

INTERNAL MEMORANDUM

To	Gareth Davies
From	Matt Davies
Memo #	1
Date	18/06/2026
Previous memo date	-
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.

DESIGNATED SITES WITHIN 500M OF THE APPLICATION SITE

✓ Sites of Importance for Nature Conservation (SINC)	x4 [closest, Cwm Taf Fields & Cefn Coed Tip (28m)]
✓ Within a Buglife B-Lines Area	

PRIORITY AND PROTECTED SPECIES WITHIN 500M OF THE APPLICATION SITE

✓ Birds (including Schedule 1 ¹ and Section 7 ² species);	Closest records for barn owl, swift, willow warbler and dunnock, c.62m from the site.
✓ Fish (including Section 7 ² species);	-
✓ Invertebrates (including Section 7 ² species) ✓ Marsh fritillary butterfly (Section 7 ² species), closest record c.975m from site;	Other Section 7 species include Small heath (c.63m) and Pearl-bordered fritillary (c.733m)
✓ Mammals	
✓ Bats (European protected species ³ + some Section 7 ² species);	Closest roost record for Common pipistrelle (c.86m)
✓ Otter (European protected species ³ + Section 7 ² species);	Closest c.183m
✓ Hedgehog (Section 7 ² species);	Closest c.163m

¹ Wildlife & Countryside Act 1981 (as amended)

² Environment (Wales) Act 2016

³ Conservation of Habitats and Species Regulations 2017 (as amended)

✓ Badger;	Closest c.726m
✓ Weasel;	Closest c.78m
✓ Amphibians	
✓ Great crested newt (European protected species ³ + Section 7 species)	Closest record c.733m
✓ Common toad (Section 7 ² species);	Closest record c.1014m
✓ Vascular plants (including Section 7 ² species).	-

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1	Cyfarthfa Shopping Park, Merthyr Tydfil. Green Infrastructure Statement, Revision 2 <i>prepared by</i> Carney Sweeney <i>on behalf of</i> The British Land Company PLC. Dated: 26/05/2026
2	Cyfarthfa Shopping Park, Merthyr Tydfil. Existing and Proposed Landscaping drawing. Drawing number: 11862, Revision B <i>prepared by</i> RGP Architects <i>on behalf of</i> The British Land Company PLC. Dated: 23/03/2026

REQUIREMENTS AND COMMENTS

Survey work?	NO	No ecological survey work required, however, there will need to be enhancement in line with the Environment (Wales) Act 2016 and Welsh Government Circular 'Securing Biodiversity Enhancements' sent to Heads of planning in October 2019.
Planning Policy Wales 12 (Chapter 6)	YES	The Green Infrastructure Statement (Document 1) and the Existing and Proposed Landscaping drawing (Document 2) are acceptable in principle. However, to fully demonstrate a Net Benefit for Biodiversity is achievable, the following will be required: LANDSCAPE/HABITAT, ESTABLISHMENT, MANAGEMENT, MAINTENANCE + MONITORING SCHEME A detailed long-term Landscape/Habitat, Establishment, Management, Maintenance + Monitoring Scheme has been submitted to and approved in writing by the local planning authority. The Scheme must include, but not be limited to, the following: • Details (including a plan/drawing) of retained and new landscaping/habitat/green infrastructure • A planting plan - NB all species will be native and of local (if not Welsh) provenance • Immediate and long term (in perpetuity) establishment, 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(s) or management company

		How a net benefit for biodiversity will be achieved within as short a time as possible and be locally responsive and relevant to local circumstances. For further information, see here - Planning Policy Wales - Edition 12 (gov.wales)
Lighting		An internal and external Lighting Scheme must be submitted to and approved in writing by the local planning authority. The lighting plan must demonstrate dark zones at the boundaries. Wildlife boxes must not be illuminated (bird) and there must be dark routes to allow barrier-free access to the boxes. The Lighting Scheme must conform to the latest guidance: - Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/ - 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 As per the principles set out in Good Practice Guidance: Planning for the Conservation and Enhancement of Darks Skies in Wales (light must only be used where and when necessary. Therefore, lighting should be controlled by switch off, dimming or PIR sensors. There is no reason lights should remain on continuously from dusk until dawn.
CEMP-B		A Construction Environmental Management Plan - Biodiversity (CEMP-B) must be submitted to and approved in writing by the local planning authority. The CEMP-B will include, but not be limited to the following: - A risk assessment of potentially damaging construction-type activities. - Identification of “biodiversity protection zones” where required. - Identification of practical measures, both physical measures and sensitive working practices to avoid impacts during development, for protecting biodiversity through the control or regulation of construction-type activities. - The location and timing and methodology of sensitive works to avoid harm to biodiversity features and protected species. - The times during construction or development implementation when ecological specialists need to be present on site to oversee works. - Responsible persons and lines of communication. - Defining and communicating the role and responsibilities on site of an Ecological Clerk of Works (ECoW), or appointed ecologist(s) responsible for managing biodiversity issues on site, and times and activities during construction or development implementation when they need to be present to oversee works. - Use of exclusion fences, protective barriers and warning signs. NB the CEMP-B does not need to be a standalone document and can be incorporated into the wider CEMP if desired.