



**McDonald's Merthyr
Tydfil, Heads of the
Valleys Road**

**Construction
Environmental
Management Plan:
Biodiversity**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
McDonald's Restaurants Ltd

January 2026

Report Reference
edp9069_r007a

Document Control

DOCUMENT INFORMATION

Client	McDonald's Restaurants Ltd
Report Title	Construction Environmental Management Plan: Biodiversity
Document Reference	edp9069_r007

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
007_DRAFT	IBo	NHa	EWi	-
007a	IBo	-	-	GPa 210126

DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

Contents

Section 1	Introduction	4
Section 2	Scope, Aims and Responsibilities	6
Section 3	Biodiversity Interest	8
Section 4	Ecological Method Statement	11
Section 5	Monitoring and Timetable of Works	22
Section 6	Summary and Conclusions.....	25

APPENDICES

Appendix EDP 1	Hard Landscaping Plan (edp9069_d013e 18 December 2025 JWe/HMc)
Appendix EDP 2	Phase 1 Habitat Plan (edp9069_d009b 16 January 2026 GYo/JCK)
Appendix EDP 3	Detailed Planting Plan (edp9069_d012d 18 December 2025 JWe/HMc)

Section 1 Introduction

- 1.1 This Construction Environmental Management Plan: Biodiversity (CEMP) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of McDonald's Restaurants Ltd (hereafter referred to as 'the Client') in relation to proposed development of land at Heads of the Valleys Road, Merthyr Tydfil (hereafter referred to as 'the Development Site').
- 1.2 In brief, the proposed development will comprise demolition of most of the existing buildings (with one building being retained) and construction of a McDonald's restaurant, together with the associated parking provision, sustainable drainage and landscaping
- 1.3 This CEMP: Biodiversity sets out the range of measures to be implemented in order to safeguard protected/notable species and/or retained habitats present on-site throughout the pre-enabling and construction phases of proposed development and in so doing inform determination of a full planning application to Merthyr Tydfil County Borough Council (MTCBC).

SITE CONTEXT

- 1.4 The Hard Landscaping Plan illustrating the layout of the proposed development is shown in **Appendix EDP 1**. The Development Site measures 0.42ha and is centred on Ordnance Survey Grid Reference (OSGR) SO 07929 08447.
- 1.5 The Development Site comprises previously developed land located within a business park surrounded by existing development. The Development Site has been left largely derelict, with evidence of fly tipping and no current management in place. The Development Site consists largely of hardstanding with areas of ephemeral and short perennial vegetation. A bank of poor semi-improved grassland, with scattered scrub and trees is present within the north and east of the Development Site, supported by a retaining wall. Species-poor hedgerows and scattered trees form the boundaries of the Development Site in the east and between the main site and the adjacent residential properties. A number of built structures occupy the far eastern extents of the Development Site.

PLANNING CONTEXT

- 1.6 Given the ecological sensitivities of the Development Site, a Construction Environmental Management Plan: Biodiversity was requested by the Local Planning Authority (LPA) prior to determination of the planning application (reference: P/25/0265) to ensure the protection and preservation of the ecological integrity of the Development Site during construction.
- 1.7 This CEMP should be read in conjunction with the wider Construction Environmental Management Plan¹ previously submitted with the planning application. Of further

¹ Glanville (2025), Construction Environmental Management Plan McDonald's, Heads of Valleys Road, Merthyr Tydfil (ST2685).

pertinence, a Landscape and Ecological Management Plan (LEMP) (report reference: edp9069_r006) has been prepared to detail those measures in relation to the creation/enhancement/management of ecological features during the operation phase of the proposed development.

Section 2

Scope, Aims and Responsibilities

SCOPE

- 2.1 This CEMP: Biodiversity will extend throughout the enabling/pre-construction and construction phases of the proposed development and will be reviewed annually by the appointed developer until completion of development works. The CEMP: Biodiversity addresses all habitats and features of ecological value to be affected by the enabling/pre-construction and construction phases of the development works and sets out the management tasks to be undertaken prior to and during the construction phase.
- 2.2 Specific measures relating to the protection of retained habitats (namely trees) and habitats considered suitable for wildlife (including birds, bats and small mammals) are discussed to ensure that the above are not subject to significant adverse effects as a result of the development.

Responsibilities for Implementing the CEMP

- 2.3 At the time of writing, it is anticipated that the following parties listed below will be responsible for implementing the CEMP: Biodiversity during development.

The Developer and Principal Contractor

- 2.4 The developer and their appointed Principal Contractor will be responsible for:
- Compliance with legal requirements of nature conservation legislation and policy;
 - Compliance with any planning conditions relating to nature conservation;
 - Compliance with instructions and guidance provided by the Ecological Clerk of Works;
 - Installation of physical protection measures during construction;
 - Implementation of sensitive working practices during construction; and
 - Regular inspection and maintenance of physical protection measures and monitoring of working practices during construction.

Ecological Clerk of Works

- 2.5 The appointed Ecological Clerk of Works (ECoW) or similarly competent person will be responsible for:
- Assisting the developer and/or their Principal Contractor to be compliant with nature legislation and policy;
 - The provision of Site briefings and information to the Principal Contractor and all relevant sub-contractors and site personnel, on all potential ecological receptors and constraints associated with the land and comprising the development footprint,

including all species-specific control measures to be adhered to during the construction phase;

- Supervising relevant pre-construction works, including vegetation clearance and habitats creation (as required), in addition to undertaking any necessary pre-commencement surveys for protected species;
- Working with the Principal Contractor to ensure compliance with the methods in this report; and
- Conduct hand searching, capture and translocation of animals from working areas (where required), where such animals do not need a development mitigation licence to be handled.

Section 3

Biodiversity Interest

- 3.1 This CEMP: Biodiversity incorporates pertinent baseline information and recommendations documented within the Ecological Appraisal (report reference: edp9069_r002) submitted as part of the full planning application (reference: P/25/0265).

ECOLOGICAL BASELINE

- 3.2 A desk study exercise and Extended Phase 1 Habitat survey of the Development Site, including a visual assessment of on-site buildings and trees for potential to support roosting bats was initially undertaken during February 2025 by EDP to inform a planning submission for the proposed development.
- 3.3 The desk study did not identify any internationally statutory designated sites within 10km of the Development Site. However, the nationally designated Mynyddoedd Llangynidr a Llangatwg, Cefn yr Ystrad a Chomin Merthy Site of Special Scientific Interest (SSSI) was identified 0.42km north-east of the Development Site. In addition, five Sites of Importance of Nature Conservation (SINCs) were identified within 2km of the Development Site.
- 3.4 With respect to habitats, the Development Site comprises largely hardstanding on previously developed land with areas of poor semi-improved grassland, ephemeral/short perennial vegetation, scattered and dense scrub and species-poor hedgerows.. A number of disused built structures are also present in the east of the Development Site. The majority of habitats on-site were considered to be of less than local ecological importance, albeit with potential to support protected and notable species including roosting bats, breeding birds, common reptiles and small mammals. A Phase 1 Habitat plan illustrating the recorded habitats is shown in **Appendix EDP 2**.
- 3.5 With respect to further detailed surveys undertaken in respect of bats, two of the buildings (**B2** and **B4**) located within the Development Site were assessed to have low and moderate suitability to support roosting bats respectively. The remaining buildings **B1**, **B5** and **B6** were assessed to have negligible suitability to support roosting bats, whilst **B3** was found to have low suitability but will remain unimpacted by the proposed development. As such, subsequent dusk emergence surveys were completed of buildings **B2** and **B4** on 06 May 2025, 05 June 2025 and 01 July 2025 to reliably confirm presence/infer absence of a bat roost.
- 3.6 During the course of further survey effort, single common pipistrelle (*Pipistrellus pipistrellus*) bat was noted emerging from the north-eastern elevation of building **B2** on 06 May 2025. No emerging bats were recorded during the remaining surveys undertaken on 05 June and 01 July 2025. As such, it is considered that building **B2** supports a low status common pipistrelle summer day roost.
- 3.7 In addition, two individual common pipistrelle bats were recorded emerging from building **B4**; one bat emerged from the porch on the western side of the building, whilst one bat

emerged from a vent in a lean-to on the northern side of the building. As such, it is considered that building **B4** supports two low status common pipistrelle summer day roosts.

3.8 Habitats within the Development Site provide only limited suitability for foraging and commuting bats, consisting largely of hardstanding with small areas of ephemeral vegetation, grassland and scattered scrub. Connectivity to adjacent suitable habitats is limited, with roads and commercial industrial properties lying adjacent to the Development Site. During the course of dusk emergence surveys, foraging and commuting bat activity was limited, with only occasional passes of foraging common pipistrelle recorded onsite.

3.9 Overall, the following valued ecological resources were identified for the Development Site during the course of ecological surveys:

- Scattered trees, poor semi-improved grassland and scattered and dense scrub of Site level importance;
- Species-poor hedgerows of Site level importance;
- Habitats suitable for nesting birds;
- Confirmed presence of a common pipistrelle summer day roost in buildings **B2** and **B4**; and
- Habitats suitable for low numbers of common reptiles and European hedgehog (*Erinaceus europaeus*).

3.10 In line with those recommendations detailed within the Ecological Appraisal (report reference: edp9069_r002) the development has been sensitively designed to mitigate for impacts on valued ecological features identified above whilst also delivering net benefits for biodiversity. This will be achieved through the following design principles which further form the basis of a mitigation strategy for the Development Site:

- Minimise pre-construction and construction impact on habitats and species through implementation of the requirements of an approved CEMP: Biodiversity and European Protected Species (EPS) Development Licence from Natural Resources Wales (NRW) for bats, as relevant, throughout the construction period;
- The protection of retained trees located adjacent to the Development Site;
- The provision of new tree, shrub, scrub and grassland planting across the Development Site to provide new habitat features for wildlife;
- The creation of a vegetated attenuation basin in the east of the Development Site to provide seasonally damp areas for wildlife whilst collecting and managing surface water runoff from proposed development;
- The inclusion of a sensitive lighting strategy to minimise light spill upon retained ecological features within/adjacent to the Development Site; and

- The inclusion of habitat features bat boxes to mitigate for the loss of bat roosting opportunities within the site, combined with the provision of additional bat roosting and bird nesting features to enhance the Development Site for these species.

3.11 It is therefore considered that the ecology scheme proposed for development, as detailed within this CEMP: Biodiversity, is consistent with those biodiversity objectives set for the wider Development Site as a whole.

Section 4

Ecological Method Statement

- 4.1 This section sets out the appropriate working practices and safeguards to be implemented on-site prior to and during the pre-construction phase of the Development Site, including all associated enabling works, to protect the ecological and landscape interests of the Development Site, as discussed in **Section 3**. Measures relating to ecological supervision, the protection of retained habitats, vegetation clearance and pollution prevention/control, along with specific measures relating to wildlife are discussed to ensure the appropriate protection, maintenance and management of all valued features prior to and during construction.
- 4.2 Measures relating to the ongoing management and monitoring of habitat features and measures for protected species are also detailed within the Landscape and Ecological Management Plan (report reference: edp9069_r006) previously submitted with the full planning application. More general environmental management measures relating to health and safety, emergency procedures, environmental protection and construction logistics are detailed within the submitted CEMP².

PRE-CONSTRUCTION AND ENABLING WORKS

- 4.3 To facilitate commencement of construction it is anticipated that site clearance and associated pre-construction/enabling works will commence from spring/summer 2026, subject to receipt of planning consent, discharge of relevant pre-commencement planning conditions and approval of a European Protected Species (EPS) Development licence where proposed works comprise licensable actions.

Ecological Clerk of Works

- 4.4 The appointed ECoW will be responsible for the provision of information and 'tool-box talks' to the Development Site Management Team and relevant subcontractors prior to commencement of works (as required), on all potential ecological features and constraints associated with the Development Site, including all species-specific control measures to be adhered to during the construction phase.
- 4.5 The ECoW will also supervise relevant pre-construction works, including vegetation clearance and habitat creation where this is considered necessary to avoid significant impacts to protected species, in addition to undertaking any necessary pre-commencement surveys for protected species, as discussed in further detail below.

Pre-commencement Site Check and Surveys

- 4.6 Prior to commencement of all pre-construction and construction works, all land associated with the development footprint shall be checked by a suitably qualified ecologist to ensure

² Glanville (2025), Construction Environmental Management Plan McDonald's, Heads of Valleys Road, Merthyr Tydfil (ST2685).

there has been no significant material changes to the existing ecological interest of the Development Site and that no protected or notable species, which could be harmed by the development, have moved on to the site since the previous surveys were carried out. Should any protected species be found during this check, full details of mitigation measures to prevent their harm shall be submitted to and approved in writing by the LPA. Where additional mitigation and/or precautionary working methods are required, this document will be updated accordingly.

- 4.7 In addition, as detailed within the submitted Ecological Appraisal (report reference: edp9069_r002) and LEMP (report reference: edp9069_r006), should a period of over two years have elapsed since the previous dusk emergence surveys of onsite buildings were undertaken, updated surveys to confirm the suitability of the buildings to support roosting bats and confirm continued presence/absence of roosting bats will be required.

Site Briefing

- 4.8 Prior to the commencement of pre-construction and construction phases, 'toolbox talks' will be provided by the ECoW to the Principal Contractor appointed by the Developer, and all relevant sub-contractors and site personnel, to ensure that the identification and protection of protected species and their habitats is fully understood and appropriate, and that agreed mitigation is implemented.
- 4.9 Where proposed pre-construction and construction activities comprise licensable actions (i.e. demolition on on-site buildings supporting roosting bats), a task specific briefing will be given to the Principal Contractor appointed by the Developer by a bat licensed ecologist named or accredited on an EPS Development Licence from NRW, on all required sensitive working methodologies and legal obligations to be met, particularly with respect to those methodologies and timing constraints set out within a Development Licence granted by NRW.

Temporary Protective Fencing

- 4.10 Prior to the commencement of construction, temporary protective fencing will be securely installed around the root protection area (RPA) of all retained trees, buffer zones and woodland to be retained in accordance with *BS 5837: 2012 Trees in Relation to Design, Demolition and Construction* or similar. Such features to be retained include **T8, T12, T13, T14, T15, T16, T17, T18, T19, T28, T30, G21, G25, G29** and **G33**. Details of the trees to be removed and those to be protected are included within the Arboricultural Method Statement (report reference: edp9069_r004).
- 4.11 Protective fencing will incorporate the full root protection area of the feature to be retained, with fencing maintained throughout the duration of all enabling and pre-construction activities and remains the responsibility of the Principal Contractor appointed by the Developer. Details of recommended tree protection fencing/barriers are included within the Arboricultural Method Statement.
- 4.12 The areas within the tree protection fencing and the root protection areas of retained trees will be treated as Ecological Protection Zones (EPZ) with all construction activities including entry by construction vehicles and storage materials, excluded. No works other than

landscaping will be undertaken within the EPZs, to ensure no detrimental impacts to sensitive features arising from physical damage or pollution. Where works for the cycle path are required within these areas around **T8**, **T28** and **T30**, 'no-dig' systems will be implemented as detailed within the Arboricultural Method Statement. This will be supervised by an Arboricultural Clerk of Works (ACW) or other competent person and undertaken in line with the supplier's specifications.

- 4.13 Where proposed tree loss overlaps with root protection areas of retained trees, clearance will be undertaken sensitively and will be overseen by the ACW or another competent person. The digging of trenches and pits for new tree and scrub planting adjacent to areas of protective fencing, where this lies inside the RPA, will be carried out by hand only, in accordance with best practice guidance as stipulated within *BS 5837: 2012*.

Temporary Construction Lighting

- 4.14 To reduce the impact of artificial light spillage on retained ecological features, including retained trees and off-site habitats adjacent, which may be used by breeding bird and/or foraging/commuting bats, night lighting will be avoided as far as possible, with working hours restricted to 07:30 to 18:00.
- 4.15 Where lighting is required for security, or task specific lighting is necessary, lighting will be kept to the lowest permissible level through the use of sensitive lighting design. This will include:
- The reduction in height of lighting columns employed across the Development Site during construction to allow for low-level lighting or, where appropriate, the use of tall columns designed to allow light to be directed downwards more acutely so as to reduce horizontal spill;
 - The use of light spill accessories such as hoods, shields, luminaires and filters to allow for lighting to be directed to the intended area only such that light spillage is avoided elsewhere;
 - The use of timed and/or sensor lighting across the Development Site; and
 - The programming of timed lighting to ensure adequate dark periods between dusk and dawn across the Development Site, and particularly along site boundaries.
- 4.16 Such sensitive lighting strategies aim to maintain dark corridors along the Development Site boundaries, and to ensure minimum disturbance to notable and protected species utilizing those habitats for commuting, foraging and dispersal during the pre-construction and construction phases.

Pollution Prevention

- 4.17 Pollution prevention measures relating to dust, noise, smell and other effluvia are detailed within the submitted CEMP for the proposed development. Measures detailed within the CEMP include:
- All hand-held and portable equipment where practicable will be electrically powered;

- All plant and equipment will be maintained in good working order;
- Plant, when in operation intermittently, will be switched off during periods of inactivity;
- All vehicles will observe site speed limits;
- Stationary equipment and plant will be placed so as to provide a screening to other items of plant and located to provide minimum noise emissions in the direction of noise sensitive areas;
- Care will be taken when loading and unloading materials to limit impact noise;
- Vehicles will not be permitted to queue on the road or pavement outside the site access;
- Vehicles parked within the site, outside working hours will have their engines switched off;
- Vehicle routes and traffic management plans will be arranged to avoid where possible any reversing operations; and
- Activities which can produce significant levels of noise will be arranged for times which are less likely to cause disturbance.

4.18 Construction traffic will be directed to use the A465, A4060 and A470 major road network wherever possible and to avoid minor residential roads. Given the modular nature of the proposed construction, HGV vehicle movements are reduced in comparison to other construction methodologies, with the majority of traffic movements expected to be attributed to contractor's cars and vans. With the relatively low level of construction traffic required, and the use of the major road network, there is not considered to be a significant increase in vehicle movements during construction in the context of existing vehicle movements along these roads. As such, there is not considered to be a risk of increasing aerial emissions on the Mynyddoedd Llangynidr a Llangatwg, Cefn yr Ystrad a Chomin Merthyr SSSI.

4.19 Traffic assessments of vehicle movements during operation have confirmed an expected increase of 641 AADT (Average Annual Daily Traffic). Under the Design Manual for Roads and Bridges (DMRB) guidance and the Air Quality Technical Advisory Group (AQTAG) screening thresholds, where the increase is less than 1000 AADT within 200m of the designated site there is not expected to be a significant effect as a result emissions from traffic. As the increase in AADT is below this threshold we would not expect to see a significant adverse effects as a result of emissions during operation. While we don't have exact figures for HGV movements during operation, this is anticipated to be no more than one HGV per day, below the 200AADT HGV threshold.

Surface Water

- 4.20 Given the proximity of nearby statutory and non-statutory designated sites, appropriate pollution prevention controls are required to minimise the risk of impacts as a result of surface water runoff from construction, particularly during periods of heavy rain fall.
- 4.21 As such, appropriate pollution control measures will be employed, with reference to available guidance including *Pollution Prevention Guidelines* (PPGs) and *Guidance for Pollution Prevention* (GPPs) documents³, namely *PPG1 General Guide to the Prevention of Pollution*, *PPG6 Pollution Prevention Guidance for Working at Construction and Demolition Sites* and *PPG21 Pollution Incident Response Planning*, to ensure that detrimental impacts to the nearby designated sites are avoided.
- 4.22 Pollution prevention materials such as straw bales, 'Terram' and booms will be kept on-site at all times for the duration of proposed works, for deployment in the event of a spill and to prevent/reduce runoff, should proposed works result in excessive mobilisation of contaminated materials.
- 4.23 More generally, all machinery not in use will be stored within the Development Site on areas of hardstanding with refuelling of machinery undertaken at designated fuel stations which will be located within or adjacent to the compound

Sensitive Vegetation Clearance

Grassland and Short Perennial Vegetation

- 4.24 Areas of a grassland and ephemeral/short perennial vegetation will be subject to a precautionary approach to habitat clearance to ensure no harm to any protected or notable species which may be present. Clearance of any suitable vegetation should be undertaken in accordance with the following precautionary methods of working:
- Vegetation clearance should be undertaken between the late spring and early autumn months so as to avoid the main hibernation period (typically considered to be between October and March). Should the above seasonal constraint be considered impracticable, then clearance works between late October and March inclusive may require pre-commencement checks and/or supervision by a suitably qualified ecologist to ensure no disruption to potential hibernacula, with the adoption of additional precautionary measures as appropriate;
 - A first cut should aim to reduce vegetation height to no less than 200mm and should be undertaken through the use of a hand-held trimmer or brush cutter. The second cut should be undertaken thereafter and within 24 hours of the initial cut, during which the vegetation should be reduced to ground level;

³ 1 PPGs were withdrawn in December 2015; however, they remain the main source of information regarding best practice with respect to pollution prevention. A replacement guidance series, comprising *Guidance for Pollution Prevention* (GPPs), are currently in development. Pollution advice listed at <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg> should also be referred to.

- Both cuts should be undertaken in one direction, so as to allow for any wildlife present to disperse safely towards the Development Site boundaries and away from the clearance; and
- Any suitable refugia identified during clearance works will be subject to a finger-tip search by a suitably experienced ecologist with any species identified re-located to areas of retained vegetation. Thereafter, refugia will be dismantled by hand and relocated to areas alternative suitable off-site location to ensure suitable refuge/hibernation opportunities are retained.

4.25 In the event any protected/notable species are identified during site clearance, these will be captured by hand and immediately released into suitable off-site habitats nearby.

Scrub and Hedgerows

4.26 Above ground clearance of dense and scattered scrub should be undertaken between September and February inclusive as to avoid the main nesting bird season (March to August inclusive). Where this is not possible, a pre-commencement check for active bird nests will be undertaken no more than 24 hours prior to clearance by the appointed ECoW.

4.27 Where an active bird nest is identified, a 5–10m buffer (dependent on individual species requirements, and potentially greater, as specified by the ecologist at the time) will be established around the active nest, with no clearance works permitted within this buffer until all young have fledged and the nest confirmed inactive by the ECoW. Following above-ground clearance, the removal of large root balls will be grubbed out in a sensitive manner to ensure no significant disturbance to soil and adjacent, retained planting. Removal of below ground vegetation should be undertaken between the months of April and September inclusive, so as to avoid harm to protected species such as reptiles or small mammals during the hibernation period. Where this is not possible, such works can only be undertaken at the discretion of the ecologist, under supervision and following pre-commencement checks to rule out hibernation potential. Any such excavations that occur within the root protection zone of retained vegetation will be undertaken by hand and backfilled as soon as possible or temporarily lined with polyethylene sheet to reduce evaporation.

4.28 Should there be a delay between the completion of vegetation clearance and commencement of construction such that colonisation of the Development Site by vegetation occurs, then such vegetation will be maintained at heights less than 20mm or as bare ground through frequent mowing or disturbance to deter wildlife from the construction area.

Scattered Trees

4.29 As detailed above, retained trees will be protected in line with measures detailed in this CEMP: Biodiversity and the Arboricultural Method Statement.

4.30 With respect to trees, a ground level tree assessment of all on-site trees to assess their potential to support roosting bats was undertaken in February 2025. The survey found no trees to have potential to support roosting bats such that works to trees may proceed without a Development Licence from NRW. Should any bats be discovered during the felling

of these or any other trees however, then works will necessarily cease and a suitably qualified and NRW bat licensed ecologist contacted for further advice.

- 4.31 Where possible, trees will be felled outside of the main breeding bird season (March to August inclusive). Where this is not possible, a pre-commencement check for active bird nests will be undertaken no more than 48 hours prior to clearance, by the appointed ECoW.
- 4.32 Should a period of over 12 months have elapsed since the previous surveys were undertaken, and prior to removal/pruning, all semi-mature/mature trees will be subject to an update ground-level inspection by a suitably qualified ecologist to determine their current potential to support roosting bats. Where trees are identified as having potential to support roosting bats, then such trees will be subject to a further detailed aerial inspection whereby all suitable roosting features will be checked at height for the presence of bats. Aerial surveys will be undertaken by a suitably qualified and an NRW bat licensed ecologist, arboricultural contractor with an NRW bat survey licence, or with experience of working with bats and under the supervision of an NRW bat survey licence holder.
- 4.33 If any bats are discovered during the aerial inspection, owing to the strict legal protection afforded to bats and their roosts, works are likely to require a Development Licence from NRW before works can continue. Further species-specific measures relating to bats are detailed below.
- 4.34 If no evidence of roosting bats is uncovered during the aerial inspection, works may proceed without a Development Licence from NRW. However, regarding those trees identified as having potential to support roosting bats, a 'soft felling' technique involving the sectional dismantling of the tree will be adopted, involving the following:
- Tree felling will avoid cutting through any cracks, cavities, limb/knot holes or any other potential roosting features – i.e. by cutting above and below the feature when removing sections with suitable features
 - Any sections to be cut supporting suitable roosting features are to be suitably harnessed and supported before cutting using industry-standard rigging equipment, and gently lowered to the ground once cut, to avoid violent shaking of potential roosting features; and
 - Any cut sections with potential roosting features are to be retained on-site by one of the following methods:
 - i. Strapping to existing, retained mature trees and appropriately secured in position;
 - ii. Retained on-site at ground level within an area of retained woodland; and
 - iii. Retained on-site for minimum 48 hours, with potential entrances not blocked i.e. facing away from ground, before they are removed or chipped

Maintenance of Cleared Vegetation

- 4.35 Should there be a delay between the end of the pre-construction phases and the beginning of the construction works phase, such that vegetation begins to re-colonise, then such vegetation will be subject to regular cutting throughout the duration of the Construction Phase to ensure heights are maintained at c.20mm or less, or else maintained as bare ground to deter the return of wildlife to the construction area.
- 4.36 Any remedial or formative pruning required of trees will be undertaken between October and February inclusive in accordance with good horticultural and arboricultural practice with thinning, trimming and shaping of specimens undertaken as appropriate to species, location, season, and stage of growth. All arisings from any vegetation clearance will be taken away from the vicinity of the development footprint no later than the day after vegetation clearance.
- 4.37 Any spoil, rubble, brash and/or debris collected as a result of the construction works will be removed from site or stockpiled within the centre of the site prior to removal.

Species-specific Measures

Breeding Birds

- 4.38 As detailed above, given the protection afforded to breeding birds, their nests, eggs and young, sensitive vegetation clearance and demolition of buildings required during the pre-construction and construction phases of development should be timed to avoid the main bird breeding season (March to August inclusive).
- 4.39 Should this seasonal constraint prove impracticable, then vegetation clearance/building demolition outside of this period should only commence following the advice and under the supervision of a suitably qualified ecologist. Pre-commencement checks for active bird nests will be undertaken by a suitably qualified ecologist/ECoW immediately prior to commencement. Where an active bird nest is identified, a 5-10m exclusion zone (and potentially greater dependent on individual species requirements, as specified by the ECoW) will be established around the active nest, with no construction activities permitted within this zone until all young have fledged and the nest is confirmed inactive by the ECoW.

Bats (Building Demolition)

- 4.40 To facilitate the proposed development, demolition/removal of buildings **B1, B2, B4, B5** and **B6** is required, whilst **B3** is to be retained. Demolition of **B2** and **B4** will result in the loss of three summer day roosts supporting individual common pipistrelle bats, as confirmed by the dusk emergence surveys undertaken by EDP in 2025 (report reference: edp9069_r002).

- 4.41 Given that the demolition will result in the loss of existing bat roosts, an EPS Development Licence will need to be obtained from NRW prior to the commencement of works. For a licence to be granted the development works must satisfy the three derogation tests (as required under the *Habitats Directive*):
- i. That there is no satisfactory alternative;
 - ii. The consented operation must be for “*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment*”; and
 - iii. The authorised action must not be detrimental to the maintenance of the population of the species at a ‘favourable conservation status’ in their natural range.
- 4.42 The roosts have been characterised as non-breeding roosts comprising small numbers of common pipistrelle bats of low conservation significance. It is not considered to be a maternity roost given the low numbers of bats recorded. Building **B2** has negligible potential for hibernation given the extensive lighting ingress and the high level of exposure to the elements. However, given the size of building **B4**, there remains potential for the building to be utilised by bats for hibernation, particularly crevice dwelling species which may utilise small spaces within the building which were not possible to inspect due to health and safety restrictions. Demolition works will therefore be undertaken in September/October or March/April to avoid the main bat summer roosting season and main hibernation seasons unless otherwise approved within a future EPS licence.

Installation of Bat Boxes on Poles

- 4.43 Prior to the commencement of the demolition works, six bat boxes (Schwegler type 1FF or equivalent) will be installed on poles in the east of the Development Site, to be located within areas of created habitat and away from main sources of proposed lighting associated with proposed new and retained buildings. The bat boxes will be installed in pairs at between 3-4m above ground level, in areas confirmed to be in darkness under the proposed lighting strategy. The boxes will remain permanently in-situ following completion of the demolition works.
- 4.44 The bat boxes will be installed prior to demolition to ensure they are available should roosting bats be encountered during demolition works. These bat boxes have been selected for their suitability to support crevice dwelling bats. Should these bat boxes not be available for any reason, an equivalent bat tube/box will be identified by the appointed ecologist. The specification for these bat boxes is detailed below:
- Height: 430mm;
 - Width: 270mm;
 - Depth: 140mm;
 - Entrance Dimensions: 120mm x 240mm;

- Weight: 9kg; and
- Material: breathable Schwegler wood concrete with an inner wooden panel for roosting.

Soft-stripping of Potential Roost Features

- 4.45 Prior to full demolition, soft-stripping of any features deemed to have potential for bats will be undertaken under the supervision of the named ecologist and/or accredited agents/assistants listed on an EPS Development Licence. Contractors will remove all suitable fascias, bargeboards, soffits, roof tiles, etc. by hand, carefully checking for any evidence of bats. Should a bat be found during the demolition process, the licenced ecologist will carefully remove the bat and place it within one of the pre-installed bat boxes on-site. The ecologist will be present for the removal of all features identified to have suitability to support roosting bats, and will remain 'on-call' throughout the remaining demolition period to provide further advice should any additional bats/roosts be encountered. In the unlikely event that bats are found prior to or during unsupervised works, all work will cease and the named ecologist contacted for advice.
- 4.46 Building **B2** is a small outhouse structure partially supported by a tree growing through the building walls and roof. Demolition of the building will require the exposed potential roost features between the brickwork and beneath the lifted render to be inspected by the licenced ecologist prior to demolition. In addition, an updated check of the supporting tree should be undertaken during the demolition works to ensure no potential roost features are present within the tree or have become exposed during the demolition works.
- 4.47 The licenced ecologist will similarly supervise the soft-stripping of all potential roosting features associated with building **B4**, including the overhanging porch and boarding covering the windows. The roosts found during the surveys were internal, with a single common pipistrelle emerging from a missing brick in a lean to in the north of the Site, and a single common pipistrelle emerging from a broken window on the south-west of the building. Where safe to do so, the licenced ecologist will supervise the soft-stripping of the internal features and dismantling of the lean-to structure. Where areas of the building are considered unsafe for the licenced ecologist to enter, the licenced ecologist will provide advice as to the appropriate soft-stripping methodologies to be employed and remain available on site to provide assistance should any roosting bats be found.
- 4.48 Contractors will not handle bats except when the bat is in immediate danger of being injured or killed. In this circumstance, the bat will be picked up carefully using gloved hands and placed in a safe, dark, undisturbed location until arrival of the named ecologist. Any bat discovered will be assessed and if in acceptable health will be placed in one of the bat boxes. In the unlikely situation that the bat is injured or deemed to be in poor health, it will be taken into care.

Badger

- 4.49 No evidence of badger was identified during ecological surveys of the Development Site. However, limited suitable habitat for the species for both sett building and foraging/commuting is present within and adjacent to the Development Site. Given the highly mobile nature of badger, however, an update pre-commencement check of the Development Site is recommended to determine whether any new badger setts have

established during the interim period. In the unlikely event a badger sett is found, no works will be undertaken within 30m of the sett until the appointed ecologist has determined whether the sett is active. Should the sett be found to be active a NRW licence will be required to permit loss/damage to/disturbance of the sett before works can continue.

4.50 More generally, the following precautionary measures are recommended and should be adhered to during the construction phase:

- All machinery will be operated by trained personnel only;
- There will be no working at night;
- All trenches/excavations will be covered up overnight and/or a means of escape provided (such as mammal ramps) to avoid wildlife becoming trapped; and
- Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering/becoming trapped.

Reptiles and Small Mammals

4.51 While the presence of reptiles and mammals such as European hedgehog is possible within the Development Site, it is considered unlikely, given the isolated nature of the small areas of semi-natural habitats present. As there are desk studies recorded for these species within 1km of the Development Site, precautionary working measures have been detailed above to reduce the risk of harm to any reptiles which may be encountered.

4.52 With implementation of those measures detailed above relating to vegetation clearance, sufficient avoidance measures are considered to be in place to avoid harm to any reptiles or European hedgehog which may be present within the Development Site.

Section 5

Monitoring and Timetable of Works

MONITORING

- 5.1 During construction, the monitoring of the CEMP: Biodiversity, and the measures detailed within, rests with the Developer and their appointed Principal Contractor. The CEMP: Biodiversity will be annually reviewed throughout the pre-construction and construction period to ensure the measures detailed within remain appropriate and up-to-date, and the document will be updated if required.
- 5.2 Details relating to post-construction monitoring are set out within the LEMP (report reference: edp9069_r006).

TIMETABLE OF WORKS

- 5.3 To facilitate commencement of construction it is anticipated that site clearance and associated pre-construction/enabling works will commence from spring/summer 2026, subject to receipt of planning consent, discharge of relevant pre-commencement planning conditions and approval of a EPS Development licence where proposed works comprise licensable actions.
- 5.4 **Table EDP 5.1** provides a summary timetable of the timings and actions set out within this CEMP: Biodiversity for the pre-construction/enabling phase and construction phases; this should be read in conjunction with the wider CEMP and LEMP.

Table EDP 5.1: Optimal Timing to Undertake Tasks Anticipated in Relation to the Proposed Development

Task	Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Installation of Protective Fencing	To be undertaken prior to any construction activities in accordance with the Arboricultural Method Statement.												
Vegetation Clearance – grassland and ephemeral/short perennial vegetation	To be undertaken as a two-stage phased cut as detailed within this document.												
Vegetation Clearance - scrub and trees	To be undertaken outside of the main bird nesting season unless vegetation is inspected by an ECoW within 48 hours prior to confirm no active bird nests are present.												
Vegetation Clearance - root ball and below-ground	Where possible, to be undertaken during the summer outside of the hibernation period for reptiles and amphibians.												
Installation of Bat Boxes	To be installed prior to the building demolition in accordance with the approved EPS Development Licence.												
Installation of Bird Boxes	Can be installed year-round.												

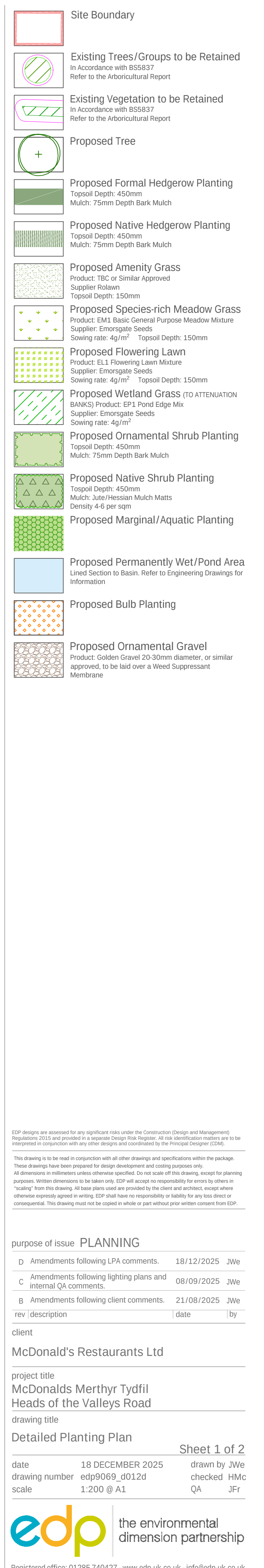
Task	Notes	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Building Demolition (subject to EPS Development Licence)	To be undertaken between March/April or September/October to avoid the main summer roosting season and hibernation season unless otherwise approved within a future EPS Development licence.												

Section 6

Summary and Conclusions

- 6.1 This CEMP: Biodiversity details the measures necessary to protect and conserve the ecological and landscape interest features of the Development Site and should be read in conjunction with the wider project CEMP. Detailed measures have also been provided to ensure that existing and retained features of ecological interest, namely retained trees, are protected during the construction phase of the development. Species-specific measures are also detailed within this document, including those specifically relating to roosting bats.
- 6.2 The responsibility for the undertakings set out within this document rest with the Developer and/or their appointed Principal Contractor for the pre-construction and construction works phases. Any deviation from that prescribed within this document is to be agreed in writing with the LPA.

Appendix EDP 1
Hard Landscaping Plan
(edp9069_d013e 18 December 2025 JWe/HMc)



Planting Schedule

Trees						
Number	Common Name	Species	Girth	Height	Specification	Density
7	Juneberry	Amelanchier lamarckii		250-300cm	RB :Heavy Standard :Clear Stem 175-200	Counted
3	River birch	Betula nigra	12-14cm	350-425cm	Half Standard :Clear Stem min. 200 :3x	Counted
7	Common Silver Birch	Betula pendula	12-14cm	350-425cm	Half Standard :Clear Stem min. 200 :3x	Counted
6	Wild Cherry	Prunus avium	14-16cm	400-450cm	3 :Extra Heavy Standard :Clear stem 175-200cm :5 brks :RB	Counted
6	Whitebeam	Sorbus aria	12-14cm	350-425cm	3x :Heavy Standard :Clear Stem 175-200 :RB :5 brks	Counted
4	European mountain ash	Sorbus aucuparia		250-300cm	RB :Heavy Standard :Clear Stem 175-200	Counted
Total :33						

Shrubs						
Number	Common Name	Species	Height	Pot Size	Specification	Density
5	Red-barked Dogwood	Cornus alba		5L		1/m²
26	Common Dogwood	Cornus sanguinea	40-60cm	3L	Branched: 4 brks	3/m²
15	Dogwood 'Midwinter Fire'	Cornus sanguinea 'Midwinter Fire'	30-40cm	5L	Bushy	3/m²
13	Red Osier Dogwood 'Kelsey'	Cornus stolonifera 'Kelsey'	30-40cm	5L	Several shoots :2 brks	3/m²
175	Box Honeysuckle	Lonicera nitida	40-60cm	5L	Bushy :5 brks :Bushy :5 brks	3/m²
75	Guelder Rose	Viburnum opulus	40-60cm	5L	Branched :4 brks	1/m²
221	Laurustinus	Viburnum tinus	40-60cm	5L	Branched :Branched :4 brks	3/m²
Total :530						

Bulbs					
Number	Common Name	Species	Bulb Size	Specification	Density
86	Dutch crocus	Crocus vernus		Grade 7/8	15/m²
86	Cyclamineus Daffodil	Narcissus 'Peeping Tom'		Grade 7/8	15/m²
86	Orchid daffodil	Narcissus 'Thalia'		Grade 7/8	15/m²
Total :258					

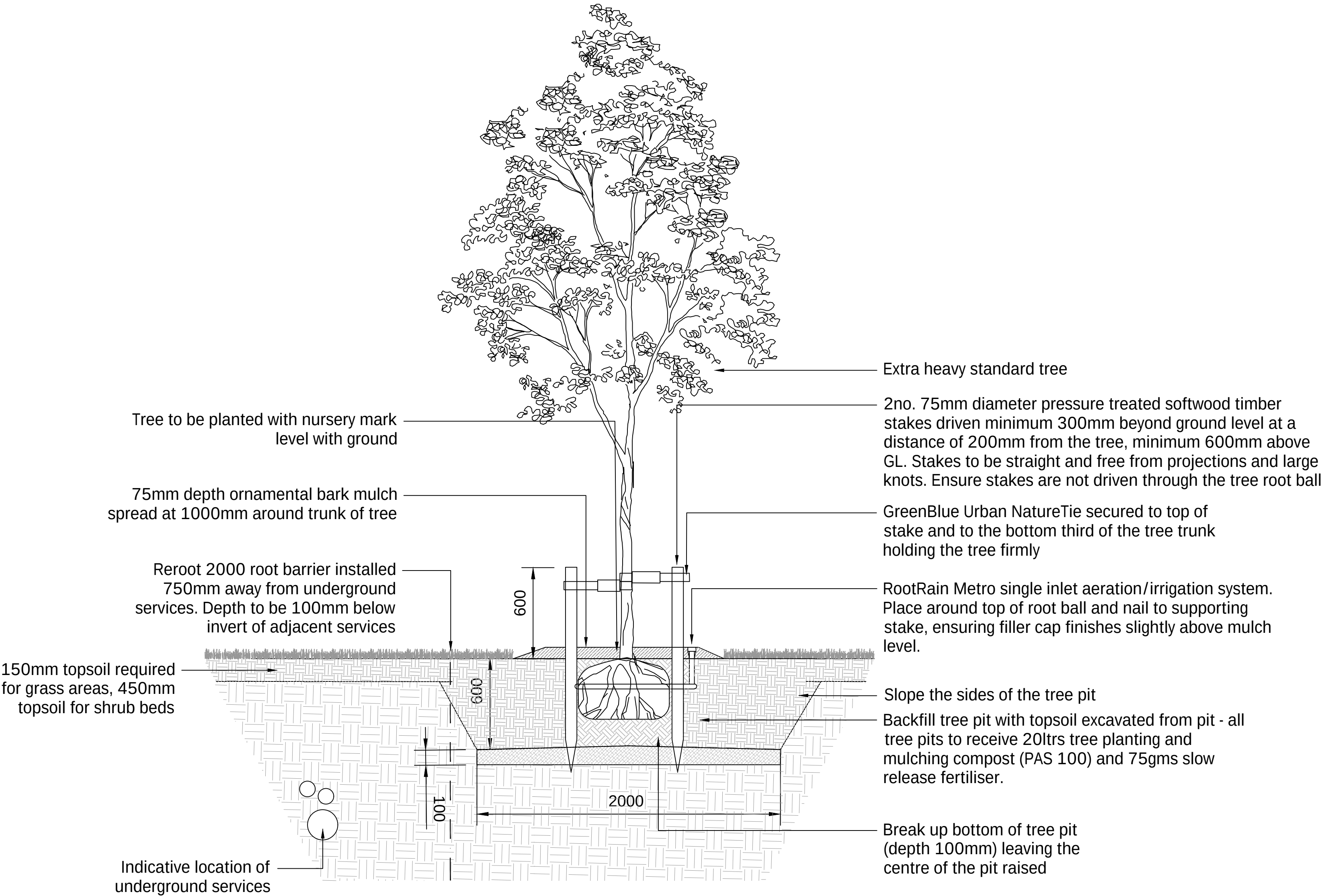
Ferns					
Number	Common Name	Species	Pot Size	Specification	Density
21	Hart's Tongue Fern	Asplenium scolopendrium	3L		5/m²
22	Hart's Tongue Fern	Asplenium scolopendrium	3L	Full Pot	3/m²
7	Crisped Golden Scale Fern	Dryopteris affinis 'Crispa'	3L	Full Pot	3/m²
13	Common Polypody	Polypodium vulgare	3L		3/m²
15	Soft Shield Fern	Polystichum setiferum	3L	Full Pot	3/m²
Total :78					

Grasses				
Number	Common Name	Species	Specification	Density
42	Great Wood-rush	Luzula sylvatica	Full Pot	4/m²
Total :42				

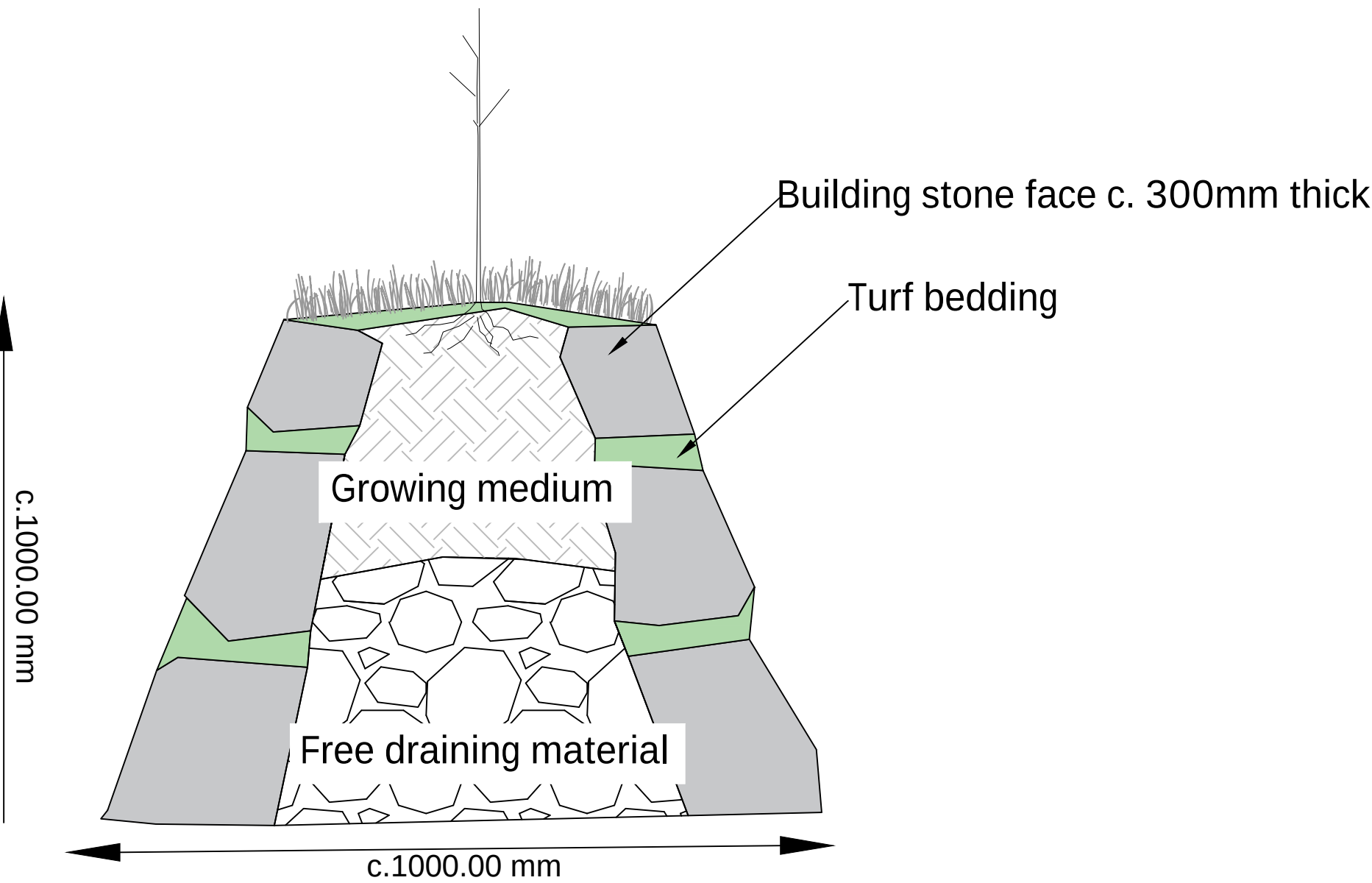
Hedges					
Number	Common Name	Species	Height	Specification	Density
215	Common Beech	Fagus sylvatica	80-100cm	Branched :C :4 brks	3/m
Total :215					

Native Hedgerow Mix				
Number	Common Name	Species	Specification	Density
42	Common Maple	Acer campestre	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
13	Common Maple	Acer campestre	Branched :1+1 :B	0.3Ctr
15	Common Dogwood	Cornus sanguinea	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
5	Common Dogwood	Cornus sanguinea	Branched :1+1 :B	0.3Ctr
28	Common Hazel	Corylus avellana	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
9	Common Hazel	Corylus avellana	Branched :1+1 :B	0.3Ctr
55	Common Hawthorn	Crataegus monogyna	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
17	Common Hawthorn	Crataegus monogyna	Branched :1+1 :B	0.3Ctr
15	Common Holly	Ilex aquifolium	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
5	Common Holly	Ilex aquifolium	Branched :1+1 :B	0.3Ctr
55	Blackthorn	Prunus spinosa	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
17	Blackthorn	Prunus spinosa	Branched :1+1 :B	0.3Ctr
15	Dog Rose	Rosa canina	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
5	Dog Rose	Rosa canina	Branched :1+1 :B	0.3Ctr
28	Common Elder	Sambucus nigra	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
9	Common Elder	Sambucus nigra	Branched :1+1 :B	0.3Ctr
28	Guelder Rose	Viburnum opulus	Branched :1+1 :B	0.3Ctr Double Staggered at 0.5m offset
9	Guelder Rose	Viburnum opulus	Branched :1+1 :B	0.3Ctr
Total :370				

Aquatic/ Marginal Mix					
Number	Common Name	Species	Specification	Density	Percentage Contribution
12	Lesser Pond Sedge	Carex acutiformis	Full pot :Sept to April planting :British native origin	0.4Ctr	30%
9	Common Spike Rush	Eleocharis palustris	Full pot :June to Sept planting :British native origin	0.4Ctr	20%
9	Meadowsweet	Filipendula ulmaria	Full pot :Sept to April planting :British native origin	0.4Ctr	20%
12	Yellow flag iris	Iris pseudacorus	Full pot :Sept to April planting : British native origin	0.4Ctr	30%
Total :42					



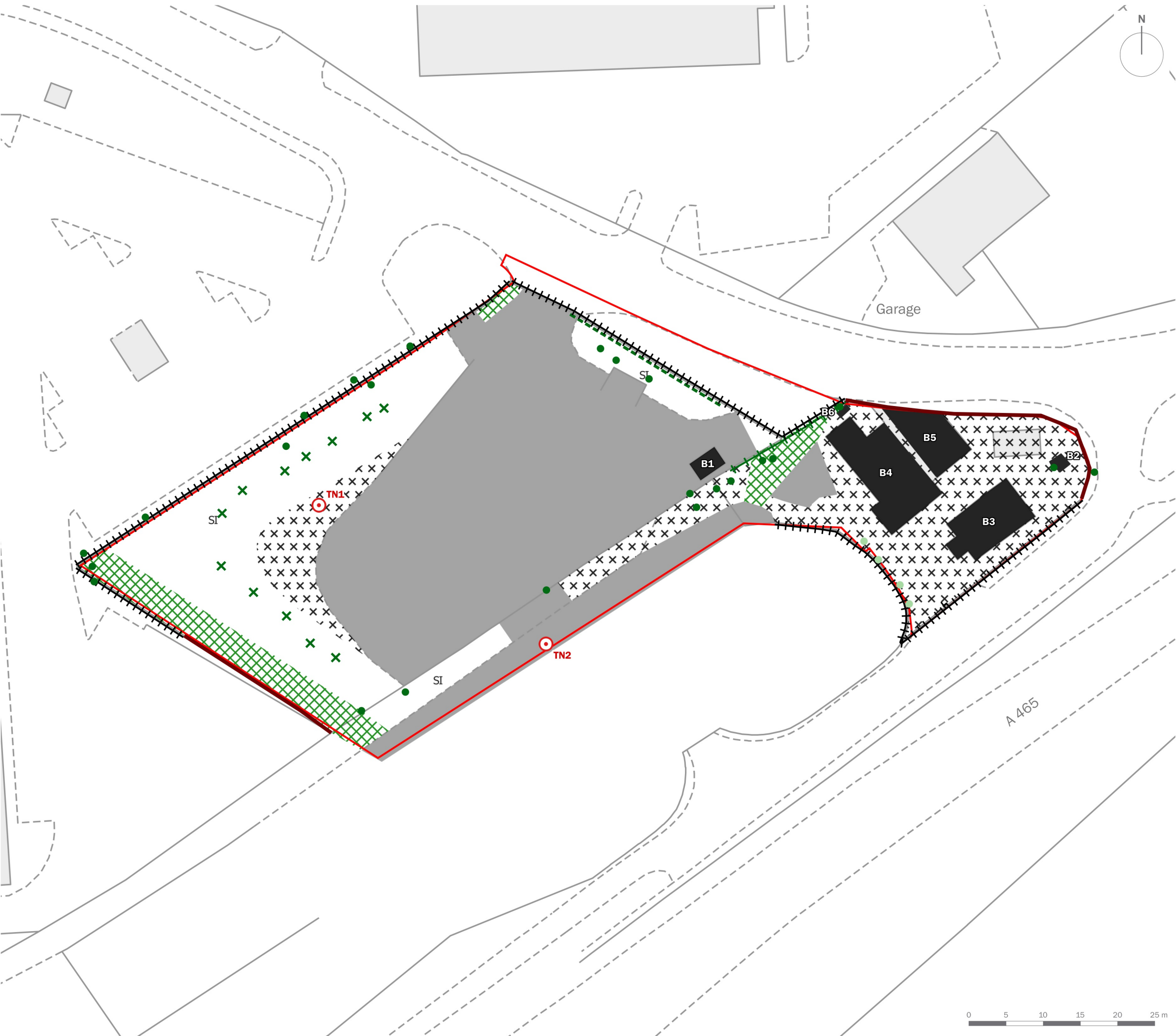
Indicative Hedgebank Detail (not to scale)
Design and construction to be adapted on site per specialist and engineer's specification



This drawing is to be read in conjunction with all other drawings and specifications within the package.
These drawings have been prepared for design development and costing purposes only.
All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, except for planning purposes. Written dimensions to be taken only. EDP will accept no responsibility for errors by others in "scaling" from this drawing. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue				PLANNING
D	Amendments following LPA comments.	18/12/2025	JWe	
C	Amendments following lighting plans and internal QA comments.	08/09/2025	JWe	
B	Amendments following client comments.	21/08/2025	JWe	
rev	description	date		by
client				
McDonald's Restaurants Ltd				
project title				
McDonalds Merthyr Tydfil				
Heads of the Valleys Road				
drawing title				
Detailed Planting Plan				Sheet 2 of 2
date	18 DECEMBER 2025	drawn by	JWe	
drawing number	edp9069_d012d	checked	HMc	
scale	Not to Scale @ A1	QA	JFr	

Appendix EDP 2
Phase 1 Habitat Plan
(edp9069_d009b 16 January 2026 GYo/JCk)



- Survey Boundary
- Dense Continuous Scrub
- Ephemeral/Short Perennial
- SI Poor Semi-improved Grassland
- Building
- Hardstanding
- Intact Species-poor Hedgerow and Trees
- Defunct Species-poor Hedgerow
- Fence
- Wall
- Scattered Trees (Broadleaved)
- Scattered Trees (Coniferous)
- Scattered Scrub
- Target Note

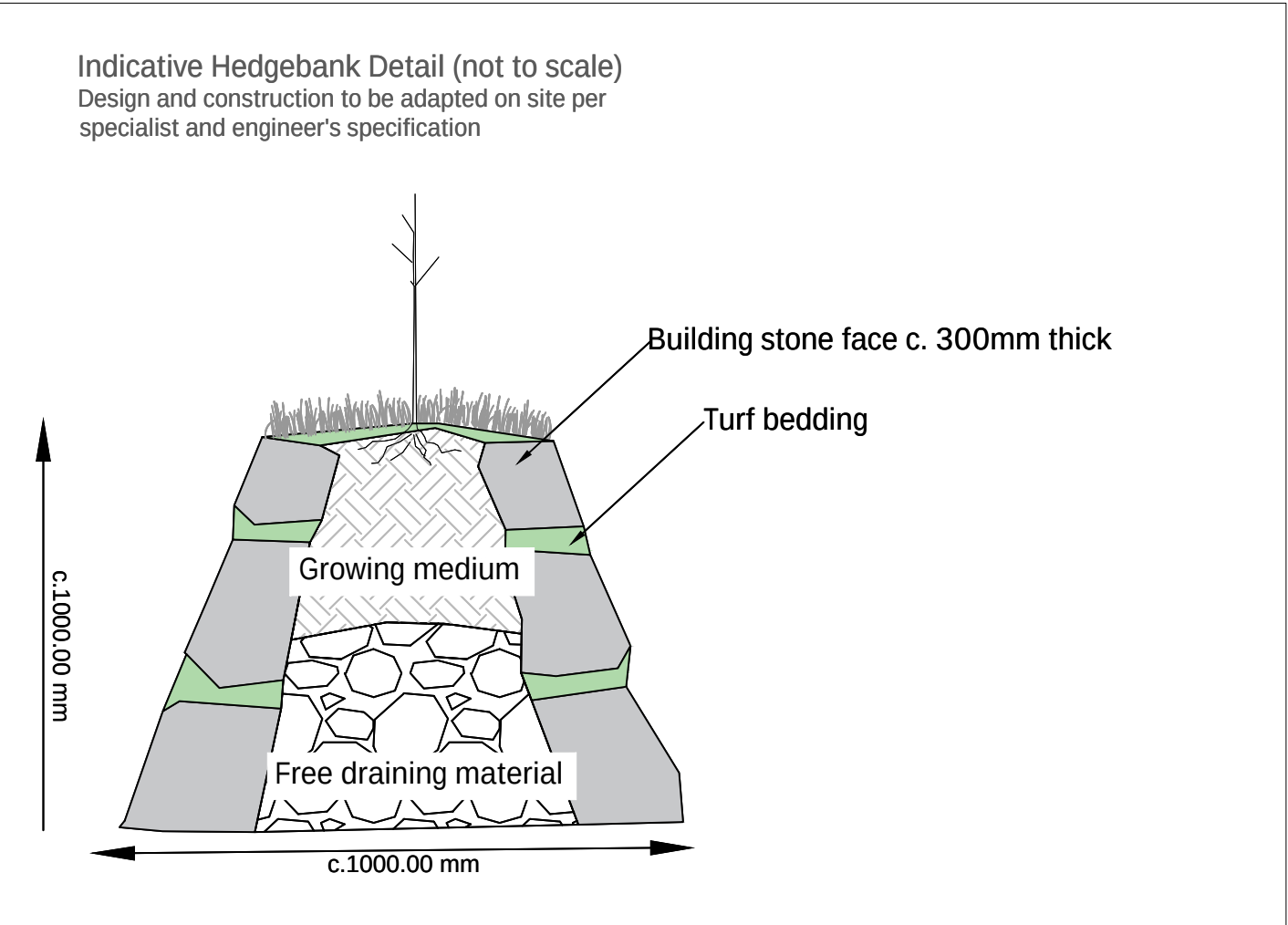
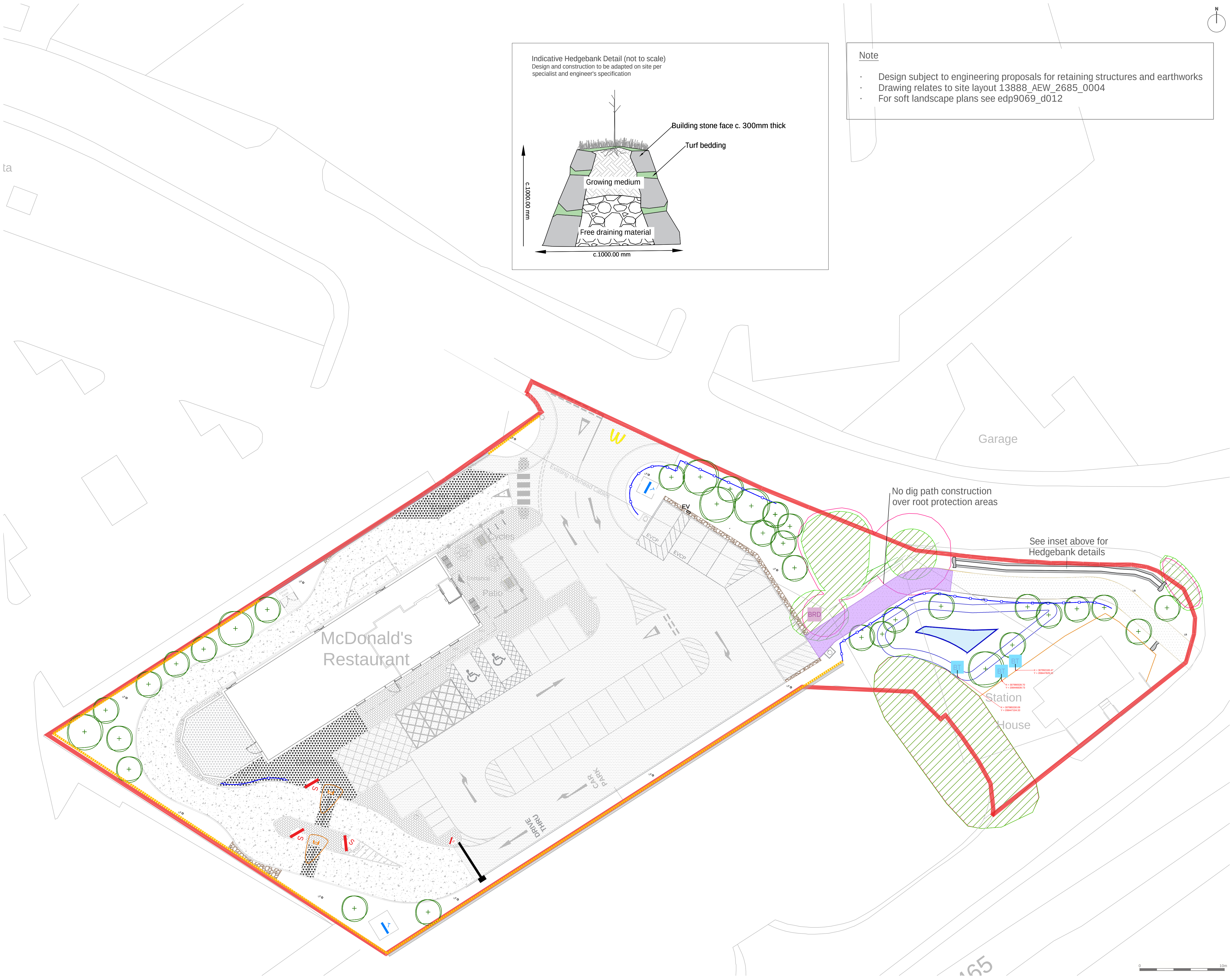
client			
McDonald's Restaurants Ltd			
project title			
McDonald's Merthyr Tydfil, Heads of Valley Road			
drawing title			
Phase 1 Habitat Plan			
date	16 JANUARY 2026	drawn by	GYo
drawing number	edp9069_d009b	checked	JCk
scale	1:500 @ A3	QA	RBa



the environmental
dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

Appendix EDP 3
Detailed Planting Plan
(edp9069_d012d 18 December 2025 JWe/HMc)



Note

- Design subject to engineering proposals for retaining structures and earthworks
- Drawing relates to site layout 13888_AEW_2685_0004
- For soft landscape plans see edp9069_d012

- Site Boundary
- Existing Tree/Vegetation to be Retained
Refer to the Arboricultural Report
- Proposed Tree Planting
- Proposed Cycleway Permeable Surface
Resin bound gravel to engineers specification
- Proposed Tarmacadam
To engineers specification
- Proposed Imprinted Concrete
Entrained with full layer works,hardening agent and curing system; Colour: Grey, Pattern: London Cobble
- Proposed Charcoal Brushed Concrete
To engineers specification
- Proposed Brushed Concrete
To engineers specification
- Proposed Block Paving
Product: Marshalls Keyblock (200 x 100 x 80mm)
Colour: Charcoal
- Proposed Ornamental Gravel
- Proposed Information Sign
- Proposed Totem Sign (12m)
- Proposed Timber Knee Rail (0.6m Tall)
- Proposed Fence to Residential (1.8m Tall)
Composite To be specified alongside residential works
- Proposed Post and Rail Fence (1.1m Tall)
Anti-climb to be specified to engineers specification
- Proposed Retaining Wall
To engineers specification
- Proposed Levered Vehicle Barrier
- Proposed Canopy to Vehicle Barrier
- Proposed Cycle Stands
Sheffield Cycle Hoop or similar
- Proposed Outdoor Furniture
Refer to McDonalds Product Specifications
- Proposed Target Bin
- Proposed SuDS Feature
- Proposed EV Charging Station
- Proposed Lighting Pole
To lighting engineers specification
- Proposed Lighting Bollard
To lighting engineers specification
- Proposed Bird Boxes
Tree mounted:
Specific location determined by project ecologist
- Proposed Bat Boxes
Post Mounted x 2 per post: (1FF Sowhlegier or similar)
Location per project ecologist advice
- Proposed Feature Boulder
To hedge/Hedgebank edge
- Proposed Hedgebank
See inset

EOP designs are assessed for any significant risks under the Construction (Design and Management) Regulations 2015 and provided in a separate Design Risk Register. All risk identification matters are to be interpreted in conjunction with any other designs and coordinated by the Principal Designer (PD).

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, except for planning purposes. Written dimensions to be taken only. EOP will accept no responsibility for errors by others in 'scaling' from this drawing. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EOP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EOP.

purpose of issue				PLANNING
e	Amends to bat boxes per LPA comments	18/12/2025	JWe	
d	Amends following architects specification	16/09/2025	JWe	
c	Amends following lighting plan and internal QA comments.	08/09/2025	JWe	
rev	description	date	by	
client				
McDonald's Restaurants Ltd				
project title				
McDonalds Merthyr Tydfil Heads of the Valleys Road				
drawing title				
Hard Landscape Plan				
				Sheet 1
date	18 DECEMBER 2025	drawn by	JWe	
drawing number	edp9069_d013e	checked	HMc	
scale	1:200 @ A1	QA	JFr	



CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN
DESIGN
GROUP** REGISTERED PRACTICE



**Landscape
Institute**
Registered practice