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Date: 16 September 2026
Our ref: 68415/01/SC/41597125v1

Dear Rebecca

Application to fully discharge Condition 19 of Planning Permission ref. P/25/0265

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

This application has been submitted via the Planning Portal (ref. **PP-15124716**) and comprises of this cover letter and the following documents:

- 1 Completed application form;
- 2 Location Plan (reference: 13888_AEW_2685_0001B); and,
- 3 Proposed Boundary Fencing Plan (reference: 13888_AEW_2685_0010A).

Condition 19

Condition 19 states:

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

Boundary treatments, where they form part of a retaining wall, have been considered and approved separately under application ref. P/26/0152 (Condition no 19). Accordingly, this submission relates solely to the remaining boundary treatments proposed within the development.

This submission is supported by the drawing (ref. 13888_AEW_2685_0010A) prepared by AEW which provides full details of the position, height, design and materials of the following proposed boundary treatments:

- Close board timber fencing;
- Anti-climb fencing;
- Timber knee rail fencing; and,
- Native hedge bank.

Summary

We trust that you have sufficient information to validate this application and that the details submitted satisfy the outstanding requirements of Condition 19 in order to enable the condition to be fully discharged.

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

Yours faithfully

**Martynas Koveckis**

Planner

BSc (Hons)