

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
The Town and Country Planning (Development Management Procedure)
(Wales) Order 2012 (as amended)

FULL PLANNING PERMISSION

To: McDonalds Restaurants Limited c/o Mr Tobias Robinson Lichfields Belmont House
Churchill Way Cardiff

WHEREAS you submitted an application on the 9th October 2025 to develop: Land To The North Of The Heads Of The Valleys Road Off Rhymney Common Road Dowlais Merthyr Tydfil CF48 2YG short particulars of the application being as follows:-

Name of the Applicant

McDonalds Restaurants Limited
C/O Agent

Description of Proposed Development

Demolition of existing buildings and development of a restaurant with drive-thru facility (Use Class A3) including access and cycle path, servicing, car parking, hard and soft landscaping, advertisements and other associated works (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

CONDITIONS

Please see attached.

Date: 20th April 2026

Signed:



(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

CONDITIONS

- 1 The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Block Plan, Drawing Number: 13888_AEW_2685_0002 Rev. B. Received 15 April 2026

Drawing Title: Proposed Site Plan, Drawing Number: 13888_AEW_2685_0004 Rev. J. Received 15 April 2026

Drawing Title: Proposed Building Elevations, Drawing Number: 13888_AEW_2685_0005. Received 9 October 2025

Drawing Title: Proposed Floor & Roof Plan, Drawing Number: 13888_AEW_2685_0006, Rev. A. Received 9 October 2025

Drawing Title: Surface Finishes Plan, Drawing Number: 13888_AEW_2685_0015, Rev. D. Received 15 April 2026

Drawing Title: Demolition Site Plan, Drawing Number: 13888_AEW_2685_0103, Rev -. Received 9 October 2025

Drawing Title: Hard Landscape Plan (Sheet 1), Drawing Number: edp9069_d013, Rev. F. Received 15 April 2026

Phase I Desk Study & Coal Mining Risk Assessment Report, ref: J15809, Issue 1, dated 12 December 2024, produced by Southern Testing, Received 9 October 2025

Site Investigation & Risk Assessment Report, ref: J15809, Issue 1, dated 5 August 2025, produced by Southern Testing, Received 23 December 2025.

Odour Control Assessment, Rev 00, dated September 2025, produced by CDM Partnership, Received 9 October 2025.

Aborocultural Method Statement (Incorporating Aborocultural Impact Assessment and Tree Protection Plan, ref: edp9069_r004c, dated September 2025, produced by The Environmental Dimension Partnership Ltd, Received 9 October 2025.

Ecological Appraisal, ref: edp9069_r002b, dated December 2025, reproduced by The Environmental Dimension Partnership Ltd, Received 23 December 2025

Construction Environmental Management Plan, ref: 005_4240241_CDR_CEMP, Issue 2, dated 16 September 2025, produced by Glanville, Received 9 October 2025.

Construction Environmental Management Plan: Biodiversity, ref: edp9069_r007a, dated January 2026, produced by The Environmental Dimension Partnership Ltd, Received 26 January 2026.

Delivery Management Plan, ref: ADL/CC/6197/16A, Issue 2, dated September 2025, produced by ADL Traffic & Highways, Received 9 October 2025.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

- 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.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 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.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 Prior to the installation of any external lighting, a detailed lighting scheme that conforms to current best practice lighting guidance, shall be submitted to and approved in writing by the local planning authority, to demonstrate:

- no adverse impact to neighbouring residential properties;
- that there would be no light spill to the A465 Trunk Road;
- that bat and bird boxes would be positioned in dark areas with access to dark corridors/routes to be maintained around and through the site;

This shall include, but not be limited to:

- horizontal and vertical illuminance plans;
- details of the siting and type of external lighting to be used together with the proposed colour temperatures;
- Isolux drawings setting out the light spillage in key sensitive areas;

The lighting scheme shall be carried out in accordance with the approved details.

Reason - To limit the impact on protected species, reduce light pollution and in the interests of residential amenity in accordance with policies SW11, EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 5 Discharged on 28.07.26 - App No. P/26/0157.

- 6 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.

Reason - To ensure that the new development will be visually attractive in the interests of amenity, to protect the natural environment and to provide net benefits to biodiversity in accordance with Policies SW11, EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure that the new development will be visually attractive in the interests of amenity, to protect the natural environment and to provide net benefits to biodiversity in accordance with Policies SW11, EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 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.

Reason - To ensure that the new development will be visually attractive in the interests of amenity and to protect the natural environment in accordance with Policies SW11, EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Before the development hereby approved is brought into beneficial use, the access, vehicle/cycle parking and turning facilities shall be provided in accordance Drawing No. 13888_AEW_2685_0004 Rev. H. The parking and turning areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason - To ensure that adequate access, turning and parking facilities are provided in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 Before the development hereby approved is brought into beneficial use a footway shall be provided from the Lidl junction, eastbound across an adopted verge to provide pedestrian access into the site. This shall be implemented in accordance with details approved under a separate Section 278 agreement.

Reason - To ensure safety pedestrian access and encourage sustainable forms of transport in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 11 Before the development hereby approved is brought into beneficial use, the waste storage facilities shall be provided in accordance Drawing No. 13888_AEW_2685_0004 Rev. H.

Reason - To ensure that adequate waste storage facilities are provided with the curtilage of the site, in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 12 Before the development hereby approved is brought into beneficial use, an adequate grease trap has been fitted in accordance with details that have first been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and thereafter the grease trap shall be maintained so as to prevent grease entering the public sewerage system.

Reason - To protect the integrity of the public sewage system and ensure the free flow of sewage and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 13 Surface water flows from the development shall only communicate with the public surface water sewer with the flow controlled through an attenuation device that discharges at a rate not exceeding 5.5 l/s.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 14 No development or demolition shall commence until details of a method statement and risk assessment, informed by a location survey of the 18 inch and 8 inch trunk watermain, for the protection of the structural condition of the aforementioned watermain crossing the site has been submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be implemented in full before any other development hereby permitted has commenced and shall be retained at all times for the duration of the approved operations including the restoration works.

Reason - To ensure that the proposed development does not affect the integrity of the public water supply system in the interests of public health and safety and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 15 No drainage from the development site shall be connected to, or allowed to discharge into, the trunk road drainage system.

Reason - To ensure that the proposed development does not affect the trunk road drainage system in the interests of protecting the environment and to accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 16 No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.

Reason - As the buildings is of cultural significance the specified records are required to mitigate impact and to accord with Policy CW1 of the of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 17 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason - To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource and to accord with Policy CW1 of the of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Condition 17 Discharged on 07.07.26 – App No. P/26/0107.

- 18 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.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 19 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 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.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 20 Before the development hereby approved is brought into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of mitigation measures necessary to address the risks posed by past coal mining activity.

Reason - To ensure the site is stable in the interests of safety and to accord with Policy EnW4 of the of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

21 No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses.
- potential contaminants associated with those uses.
- a conceptual model of the site indicating sources, pathways and receptors.
- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason - To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination. To accord with Policy EnW4 of the of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

22 Before the development hereby approved is brought into beneficial use, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason - To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To accord with Policy EnW4 of the of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

23 Before the development hereby approved is brought into beneficial use, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken.
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is or is not required.
- Timescales for submission of monitoring reports to the LPA e.g. annually.
- Details of any necessary contingency and remedial actions and timescales for actions.
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

Reason - A land contamination long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on water quality. To accord with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

24 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known

to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. The applicant should be made aware that the proposed scheme will require a highway agreement and should therefore contact the council's Highway Development Control Team regarding the approval of a Section 278 Agreement in relation to any of the proposed construction on the existing adopted highway. This must be obtained separate to this planning permission.
4. The developers attention is drawn to the comments received during the application process from Dwr Cymru Welsh Water. These can be viewed on the Merthyr Tydfil County Borough Council website.
5. The developers attention is drawn to the comments received during the application process from South Wales Fire and Rescue Service. These can be viewed on the Merthyr Tydfil County Borough Council website.
6. The historic building survey required by condition 15 should take the form of a Level 2 survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016). This will provide a record of the structure, in such detail as to preserve it by record with a written account of the building and its history, plans, and photographs with a measured scale and directional plan.
7. The written scheme of historic environment mitigation required by condition 16 should take the form of archaeological monitoring and recording (watching brief) during the groundworks required for the development, with detailed contingency arrangements including the provision of sufficient time and resources to ensure that any archaeological features or finds that are located are properly investigated and recorded; it should include provision for any sampling that may prove necessary, post-excavation recording and assessment and reporting and possible publication of the results
8. Archaeological work must be undertaken to the appropriate Standard and Guidance set by Chartered Institute for Archaeologists (CIfA): CIfA Codes, regulations and Standards, and guidance | CIfA and it is recommended that it is carried out either by a CIfA Registered Organisation or a MCIfA level accredited Member.

It is the responsibility of the applicant and their archaeologist to ensure the final report is deposited within the Historic Environment Record to meet the requirements of the Historic Environment (Wales) Act 2023 and the HERs Guidance [Guidance-for-the-Submission-of-Data-to-Welsh-HERs-V4-EN.pdf](#).

NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS
LISTED BUILDING LEGISLATION
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

Please quote the application number in all correspondence.