

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 2

Date of previous memo: 08/05/2025

Date: 05/06/2025

SUBJECT: P/24/0200 | Erection of Coffee Shop with drive thru facility | Land to the South of Cyfarthfa Retail Park Swansea Road Merthyr Tydfil

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. Cyfarthfa Retail Park. Preliminary Ecological Appraisal *prepared by* Wardell Armstrong *on behalf of* Corona Vulcan Merthyr Limited. Job number: CA13008. Report number: 001. Version: V6.0. Status: Final. Date issued: June 2025.
2. Cyfarthfa Retail Park, Merthyr Tydfil. Soft Landscape Proposal *prepared by* Sarah Byrne Ltd. SB/CyfarthfaRP/P/01. Revision E. Date: 2 June 2025.
3. Cyfarthfa Retail Park – Drive Through. Ecological Enhancement Plan prepared by Wardell Armstrong on behalf of BL Merthyr Ltd. Drawing number: CA13316/001. Rev: B. Date: 04/06/25

COMMENTS

- Documents 1-3 above acceptable subject to the following change:
 - Document 1, page 30. 4.2.8 – 4.2.10. Please could reference be made to the course of action taken if reptiles are encountered?
- GIS and long-term habitat management and maintenance plan still required.

PLANNING CONDITIONS

- No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority.
- No development shall take place (including ground works, vegetation clearance) until a detailed long-term Landscaping, Habitat & Ecology Scheme (LHES) has been submitted to and approved in writing by the local planning authority. The LHES must include, but not be limited to, the following:
 - Details of retained landscaping/habitat/green infrastructure
 - Details of new landscaping/habitat/green infrastructure
 - A planting plan
 - Long term (at least 25 years) maintenance and management measures for all onsite landscaping/habitat/green infrastructure (both retained and new)
 - Details of other ecological measures, e.g., bat boxes, bird boxes, hibernacula, gaps in boundaries for hedgehogs etc
 - Monitoring post-development for all onsite landscaping/habitat/green infrastructure and other ecological measures
 - Details of the funding mechanisms to meet the maintenance, management and monitoring objectives.
 - Details of the responsible person

- o No development shall take place (including ground works, vegetation clearance) until an Invasive Non-Native Species (INNS) management plan has been submitted to and approved in writing by the local planning authority.
- o No development shall take place (including ground works, vegetation clearance) until an internal and external Lighting Scheme has been submitted to and approved in writing by the local planning authority. The Lighting Scheme must conform to the latest guidance for wildlife-friendly lighting¹.

¹ Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/> and Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales - <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>

NB although the BCT/ILP document is aimed at bats, the principles are similar for other nocturnal and crepuscular species including, for example, otter, invertebrates, birds etc.