thru facility (Use Class A3) including access and cycle/footpath, servicing, car parking, hard and soft landscaping, advertisement and other associated works."

Submission Documents

The application has been submitted via the Planning Portal (reference: **PP-14121357**) and comprises the following documents:

- Application forms and certificates, and the requisite planning application fee;
- Application drawings, prepared by AEW Architects;
- Planning Statement, prepared by Lichfields;
- Design and Access Statement, prepared by Lichfields;
- Community Consultation Statement, prepared by Lichfields;
- Economic Operator Statement, prepared by Lichfields;
- Employment Land Statement, prepared by Lichfields;
- Heritage Statement, prepared by Lichfields;
- Transport Assessment, prepared by ADL;

- Delivery Management Plan, prepared by ADL;
- Ecological Appraisal, prepared by EDP;
- Arboricultural Survey, Impact Assessment, Method Statement, prepared by EDP;
- Tree Constraints Plan, prepared by EDP;
- Tree Protection Plan, prepared by EDP;
- Green Infrastructure Statement, prepared by EDP;
- Detailed Planting Plan, prepared by EDP;
- Hardscape Plan, prepared by EDP
- Landscape and Visual Appraisal, prepared by EDP;
- Landscape and Environmental Management Plan; prepared by EDP;
- Lighting Strategy, prepared by Lauk Lighting;
- Drainage Statement, prepared by Glanville;
- Drainage Management Plan, prepared by Glanville;
- Phase I Desk Study and Coal Mining Risk Assessment, prepared by ST Consult
- Construction Environmental Management Plan, prepared by Glanville; and
- Odour Control Assessment, prepared by CDM Partnership.

The requisite planning fee of £2,505 will be paid, via the portal, upon the submission of this application.

We trust the information provided with this submission is sufficient to validate the application and provides the necessary evidence to demonstrate compliance with the LDP. We look forward to receiving conformation that the application is valid.

Yours faithfully



Tobias Robinson
Senior Planner
BA (Hons) MSc MRTPI

Annex 1: Drawings Package

Document Name	Reference	Date/Revision
Full Planning Permission		
Site Location Plan	13888-AEW-2685-0001	B
Proposed Block Plan	13888-AEW-2685-0002	A
Existing Site Plan	13888-AEW-2685-0003	B
Proposed Site Plan	13888-AEW-2685-0004	H
Proposed Floor and Roof Plan	13888-AEW-2685-0006	A
Proposed Surface Finishes Plan	13888-AEW-2685-0015	C
Proposed Building Elevations	13888-AEW-2685-0005	
Proposed Lighting Layout	501734912	05.09.25
Demolition Plan	13888-AEW-2685-0103	
Detailed Hardscape Plan	edp9069_d013	D
Detailed Planting Plan	edp9069_d012	C
Advert Consent		
Location Plan	13888-AEW-2685-0400	A
Location Plan	13888-AEW-2685-0402	
Block Plan	13888-AEW-2685-0401	A
Block Plan	13888-AEW-2685-0403	
Proposed Site Advertisements Plan	13888-AEW-2685-0008	A
Proposed Building Advertisement Plan	13888-AEW-2685-0009	
Proposed Roof Advertisement Plan	13888-AEW-2685-0007	