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Date: 7 July 2026

Our ref: 68415/01/SC/TR/41350675v1

Dear Rebecca

Application to discharge Conditions 6,18 and Part 19 of Planning Permission ref. P/25/0265

On behalf of our client, McDonald's Restaurants Ltd ('McDonald's'), please find enclosed an application to fully discharge Conditions 6 and 18 and partially discharge condition 19 of Planning Permission ref. P/25/0265 at Land to the North of the Heads of the Valleys Road.

This application has been submitted via the Planning Portal (ref. **PP-15038770**) and comprises this covering letter and the following documents:

- 1 Completed application form;
- 2 Location Plan (reference: 13888_AEW_2685_0001B)
- 3 Detailed Planting Plan (reference: edp9069_do12-G);
- 4 Proposed Boundary Walling (reference: 13888_AEW_2685_0011 Rev A);
- 5 Proposed Levels (reference: 4240241-1100-C1);
- 6 Retaining Wall General Arrangement (reference: 4240241-1101-C1);
- 7 Southern Retaining Wall Sections (reference: 4240241-1102-C1); and
- 8 Southern Retaining Wall Elevation (reference: 4240241-1103-C1)

Condition 6

Condition 6 states:

"No development or vegetation clearance (excluding demolition) shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping including details of those trees and hedgerows to be retained along with details of additional grassland, shrub, tree and hedgerow planting within the site. The scheme shall provide details of the

species (which shall be of a minimum of 75% local/native provenance), planting sizes and planting numbers.”

This application is accompanied by a Detailed Planting Plan (reference: edp9069_do12-G). The detailed planting plan outlines the existing trees and hedgerows within the site that are to be retained in addition to the location of the proposed landscape planting to take place within the site.

Details regarding the seasonal constraints, aftercare measures, adaptive management and long-term review of the landscaping have been provided within the LEMP, as required by Condition 8. This is being dealt with under extant application ref. P/26/O126.

The enclosed details are therefore considered to fully satisfy the requirements of Condition 6.

Condition 18

Condition 18 states:

“Prior to the construction of any retaining walls which exceed 1m in height, details including structural calculations and facing materials, shall first be submitted to and approved in writing by the Local Planning Authority. The retaining walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.”

This application is supported by detailed drawings prepared by Glanville and provides the required information relating to the construction and appearance of the southern retaining wall (which is to have a maximum retained height of 1.90m). The northern retaining wall does not meet the height threshold to necessitate sign off under this condition; however details have been submitted for the Council’s information, and are subject to sign off via condition 19.

The plans submitted to discharge condition 18 include the following details:

- The site levels and retaining wall heights as shown within the Proposed Levels plan (reference: 4240241-1100-C1);
- Sections and facing material details are provided within the Retaining Wall General Arrangement (reference: 4240241-1101-C1);
- Four different sections of the proposed southern retaining wall as shown within the Southern Retaining Wall Sections plan (reference: 4240241-1102-C1); and;
- The proposed ground level behind the retaining wall, the existing ground level in front of the retaining wall and the proposed retaining wall elevation are shown within the Southern Retaining Wall Elevation plan (reference: 4240241-1103-C1).

The enclosed details are therefore considered to fully satisfy the requirements of Condition 18.

Condition 19

Condition 19 states:

“prior to the occupation of the restaurant hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment, including the height and section details of the

boundary retaining walls to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the use is brought into use.”

This submission, supported by detailed drawings prepared by Glanville and AEW, seeks to partially discharge the above condition in respect of the proposed retaining walls only.

The submitted details confirm that the retaining walls will be constructed to the following heights:

- **Southern boundary:** 1.9 metres
- **Northern boundary:** 0.6 metres

Further information is provided within the accompanying drawings. Four sections of the southern retaining wall are shown on Drawing No. 4240241-1102 C1, with sections and details of the northern retaining wall included within the Proposed Boundary Walling (Reference: 13888_AEW_2685_0011 Rev A).

Details of the remaining boundary treatments will be submitted separately in due course. However, as the retaining walls will be installed at an early stage of the construction programme, it is necessary to agree these elements in advance. The enclosed details are therefore considered to satisfy the requirements of Condition 19 in respect of retaining walls.

Summary

We trust that you have sufficient information to validate this application, and to fully discharge conditions 6 and 18 and partially discharge condition 19 of planning permission P/25/0265.

In the meantime, should you wish to discuss the application or require further information, please do not hesitate to contact me.

Yours faithfully



Tobias Robinson
Senior Planner
BA (Hons) MSc MRTPI