

INTERNAL MEMORANDUM

To: David Cross
From: Matt Davies (Ecologist)
Ext: 5278

Memo number: 1
Date of previous memo: -
Date: 09/10/2025

SUBJECT: P/25/0261 | Discharge of conditions 5 (Retaining Works), 6 (Boundaries), 9 (External Lighting), 11 (Delivery and Servicing Management Plan) and 12 (Non-native Invasive Species Strategy) of planning permission P/24/0200 relating to a new coffeeshop with drive-thru facility at Land Adjacent To Aberdare Road Roundabout Cyfarthfa Retail Park Swansea Road

CONDITIONS

- #9: *No external lighting shall be erected until a detailed lighting scheme has been submitted to and approved in writing by the local planning authority, demonstrating dark corridors for commuting/forage bats is maintained. The lighting scheme shall be carried out in accordance with the approved details and shall be retained as such for the lifetime of the development.*
- #12: *Before any site clearance works commences on site, a Non-native Invasive Species Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Non-native Invasive Species Strategy shall be fully implemented in accordance with the approved details prior to the commencement of any works.*

DOCUMENTS SUBMITTED IN SUPPORT OF CONDITIONS 9 + 12

1. (#9):
 - i. Project name: Costa. Project no: 000000. Outdoor Lighting Report *prepared by* Lighting Reality. Dated: 25 September 2025.
 - ii. Project name: Costa. Project no: 000000. Calculation: Horizontal Illuminance (lux) *prepared by* Lighting Reality. Dated: 25 September 2025.
2. (#12):
 - i. Cyfarthfa Retail Park, Merthyr Tydfil. INNS Strategy *prepared by* SLR Consulting Limited *on behalf of* BL Merthyr Limited. Revision: V1.0. Dated: 12 September 2025.

COMMENTS – Condition #9, Documents 1i. and 1ii.

The lighting scheme is not acceptable in its present form. It must conform to the following guidance:

- 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>

Issues to consider

1. An acceptable level of light-spill onto habitat bounding the site must be demonstrated. 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.
2. Luminaires are also required to conform to the guidelines cited above in terms of colour temperature, which must be 2700K or lower.

3. An environmental lighting impact assessment against conservation requirements for nocturnal and crepuscular species including details of when the lighting will be in operation (restrictions will be required).

COMMENTS – Condition #12, Document 2i.

The LPA Ecologist is not a specialist in INNS. However, Document 2i. seems acceptable in relation to the onsite invasive species.