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Date: 8 June 2026

Our ref: 68415/01/SC/TR/41216430v2

Dear Rebecca

Application to discharge Condition 3, 4, 8, 14, 16 and 21 of Planning Permission ref. P/25/0265

On behalf of our client, McDonald's Restaurants Ltd ('McDonald's'), please find enclosed an application to fully discharge Conditions 3, 4, 14, 16 and 21 of Planning Permission ref. P/25/0265 at Land to the North of the Heads of the Valleys Road.

This application has been submitted via the Planning Portal (ref. **PP-14985770**) and comprises this covering letter and the following documents:

- 1 Completed application form;
- 2 Biodiversity Enhancement Plan (reference: EDP9069_Do16);
- 3 Landscape and Ecological Management Plan (reference: edp9069_roo6d);
- 4 Method Statement and Risk Assessment (Trojan Group);
- 5 Dwr Cymru Welsh Water correspondence (private and confidential);
- 6 Historic Building Recording (4 June 2026); and
- 7 Remediation Strategy and Verification Plan (June 2026)

These documents have been prepared to address and discharge the outstanding pre-commencement conditions attached to Planning Permission Ref: P/25/0265.

For completeness, Condition 17 (Written Scheme of Historic Environment Mitigation), being the only pre-commencement condition not included in this pack, has already been validated under a separate submission (Ref: P/26/0107). Accordingly, this submission provides a robust and comprehensive response to all remaining pre commencement requirements, enabling the development to proceed without delay.

Conditions 3 and 4

Condition 3 states:

“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_roo2b), 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”.

Condition 4 states:

“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”

This application is accompanied by a biodiversity enhancement plan. The plan details the provision of six bat boxes (two boxes on each pole) to compensate for the loss of existing bat roosting features. The proposed location of the bat boxes, to the southeast of the restaurant, remains consistent with the Ecological Appraisal (ref. edp9069_roo2b).

The bat boxes will be installed on suitable structures/poles prior to the commencement of any demolition works, ensuring continuity of roosting opportunities. The proposed poles will be 5m in height, with approximately 1m set below ground level, resulting in a finished height of approximately 4m above ground level.

The bat boxes will be of a specification equivalent to the Schwegler 1FF (or similar), as referenced in the submitted ecological reports. An example of a suitable product, including indicative dimensions and installation details, can be viewed at: [Pole Mounted Maternity Bat Box | NHBS Practical Conservation Equipment](#)

Final product selection may vary depending on availability; however, any alternative will be of comparable design, dimensions, and function to ensure ecological suitability.

The ecological enhancement plan sets out a comprehensive strategy of ecological enhancements, including:

- 1 Installation of bat and bird boxes;
- 2 Provision of hibernacula/refugia and invertebrate habitats; and
- 3 Creation of new planting and habitat features, including grassland and landscaped areas;

Table EDP 1.1 sets out a structured, seasonally-informed programme for the delivery of biodiversity enhancements, ensuring that all works are undertaken at appropriate times to avoid impacts on protected species. Vegetation clearance is carefully timed to account for reptile activity, bird nesting and hibernation periods, with ecological supervision required where works fall outside optimal windows. Early-stage mitigation measures are prioritised, including the installation of bat and bird boxes prior to demolition, to maintain habitat continuity and minimise ecological disruption.

The schedule also establishes a coordinated approach to habitat creation, aftercare and long-term management. Planting and seeding are aligned with optimal seasonal conditions to maximise establishment success, supported by defined maintenance measures such as watering, weed control and replacement planting during the initial years.

This transitions into ongoing management (e.g. grassland cutting, hedgerow and tree maintenance) and a clear monitoring regime, including periodic inspection of habitats and ecological features. Overall, the table provides a comprehensive framework to ensure biodiversity enhancements are effectively implemented, maintained and monitored over time.

Condition 8

Condition 8 states:

“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”

A Landscape and Ecological Management Plan (LEMP) has been submitted. The LEMP provides a comprehensive framework for the creation, management and long-term maintenance of landscape and ecological features across the site. The document includes:

- A detailed description of habitat creation and management prescriptions, covering trees, hedgerows, grassland, scrub, SuDS features and ecological enhancements;
- Clearly defined roles and responsibilities, including the Developer, Management Company and Ecological Clerk of Works (ECOW), ensuring implementation and ongoing compliance;
- A structured programme for implementation during construction and the first planting season following completion, ensuring timely delivery of landscaping and ecological works;
- A comprehensive maintenance and monitoring regime, including specific management operations, inspection schedules and periodic reporting to the Local Planning Authority;
- A commitment to long-term management over a 30-year period, securing the ongoing establishment and success of habitats and planting.

The LEMP also includes detailed guidance on seasonal constraints, aftercare measures, adaptive management and long-term review, ensuring that all landscape and ecological areas are managed in accordance with best practice and in a manner that supports biodiversity objectives.

Accordingly, the submitted LEMP provides all necessary information relating to management responsibilities, maintenance schedules and long-term stewardship, and it is considered that the requirements of Condition 8 are fully satisfied.

Condition 14

Condition 14 states:

“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.”.

This application is supported by a detailed Method Statement and Risk Assessment prepared by Trojan Construction Management Ltd, alongside supporting correspondence from Dwr Cymru Welsh Water (DCWW). The information supplied by DCWW contains sensitive financial information and should be treated as private and confidential

The submitted information comprises a site-specific methodology to safeguard the integrity of the existing 18-inch trunk water main which crosses the site. This has been informed by liaison with DCWW, including confirmation of the diversion works required to the separate 8-inch main, which are to be undertaken directly by DCWW under a Section 185 agreement. The Method Statement sets out a robust protection strategy including:

- Establishment of a clearly defined 3.0m-wide protection corridor over the 18-inch main.
- Strict controls on plant loading and restrictions on construction activities within proximity to the asset.
- Implementation of load-spreading measures and temporary working platforms for any crossings .
- Controlled excavation practices, including hand digging near the main and use of trial holes to verify location and depth.
- Measures to mitigate vibration, ground instability, and risk of damage.
- Procedures for monitoring, supervision, and emergency response throughout the works.

These measures are to be implemented prior to the commencement of development and will remain in place for the duration of construction, ensuring no adverse impact on the structural condition or operation of the watermain.

Condition 16

Condition 16 states:

“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”

This application is supported by a Level 2 Historic Building Recording (HBR) of Station House.

The enclosed HBR has been prepared in accordance with a Written Scheme of Investigation (WSI) (submitted to discharge Condition 17 - P/26/O107), which was agreed with Glamorgan Gwent Archaeological Trust (GGAT) in February 2026.

The scope and methodology follow Historic England's guidance ("Understanding Historic Buildings", 2016) and satisfy the requirements for a proportionate Level 2 record.

The HBR provides a comprehensive descriptive record of Station House, including:

- its architectural form, materials and condition;
- a photographic and drawn record; and,
- an assessment of its historical development and significance.

The recording has been undertaken to create a lasting record of a non-designated heritage asset of local interest, in line with national and local policy.

Following approval, the final record will be deposited with the National Monuments Record (RCAHMW) and the Heneb Historic Environment Record, ensuring public accessibility.

The enclosed HBR therefore satisfies the requirements of condition 16.

Condition 21

Condition 21 states:

"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".*

The submitted Remediation Strategy and Verification Plan (June 2026) demonstrates that the requirements of the contamination condition have been fully satisfied.

A preliminary risk assessment was undertaken in conjunction with the previously approved Phase I Desk Study and Coal Mining Risk Assessment, which identified historical site uses (including quarrying, concrete and aggregate works), potential contaminants, and developed a conceptual site model with identified pollutant linkages.

A detailed site investigation and risk assessment (Phase II, August 2025) has been completed, comprising intrusive ground investigations, laboratory testing and gas monitoring, enabling a robust assessment of risks to identified receptors, including those off-site. The results of this investigation confirm that, whilst contamination levels are generally low and suitable for the proposed commercial end use, a limited number of potential pollutant linkages exist (principally relating to water supply pipes). These have informed an appropriate options appraisal and remediation strategy, including clean cover provision, specification of suitable service materials, and well decommissioning.

A comprehensive Verification Plan is also provided, setting out the data collection, validation measures, reporting procedures, and contingency (discovery) strategy to demonstrate the completed remediation works once complete and to address any unforeseen contamination.

The enclosed therefore satisfies the requirements of condition 21.

Summary

We trust that you have sufficient information to validate this application, and to discharge conditions 3, 4, 8, 14, 16 and 21 of planning permission P/25/0265.

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

Yours faithfully



Tobias Robinson
Senior Planner
BA (Hons) MSc MRTPI