

**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)  
The Town and Country Planning (Development Management Procedure)  
(Wales) Order 2012 (as amended)

**FULL PLANNING PERMISSION**

To: Mr Michael Mail c/o Mr Ashley Davies GWP Architecture 03.01 Tower Works 2 Globe Road  
Leeds LS11 5QG

**WHEREAS** you submitted an application on the 21st August 2025 to develop: The Synagogue Church  
Street Merthyr Tydfil CF47 0ER short particulars of the application being as follows:-

**Name of the Applicant**

Mr Michael Mail  
Foundation For Jewish Heritage  
New Burlington House  
1075 Finchley Road  
London

**Description of Proposed Development**

Repair and restoration of the Grade II listed Synagogue  
and Grade II listed Primrose Hill to provide a Welsh  
Jewish Cultural Centre, with associated landscaping  
works on land to the north and east of the Synagogue, the  
erection of a bat roost house, plant enclosure and air  
source heat pump. (Full)

The Council in pursuance of its powers under the above mentioned Act and Order hereby **GRANTS PERMISSION** for the carrying out of the proposed development as described above and in accordance with the application and plans (if any) submitted with the application subject to compliance with the following conditions.

**CONDITIONS**

Please see attached.

**Date:** 3rd March 2026

**Signed:** 

**(Director of Neighbourhood Services)**

**IT IS IMPORTANT THAT YOU READ  
THE NOTES ATTACHED TO THIS FORM**

**CONDITIONS**

- 1 The development shall begin not later than five years from the date of this decision.

**Reason** - To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following approved plans and documents.

- Small Power and Data FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_3001.
- Small Power and Data LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_3000.
- Lighting FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_2001.
- Lighting LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_2000.
- Proposed West Elevation P01 Drawing No, 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0029.
- Proposed East Elevation P01 Drawing No, 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0028.
- Proposed South Elevation P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0027.
- Proposed North Elevation P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0026.
- Proposed Internal Elevation East 2 P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0025.
- Proposed Internal Elevation East and West\_P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0024.
- Proposed Internal Elevation South P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0023.
- Proposed Internal Elevation North P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0022.
- Proposed Roof Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0021.
- Proposed Upper Second Floor Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0020.
- Proposed First and Second Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0019.
- Proposed Roof Site Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0006.
- Site Block Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0002.
- Site Location Plan P01 Drawing No. 536\_2324\_GWP\_01\_XX\_D\_A\_PA\_0001.
- Proposed Lower and Upper Ground Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0018.
- Demolition Floor Plans P01 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0017.
- Proposed Site Plan\_P02 Drawing No. 536\_2324\_GWP\_01\_GF\_D\_A\_PA\_0005 received 11.11.2025
- Proposed Elevations P03 Drawing No. 449\_2503\_GWP\_02\_ZZ\_D\_A\_PA\_1018.
- Proposed Roof Plan P02. Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_RF\_1017.
- Proposed Basement Floor Plan P03 Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_PA\_1013.
- Demolition Basement Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_BF\_D\_A\_PA\_1008.
- Demolition Roof Plan P01 Drawing No. 449\_2503\_GWP\_02\_03\_D\_A\_PA\_1012.
- Proposed Second Floor Plan P02 Drawing No. 449\_2503\_GWP\_02\_02\_D\_A\_PA\_1016.
- Proposed First Floor Plan P02 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_-1015.
- Demolition Second Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_1011.
- Demolition First Floor Plan P01 Drawing No. 449\_2503\_GWP\_02\_01\_D\_A\_PA\_1010.

- Proposed Ground Floor Plan P03 Drawing No. 449\_2503\_GWP\_02\_00\_D\_A\_PA\_1014.
- Demolition Ground Floor Plan\_P01 Drawing No. 449\_2503\_GWP\_02\_00\_D\_A\_PA\_1009.
- Proposed Structural Works Ground Floor Plan Drawing No. 9684\_SK19\_P1.
- Proposed First Floor & Second Floor General Arrangement Drawing No. 9684\_102\_P1.
- Proposed Lower Ground Floor General Arrangement Drawing No. 9684\_101\_P1.
- Public Health FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_4501.
- Public Health LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_4500.
- Ventilation FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_3501.
- Ventilation LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_3500.
- Heating and Cooling FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_2501.
- Heating and Cooling LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_M\_2500.
- Containment FF and SF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_6001.
- Protective Services FF and SF.
- Protective Services LGF and GF Drawing No. 2324\_HYD\_XX\_XX\_DR\_E\_4000.
- External Works The proposals Parts 1,2,3&4.
- Welsh Jewish Cultural Centre Landscape Layout.
- Primrose Hill the Proposals.
- Synagogue the Proposals.
- Heritage Impact Statement.
- Synagogue Statement of Significance.
- Synagogue - Heritage Assessment.
- Synagogue - Heritage Assessment Appendices.
- Primrose Hill - Heritage Assessment.
- Primrose Hill - Statement of Significance.
- Primrose Hill - Building Recording & Condition Assessment - rev P01.
- Synagogue - Record of Building & Conditional Assessment Report

**Reason** - To ensure compliance with the approved plans and clearly define the scope of this permission.

- 3 **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

**Reason** - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 4 **No development or site clearance shall take place** until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

**Reason** - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason** - To ensure that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 **No development including site clearance, shall commence** until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should build upon the principles outlined in the Ecological Impact Assessment Ref: WWE23174EclA dated 08/08/005 and shall include, but not necessarily be limited to:

- Details of timing, phasing and duration of construction activities and conservation measures;
- A timetable for implementation of conservation works demonstrating how works are aligned to the construction and phasing of the development;
- Persons responsible for implementing the works;
- Principles of a lighting scheme to avoid lighting bat access points and flight lines
- Proposals to evidence that implementation complies with provisions of the bat conservation plan.
- External lighting
- Management and maintenance plan
- Post-construction monitoring and record dissemination for a period of no less than 10 years
- Information on how long term maintenance and management will be delivered

The Conservation Plan shall be carried out in accordance with the approved details.

**Reason** - To ensure that bats are protected by the development in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 7 **Prior to the commencement of development** a long-term site management and maintenance plan (not less than 10 years) shall be submitted to and approved in writing by the Local Planning Authority. that includes:

- details of habitats and ecological features present or to be created, both in written form and shown on appropriate drawings, including planting plans;
- defined aims and objectives for the bat compensation roost (including defined key performance indicators for long term monitoring of the building and the species);
- details of the desired condition for each habitat and criteria to determine when habitats have achieved this;
- details of short and long-term habitat management prescriptions to both achieve and maintain the desired condition;

- details of monitoring methodologies and record dissemination for a period of not less than 10 years;
- scheduling and timings of monitoring, management and maintenance activities;
- persons or bodies responsible for undertaking management and surveillance together with required skills and competencies;
- licensing requirements;
- details of reporting, review and update of the plan (informed by monitoring) at specific intervals as agreed.

The plan shall be carried out in accordance with the approved details.

**Reason** - To ensure that bats are protected post development in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 8 **Prior to installation of any external lighting**, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. This scheme shall consider existing and proposed lighting together with any spillage originating from internal locations. Details shall include:

- An assessment of lighting in respect of wildlife interests of the site, notably bats
- Details of the siting and type of external lighting and internal light spillage during and post development. This shall include plans illustrating the location and type of lighting together with isolux drawings
- Details to demonstrate that light spillage will not affect wildlife sensitive areas. This shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes
- Measures to monitor light spillage once development is operational (post construction light monitoring)
- Ecological compliance audit external lighting key performance indicators.
- Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night.

Lighting shall accord entirely with the details so approved for the duration of the operation of the development.

**Reason-** To protect the wildlife and the ecological interests of the site including protected species in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 9 Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

**Reason** - In the interests of local amenity and to avoid statutory nuisance in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 10 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

**Reason** - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

- 11 **Prior to the commencement of development** a detailed long term Landscape & Habitat Management Scheme (LHMS) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include but not be limited to the following: -

- details of all retained landscaping/habitat/green infrastructure.
- details of new landscaping/habitat/green infrastructure.
- a planting plan
- the immediate and long term establishment, maintenance and management measures for all on site landscaping/habitat/green infrastructure (retained and new).
- timing phasing and duration of construction activities.
- monitoring post development of all on site landscaping, habitat/green infrastructure.
- details of funding mechanisms and those responsible for meeting maintenance management and monitoring objectives.
- how net benefit for biodiversity will be achieved.

the development shall be carried out in accordance with the above details.

**Reason** - In the interest of promoting and improving biodiversity in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

- 12 **Prior to the commencement of development** details of all proposed biodiversity/ecological enhancements to be delivered as part of this development, including timescales for its implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason** - In the interests of maintaining and enhancing biodiversity in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 13 **No Development shall commence** until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include

- construction methods, details of materials, how waste generated will be managed.
- general site management: details of the construction programme including timetable, details of site clearance, details of site construction drainage, containment areas, appropriately designed buffer zones between storage areas and any watercourse or surface drain.

- control of nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works.

- Resource management: details of fuel and chemical storage and containment.
- Traffic management: details of site deliveries, plant on site, parking for operatives and visitors, storage on site and wheel wash facilities.
- erection and maintenance of any temporary boundary treatment.
- details of any temporary construction lighting.
- pollution prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented including details of emergency spill procedures and incident response plan.
- details of persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

**Reason** - To ensure necessary management measures are agreed and implemented for the protection of the environment during construction in accordance with Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 14 **Prior to the commencement of development** a Biodiversity Construction Environment Management Plan (B-CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The B-CEMP shall include but is not limited to the following: -

- A risk assessment of potentially damaging construction-type activities
- Identification of "biodiversity protection zones" and areas where invasive species have been identified.
- Reference to details for implementation of method statements required to achieve specific biodiversity outcomes, and particularly mitigation measures. For example, the LHS and PWMS.
- Identification of practical measures, both physical measures and sensitive working practices to avoid impacts during development, for protecting biodiversity through the control or regulation of construction-type activities.
- The location and timing of sensitive works to avoid harm to biodiversity features.
- The times during construction or development implementation when particular specialists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- Defining and communicating the role and responsibilities on site of an ecological clerk of works (ECoW), or appointed ecologist(s) responsible for managing biodiversity issues on site, and times and activities during construction or development implementation when they need to be present to oversee works.
- Use of exclusion fences, protective barriers and warning signs.

The development shall be carried out in accordance with the agreed scheme.

**Reason** - In the interest of maintaining and improving biodiversity in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 15 Full details of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority and the agreed details shall be in place and available for use prior to the first beneficial use of the development hereby approved.

**Reason** To ensure the adequate provision of facilities to promote sustainable modes of transport in accordance with Policy SW12 of the Merthyr Tydfil Replacement Local Development Plan.

- 16 Prior to the beneficial use of the building, full details of waste storage facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The waste storage facilities shall be provided in accordance with the approved details prior to the first beneficial use of the development hereby approved.

Reason - To ensure the provision of adequate waste storage facilities in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

## NOTES

Your attention is drawn to the following:-

Appeals to the Planning & Environment Decisions Wales:

- If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Planning & Environment Decisions Wales under Section 78 of the Town and Country Planning Act 1990 (as amended).
- If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Alternatively you can use Planning & Environment Decisions Wales website ([www.gov.wales/planningappeal](http://www.gov.wales/planningappeal)) to complete your appeal.
- The Planning & Environment Decisions Wales can allow a longer period of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Planning & Environment Decisions Wales need not consider an appeal if it seems that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any Development Order and to any directions given under a Development Order.
- In practice, the Planning & Environment Decisions Wales does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices:

- If either the Local Planning Authority or Planning & Environment Decisions Wales refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).

PLEASE NOTE: THIS NOTICE RELATES ONLY TO A PLANNING DECISION AND DOES NOT RELATE TO OTHER LEGISLATION INCLUDING ANY LEGISLATION UNDER:

BUILDING REGULATIONS  
LISTED BUILDING LEGISLATION  
HIGHWAY LEGISLATION

IF PLANNING PERMISSION HAS BEEN GRANTED IT IS ADVISABLE TO ESTABLISH WHETHER ANY OTHER FORM OF CONSENT IS REQUIRED AND TO OBTAIN SUCH CONSENT BEFORE COMMENCING DEVELOPMENT

**Please quote the application number in all correspondence.**