

INTERNAL MEMORANDUM

To: Rebecca Owens
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1

Date of previous memo: -

Date: 18/11/2025

SUBJECT: P/25/0265 | 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 | Land To The North Of The Heads Of The Valleys Road Off Rhymney Common Road Dowlais Merthyr Tydfil CF48 2YG

DOCUMENTS SUBMITTED IN SUPPORT OF THE ABOVE APPLICATION

1. McDonald's Merthyr Tydfil, Heads of the Valley Road. Ecological Appraisal *prepared by* The Environmental Dimension Partnership Ltd *on behalf of* McDonald's Restaurants Ltd. Report Reference: edp9069_r002a. Dated September 2025.
 - a. Appendix EDP 3 - Extended Phase 1 Habitat Survey Results
 - b. Appendix EDP 4 – Bat Survey
2. McDonald's Merthyr Tydfil, Heads of the Valley Road. Green Infrastructure Assessment *prepared by* The Environmental Dimension Partnership Ltd *on behalf of* McDonald's Restaurants Ltd. Report Reference: edp9069_r005a. Dated September 2025.
3. McDonald's Merthyr Tydfil, Heads of the Valley Road. Landscape and Ecological Management Plan *prepared by* The Environmental Dimension Partnership Ltd *on behalf of* McDonald's Restaurants Ltd. Report Reference: edp9069_r006a. Dated September 2025.
4. McDonald's Merthyr Tydfil, Heads of the Valley Road. Detailed Planting Plan *prepared by* The Environmental Dimension Partnership Ltd *on behalf of* McDonald's Restaurants Ltd. Drawing Number: edp9069_d012c. Rev C. Dated 08 September 2025.
5. McDonald's Merthyr Tydfil, Heads of the Valley Road. Arboricultural Method Statement (Incorporating Arboricultural Impact Assessment and Tree Protection) *prepared by* The Environmental Dimension Partnership Ltd *on behalf of* McDonald's Restaurants Ltd. Report Reference: edp9069_r004a. Dated September 2025.
6. McDonald's, Heads of Valleys Road, Merthyr Tydfil (ST2685). Construction Environmental Management Plan *prepared by* Glanville. Issue 2. Dated: 16 Sept 2025.
7. McDonald's Merthyr Tydfil. Drawing Name: LiAS Design Notes & Luminaire Schedule. Sheet No: DWG 00. Rev 2. Dated: 05/09/25.

COMMENTS – Document 1 (Ecological Appraisal)

- Page 4, S4 – “*With respect to designated sites, none occur within 10km of the Site in respect of internationally.*” There is a SSSI within 1km of the site: Mynyddoedd Llangynidr a Llangatwg, Cefn yr Ystrad a Chomin Merthyr. Please amend the report in consideration of this.
- Please quote the unique reference number SEWBReC. This is a standard request for any report submitted that includes biodiversity data.
- Please can the reference to “*Active construction at the southern part of the site*” be elaborated upon?
- The proposed positions of all for post-development onsite bat roosting opportunities (including for example retained roosts and new bat boxes) must be marked on a plan. These must not be directly illuminated and there must be dark zones allowing access routes from the boxes to nearby suitable, connected, foraging and commuting habitat. This must be demonstrated within the lighting scheme for the site – see comments on the lighting scheme (Document 7) later in this document.

COMMENTS – Document 1a (Extended Phase 1 Habitat Survey)

- Is the “Earthen embankment” – to remain or be removed?

COMMENTS – Document 1b (Bat Survey)

- Building access must be provided to the ecologists so that internal surveys may be undertaken.
The report states that there was no internal access to any of the buildings - NB Building B6 seems to have been accessible as the door was open in the image provided. This structure was described as having no suitability for roosting bats, however, the structure could have suitability as a night roost. This could also be said of B2 and possibly also B4.
- Still shots (from the NVAs) of the building at the darkest point of the survey must be included within the report, showing the field of view and demonstrating appropriate illumination.
- Where was the bat activity on the site? In which direction did the roosting bats fly following emergence? Please add this information to a plan.

COMMENTS – Document 2 (GIS)

- All species within the planting plan must be native species of local (if not Welsh or UK) provenance.

COMMENTS – Document 3 (Landscape & Ecological management Plan)

- All species within the planting plan must be native species of local (if not Welsh or UK) provenance.
- Hedgerow management refers to European Beech, however, this species does not feature in the planting plan?
- Remove all references to glyphosate-based herbicide – only manual weed removal methods must be used.
- Grassland management must include the removal of arisings.
- Bat box model types are specified. Proposed bird box model types must also be specified. All wildlife boxes must be constructed from woodstone or woodcrete for reasons of longevity.

COMMENTS – Document 4 (Planting Plan)

- All species within the planting plan must be native species of local (if not Welsh or UK) provenance.

COMMENTS – Document 6 CEMP)

- The demolition section should refer to the bat licence, ecological supervision etc. Any other ecological considerations must also be referred to within this document. There could just be a reference to the CEMP-B (see later in this document).

COMMENTS – Document 7 (Lighting Scheme)

- The onsite lighting must comply with the following:
 - A. Guidance Note GN08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and The Institute of Lighting Professionals 2023 - <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>
 - B. Good Practice Guidance: Planning for the Conservation and Enhancement of Dark Skies in Wales. <https://www.gov.wales/sites/default/files/publications/2025-02/dark-skies-guidance.pdf>
- Colour temperatures of luminaires are provided (2700K) apart from the bollard lights - OptiSpace BCB500 T25 1 xLED25/830 A lamp(s): LED25/830. There is no information regarding the colour temperature for this lighting type.
- In terms of illumination, most of the site is proposed to be 6.25 lux or higher. There is therefore an acceptable level of light-spill onto habitat bounding the site as well as the habitat within the eastern spur. Additionally, some, or all, of the areas may have bat or bird boxes (yet to be finalised – see

comments regarding Document 1 above). Such areas must be kept dark (as defined by Document A above, i.e., 0.2 lux on the horizontal plane and 0.4 lux on the vertical plane). The submission of an illuminance plan with contours down to 0.2 lux will aid in the demonstration of this requirement.

Part of the solution would be removing the bollard lighting proposed for the eastern spur.

Additionally, Document A (above) page 30 states:

“The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites.”

PLANNING CONDITIONS

ECOLOGICAL MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

No development shall take place (including ground works, vegetation clearance) until details of all biodiversity/ecological enhancements have been submitted to and approved in writing by the local planning authority. All must be clearly marked on architectural drawings, plans and elevations. The development shall then be carried out in accordance with the approved details and maintained as such in perpetuity.

CEMP-B

No development shall take place (including ground works, vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B will ensure that construction activities comply with environmental legislation and planning requirements, minimising harm to habitats and species while promoting ecological enhancements.

COMPLIANCE

Evidence that ecological measures have been installed, created, implemented etc will be required on completion of the development. This evidence must be submitted to and approved in writing by the local planning authority.

INFORMATIVES (for decision notice)

BATS

Warning: A 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 kill, injure, capture or disturb a bat 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 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/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>

NESTING BIRDS

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/structures 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.