

# DELEGATED REPORT

<b>Application No:</b>	<b>P/25/0230</b>
<b>Site Address:</b>	<b>The Synagogue Church Street Merthyr Tydfil CF47 0ER</b>
<b>Development:</b>	<b>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.</b>
<b>Case Officer:</b>	<b>Gareth Davies</b>
<b>Site Visit:</b>	<b>29th August 2025</b>
<b>Application Expiry Date:</b>	<b>16th October 2025</b>
<b>Consultation reply date expired:</b>	<b>18th September 2025</b>

## APPLICATION SITE

The application site in this instance lies at the upper eastern end of Church Street and comprises the Synagogue Primrose Hill and a garden area north of the synagogue and east of Primrose Hill. As Church Street rises and then turns south towards Bryntirion Road the Synagogue occupies a dominant position above the street with its stepped access. Primrose Hill is set back from the street frontage on the Northern side of Church Street. Both buildings are individually listed and are described as follows.

### Synagogue

*Built as a Synagogue, 1872-5, in heavy Northern Gothic style.*

*Sneaked rubble facings with ashlar bands and dressings; slate roofs with red tiled ridges and finials. Crowning gable with polygonal finials and narrow louvred openings. 5-light window with lancets and blocked lights over 3-storey transverse n ex. Narrow entrance gable, with plate-traceried window under scissor-braced bargeboards, flanked by two 2-storey polygonal staircase turrets with conical roofs on eaves brackets, narrow windows with stone lintels. Double flight of steps with stone piers, iron balustrade (partly missing) and iron lamp standards rises to gabled doorway with dripstone.*

*Reason for Designation - Included primarily for historic interest as the oldest remaining Synagogue building in Wales.*

## Primrose Hill

### *Domestic*

*3-storey, 3-bay cement-rendered elevation, ground-floor rusticated. Hipped tiled roof. Smaller pivot windows without glazing bars to second floor; sashes with glazing bars to lower floors. Simplified pilastered doorcase with modern door and fanlight. Small enclosed forecourt with right-hand gate piers.*

Church Street holds a number of commercial properties at its western end and becomes increasingly residential moving east towards the application site. Immediately east of the site are the properties known as Park Lodge and Dan y Bryn which are both substantial properties set in their own grounds, and beyond that is the public park.

## PROPOSED DEVELOPMENT

This application seeks planning permission for the refurbishment of the former synagogue and garden area along with Primrose Hill. Specifically, the description of development requests the following.

*“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.”*

There are three distinct elements to the restoration project in the form of the repair and refurbishment of the Synagogue itself, the proposals for the associated garden and the proposals for Primrose Hill. The works to each are listed in turn below.

### **The Synagogue**

#### *External Envelope*

- Like-for-like masonry repairs to external walls, addressing matters such as delaminating stones, damaged stones and cracked lintols and sills, preceded by light Doff clean.
- Removal of cement masonry pointing and re-pointing external walls in lime mortar.
- Formation of door opening to first floor north elevation, using two existing window openings, to provide access to garden and installation of new doors.
- Infilling (as original) of door opening opposite, taking it back to two windows.
- Infilling of door to east elevation second floor, formed when used as gym.
- Openings temporarily formed on first floor east elevation, to access rear external steps and walls; however, small opening to remain to pass duct from air source heat pump.
- Reinstatement of roof covering with new/reclaimed Welsh slates and lead gutters, roof vents, flashings, dressings, soakers etc.
- Installation of vapour-permeable insulation and roofing membrane below roof covering.
- Provision of bat roost to part of roof void, with access points and suitable internal environment.
- Repairs to all cast iron rain water goods and replacement of plastic rain water goods with matching cast iron.
- Restoration of remaining ‘Star of David’ windows

- Installation of new glazing to all other windows; to most areas incorporating stained glass to be designed by artist. Glazing to comprise Slimline double-glazed units.
- Window frames to be repaired, like-for-like, where necessary; replaced, if necessary, also like-for-like.
- Installation of new steel door sets to lower ground floor on both side elevations.
- Repairs to main front doors – like-for-like replication if repairs not viable.
- Works to incoming water and power.

### *Internal Fabric*

- Conservation-led repairs to timber roof structure (trusses, purlins, and rafters), including repairs to rotten truss end and (if found) purlin and rafter ends.
- Provision of bat roost to part of roof void, with access points and suitable internal environment, along with boarded walkway and guard railing within other part of roof space.
- Like-for-like repairs to various elements of fabric, including lower ground floor tiling, upper ground floor Ark.
- Removal of gypsum plaster to internal walls and re-plastering with lime plaster, finishing with vapour-permeable paint.
- New lime plaster ceiling to second floor between timber trusses.
- Removal of modern second floor construction of plywood/OSB boarding, timber joists, and steel beams.
- Installation of new timber and steel 3-sided second floor balcony floor and tier frontage on timber columns and new concrete foundations, replicating original Synagogue balcony.
- Replacement of part of existing first floor timber floor but strengthening of most; with new timber boarded floor to east end where floor has been totally removed already, laid over lime screed, limecrete, breather membrane and insulating aggregate.
- Removal of various elements of late 20<sup>th</sup> century partitioning within upper ground, first and second floors.
- Installation of new plastered concrete blockwork lift shaft and lift over four floors, involving removal of sections of flooring and localised excavation to lower ground floor to form pit, involving some underpinning.
- Installation of WC cubicles on upper ground and first floor and cleaner's cupboard on second floor alongside lift shaft.
- Installation of accessible WC at upper ground floor.
- Removal of two existing flights of stairs and installation of new timber staircase from ground to second floor, modelled on original in terms of balustrade design.
- Removal of 1.2m wide section of original internal wall to upper ground floor south bay to provide access from entrance to lift.
- Installation of small reception desk and cupboard and shelving below stairs of upper ground floor.
- Installation of partitions and doors within upper ground floor former schoolroom to form Activity space and store room.
- Construction of two lightweight partitioned storerooms at east end of first floor.
- Installation of timber Ark (currently in storage) at east end of first floor.
- Installation of new timber floor to upper ground floor front south bay and floor strengthening to rest of upper ground floor front range and first and second floor front ranges.

- Opening formed in lower ground floor Mikvah wall to provide access from lift to Mikvah and exhibition.
- Formation of communications services room in lower ground floor alongside lift.
- Removal of toilet partitions and fittings to lower ground floor.
- Installation of new floor slab within lower ground floor south bay, to lift lobby area, and former coal store, for LV switch room.
- Removal of blockwork column to north bay.
- Works to former Mikvah drain.
- Full new mechanical, electrical and plumbing installation, including three replica lighting chandeliers.
- Installation of interpretation scheme and exhibits throughout interior.

## **Primrose Hill**

### *External Envelope*

- General making good to external render and window frames to ground floor.
- Re-opening of blocked up doorway to rear on east elevation and installation of new secure access and escape door.
- Replacement of the few single-glazed windows to the ground floor and lower ground floor with new Slimline double glazing.
- Shoe added to bottom of drainage pipe to east elevation dressed into gulley and drainage channel cut into concrete at ground to drain water away from wall.

### *Internal Fabric*

- Removal of kitchen and bathroom fittings to ground floor spaces.
- Removal of some existing partitioning, or parts of partitions, to the ground floor.
- Insertion of two steel beams and columns around two newly formed openings.
- Installation of some new partitioning and doors to the ground floor.
- Installation of new kitchen and toilet fittings.
- Installation of cupboards and acoustic curtains to ground floor front room.
- Removal of plaster to ground floor east flat, damp addressed and walls re-plastered with lime plaster.
- New mechanical, electrical and plumbing installations to ground floor.
- Localised refurbishment of internal finishes to lower ground floor.
- Installation of partitions to form new store within lower ground floor.

## **The Garden and Other External Works**

- Reconstruction / repairs to front (west) stone steps and front wall.
- To front steps, reinstatement of lost decorative iron railings and lamp posts to two inner piers with copper heads.
- Rear external steps and collapsed retaining wall to be stabilised, with new retaining wall and new slab and/or hardcore overlay and left in situ.
- Formation of compensatory bat roost within void formed around external steps, with access provided for bats and bat worker.
- Construction of new timber-framed, timber-clad, and slate roofed single-storey structure to rear (east) of Synagogue measuring 9.5. x 4.9m x 3.75m high, to enclose air source heat-pump, plant equipment, bin store, and equipment store.

- Repair works to both runs of steps to side elevations and installation of secure gates at both ends, with an opening formed in the north wall to provide access to the snaking walkway up the garden.
- Works to both foul and surface water underground drainage. This will involve work to the surface water pipes within the steps either side of the Synagogue.
- Removing of various trees to derelict wooded ground to north of Synagogue and significant ground clearance work.
- Development of a landscape design scheme to the derelict wooded area to the north of the Synagogue, comprising a snaking resin-bound gravel path and tiers of stone-filled gabions to work up the steep slope, with trees and hedges, and an area of seating around a flat oval gathering space of stone pathing.
- Repairs to the terracotta tiled path to the entrance to Primrose Hill House and improvements to the hedging around the front lawn.
- Removal of timber fencing within front garden to Primrose Hill House.

The application is supported with the following documents alongside the submitted plans: -

- Primrose Hill – Building Recording & Condition Assessment
- Primrose Hill – Statement of Significance
- Primrose Hill – Heritage Assessment
- Primrose Hill – The Proposals
- Synagogue – Statement of Significance
- Synagogue Heritage Assessment
- Synagogue – Heritage Assessment Appendices.
- Synagogue – The Proposals
- Green Infrastructure Statement
- Ecological Impact Assessment
- Arboricultural Report
- Landscape Strategy Report
- Transport Statement
- Building Recording & Condition Assessment Part 1
- Building Recording & Condition Assessment Part 2
- Building Recording & Condition Assessment part 3
- Building Recording & Condition Assessment Part 4
- External Works – The Proposals Part 1
- External Works – The Proposals Part 2
- External Works – The Proposals Part 3
- External Works – The Proposals Part 4
- Project Consultation and Engagement Report.

It must also be noted that in addition to the restoration works the proposal also involves a change of use from use class D2 to use class D1 for the former synagogue. The works proposed to Primrose Hill will see a substantial reconfiguration of the building internally, broadly in accordance with its as originally built layout but no change of use is involved.

## PLANNING HISTORY

P/25/0229 - Listed Building Consent for 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. - not yet determined

P/15/0024 – Renewal of Listed Building Consent (08/0030) for a further 5 years – Approved 18/05/2015.

P/15/0023 – Renewal of Listed Building Consent (08/0029) for a further 5 years – Approved 18/05/2015.

P/15/0022 – Renewal of Planning permission (08/0028) for a further 5 years – Approved 18/05/2015.

P/08/0030 – Listed Building Consent for the alterations to the setting of Primrose Hill to form a new parking area and vehicular access to enable development of the former synagogue – Approved 03/02/2010.

P/08/0029 – Listed Building Consent for the conversion of the former synagogue to 9 apartments with external alterations to building creation of parking areas and new vehicular access from Church Street – Approved 03/02/2010.

P/08/0028 – conversion of former synagogue to 9 apartments external alterations to building creation of parking areas and new vehicular access from Church Street - Approved 03/02/2010.

P/00/0325 – Change of use of second floor from guest house to flat and ground floor to 2 bedsits (Primrose Hill) – Approved 08/11/2000/

P/93/0186 – Listed Building Consent for the replacement of ground and first floor windows, and re-pointing of stonework – Approved 01/09/1993.

P/89/0500 – change of use to a gymnasium – Approved 05/02/1990.

P/89/0474 – change of use to offices – Refused 14/02/1990.

P/82/0774 – Listed Building Consent for internal alterations, alterations to elevations – Approved 05/04/1983.

## CONSULTATION

Head of Highways & Engineering – No objections

Education Division – no response received.

Council Ecologist – No objections

Environmental Health Manager – No objections

Rights of Way – No response received.

Regeneration – No response received.

Parks – No objection

Dwr Cymru Welsh Water – No Objections

South Wales Fire & rescue Service – No objections

Heneb – No objections

Natural Resources Wales – No objections

## PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 the application has been the subject of neighbour notification letter on 28<sup>th</sup> August 2025 and, site notices on 29<sup>th</sup> August 2025 and two submissions have been received raising the following issues: -

- The proposals do not involve any additional parking that would serve the proposed development.
- There will be increased on street parking as a result of the development to the detriment of local people.
- The shortage of on street parking space has resulted in local people having to purchase parking permits.
- Vehicles associated with the restoration works would add to congestion.
- Local residents have not agreed to allow access to the rear of the property across the private road and the suggested use in the submitted documents is vague.
- Should access be agreed no work vehicles are to be left on the private drive and access would have to be maintained at all times.
- It is questioned whether the lane to the rear has the capacity to accommodate heavier vehicles.
- Steps to the rear of the synagogues have been bricked up.
- Trees how will they be removed? Some of the trees marked for removal sit beyond the synagogue boundary.
- No indication is given as to how long the work will take.

Members were informed of the objections raised on 4<sup>th</sup> October 2025 and have indicated that they are content for the application to be dealt with positively under the scheme of delegation.

## PLANNING POLICY

### National planning context

Future Wales 2040 The National Plan:

Future Wales provides guidance on matters relevant to this application, including, but not limited to: -

- Policy 1 - Where Wales will grow.
- Policy 2 - Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 4 – Supporting the rural economy.

- Policy 33 – National Growth Area – Cardiff, Newport, and the Valleys

Planning Policy Wales (Edition 12, February 2024) Planning Policy Wales sets out Welsh Government's requirements on matters relevant to this application:

- TAN 5 – Nature Conservation and Planning
- TAN 12 – Design
- TAN 18 - Transport
- TAN 23 – Economic Development.
- TAN 24 – The Historic Environment.

### Local planning context

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

The relevant LDP Objectives are:

- LDP Objective 4 Regeneration: To promote the suitable reuse of previously developed land and the continued regeneration of local communities.
- LDP Objective 5 Infrastructure: To ensure that community infrastructure and open space support the regeneration of local communities.
- LDP Objective 6 Sustainable Design: To promote high quality, sustainable and inclusive design and support measures which mitigate the predicted effects of climate change.
- LDP Objective 8 To support existing community facilities and suitable community led development.
- LDP Objective 9 To protect, enhance and promote all heritage, historic and cultural assets.
- LDP Objective 10 Biodiversity: To improve ecosystem resilience and connectivity which support habitats and species of principle importance.

The following development plan policies would apply:

- Policy SW4: Settlement Boundaries
- Policy SW9: Planning Obligations
- Policy SW11: Sustainable Design and Placemaking
- Policy SW13: Protecting and Improving Local Community Facilities
- Policy CW1 The Historic Environment
- Policy EnW1: Nature Conservation & Ecosystem Resilience
- Policy EnW4: Environmental Protection
- Policy EnW5: Landscape Protection

The following Supplementary Planning Guidance (SPG) is applicable:

- Guidance Note 4 Sustainable Design (July 2013)

## PLANNING CONSIDERATIONS

The key determining factors in the consideration of this planning application are compliance with planning policy, the design of the proposals and their impact on the character and appearance of the area, and impact of the proposals on the amenity of those living nearby, compliance with transport requirements and compliance with ecological considerations.

### Planning Policy and the Principle of Development

The application site is located within settlement limits as defined by the Merthyr Tydfil Replacement Local Development Plan where new development is generally encouraged and supported in principle by Policy SW4. The site is otherwise relatively unconstrained in Policy terms though given that both buildings are listed and located within the Thomastown Conservation Area compliance with the requirements of Replacement Local development Plan Policy CW1 is central to the acceptability or otherwise of the proposal. In particular the requirement to have regard to the requirement to preserve and enhance the architectural quality character and cultural importance of both buildings is key.

The full extent of compliance with the requirements of Policy CW1 is set out within the accompanying application for Listed Building Consent. The applicants have supported their proposals with condition surveys, statements of significance, heritage assessments and heritage impact assessments all of which set out the current state of the buildings, what needs to be done to conserve and restore these buildings, the works that need doing, and that which they intend to do, and importantly, why the approach that has been adopted in these proposals is right. The analysis comprises compelling evidence and that the proposed works are necessary and that the approach taken both preserves and enhances the architectural quality and character of the buildings and given the intended use would also reinstate the site as a cultural important facility that reflects the Jewish History of South Wales.

As the proposed development would promote the restoration of important established buildings it can be deemed acceptable subject to it satisfying other policy related requirements and these are dealt with under other subject headings below.

### Design & Amenity Impacts

The former Synagogue is a landmark building located on a prominent and elevated junction of Church Street and Bryntirion Road and its Gothic Revival facade presents a particularly dominant appearance when viewed from the west along Church Street. Whilst Primrose Hill also sits towards the top (eastern end) of Church Street it does not stand out in the same way as the synagogue. Nonetheless, it is a prominent and well-designed building with classical proportions and is worthy of its listed status.

It can be noted from the above description of development that the proposed internal and external works for both buildings, the alterations to the garden and the construction of the new storage building to the rear of the property have been the subject of detailed consideration on the part of the applicants and their advisors. Moreover, the works proposed would appear to be the minimum necessary to provide both buildings with an appropriate restoration, using the right materials to make them fully functioning buildings capable of contributing to the cultural life of the town in the future. The design approach adopted with both buildings is sensitive to what they were both built as and what they have

the potential to be using materials that are appropriate to their age and design and are probably the minimum required to secure their continuation.

From a design perspective the proposals for the currently overgrown garden area immediately north of the synagogue is a welcome improvement that will improve the appearance not just of that site but also the setting of the two listed buildings and the wider Thomastown Conservation Area. However, this needs to also have regard to the requirements of ecology, and this is addressed below.

In terms of design all proposals need to meet the relevant requirements of Replacement Local Development Plan Policy SW11. In this regard the proposals seek to deliver a development that is appropriate to its local context in the sensitive restoration of two listed buildings. The restoration will integrate positively and effectively in the wider locality. The proposed use of the buildings will also have the benefit of reopening both buildings to the public allowing access to a wide range of people which is a stark contrast to the existing situation where even access to the synagogue is potentially dangerous. The design solutions offered will also have the added benefit of improving accessibility in both buildings but particularly in the Synagogue with the addition of a lift. The construction of the new timber clad building to the rear of the synagogue will also facilitate the provision of an air source heat pump for the building raising its sustainability profile and driving down its energy demand; it also provides bin storage for the development. Given the above the proposed development is considered to appropriately address the relevant design considerations in this case in a greater than satisfactory manner and as a result satisfies the requirements of Replacement Local Development Plan Policy SW11 with regard to relevant design considerations.

The refurbishment of the buildings and garden as described in the plans and documents that accompany this application would no doubt be to the benefit of the visual amenity of the buildings themselves and the wider Thomastown Conservation Area. The level of detail provided in both applications is such that it is not considered that the proposals would prove in any way injurious to the amenities of any of the adjacent properties. Though the synagogue has a history of consent for conversion to 9no. flats these permissions were never commenced. The last known use of the building was as a martial arts sports training facility which would fall into use class D2. The current proposal to restore the building as a cultural centre falls within use class D1 and this is the same as its original use as a place of worship. It is also noteworthy that though the public have raised concerns with regard to the proposals for the building none relate to the actual uses proposed. Primrose Hill will remain in residential use though there will be a substantial amount of work undertaken internally and externally – no change of use will be involved. To conclude, the proposals do not result in an unacceptable impact on local amenity by way of loss of light or privacy and the landscape design elevates the proposals. Adequate account is taken of utility services in the area and additional provision is made for waste collection and recycling in the new wooden clad building to the rear of the property.

It should also be noted that in reviving both buildings and the garden area the proposed development not only improves the physical infrastructure of this part of Merthyr Tydfil it also contributes to the social infrastructure of the town through the intended use of the building as a cultural centre focussed on the promotion of understanding and education. As such the proposals work to improve the overall amenity of the neighbourhood and as such are compliant with the requirements of Replacement Local Development Plan SW11 with regard to this issue.

## Transport

The Merthyr Tydfil Replacement Local Development Plan policy SW12 sets out the criteria for the consideration of the transport implications of a development and encourages where possible a modal shift away from the use of the private car.

The Head Highways and Engineering has considered the Transportation Statement and supplementary commentary received along with the content of the Design & Access Statement. Careful consideration has been given to the nature of the proposed development and the previous use of the site along with the planning history. Access arrangements, parking provision, cycle parking, and active travel have all been considered along with all accident data and the conclusion has been reached that subject to conditions, the proposals are acceptable in highway terms.

The public have expressed some concern at the potential for the use of the building to increase demand for parking and general highway congestion in the area. Whilst this is an understandable concern, the building has an existing use (albeit that it has not been in practice for some time) and highway considerations have to be evaluated against the impact that the established use would have on the Highway and it is in this context that the highway impacts of the proposed development are considered acceptable. Issues associated with vehicles of operatives coming to the site through the course of restoration are transient and can form no basis for the refusal of a planning application. Whether or not the applicant can secure private legal agreements in relation to access for the works or future maintenance and operation are private matters that lie outside the scope of planning considerations, as is whether or not the access to the rear can accommodate larger vehicles. The status of the steps at the rear of the property is noted and the proposals do involve their repair and re use which is welcomed.

## Ecology

In terms of dealing with the potential impact of the proposed development on the ecology in the area the application is supported with the following documents: -

- Green Infrastructure Statement
- Ecological Impact Assessment
- Arboricultural Report.
- Landscape Strategy Statement
- Ecological Impact Assessment Report Rev A 09/0202026

The original and revised Green Infrastructure Statement submitted with the application together are proportionate to the proposals and follow the Stepwise Approach advocated by Welsh Government in Planning Policy Wales, and also, where appropriate, reference other ecology related supporting documents. The documents evaluate the site considering existing green infrastructure in the context of both buildings and the garden area. They then progress to consider the proposed development before discussing biodiversity mitigation and enhancement. The documents highlight the benefit of the provision of a formal bat roost in the synagogue building and the opportunities in the redevelopment of the garden area to enhance biodiversity in the planting chosen and in creating wider connectivity with other habitats.

The Ecological Impact Assessment report and its subsequent revision are substantial documents that build on the work of an earlier preliminary assessment. The reports follow a conventional methodology taking in the site and the development proposed. They have the key objectives of identifying the ecological constraints associated with the site and the mitigation measures likely to be required. The reports encompass desk-based study alongside site surveys, considering on site conditions and relevant legislative requirements (HRA's etc.). Priority habitats and priority protected, and notable species are considered. Particular attention is paid to bats both within the building which has known roost potential and in the garden trees as potential roost areas. The documents also consider the impact and effect of the proposals on other mammals, reptiles, and birds. The documents conclude in offering a series of recommendations compensation measures and enhancements. This can take the form of appropriate cutting in the garden when dealing with dormouse, hedgehogs or amphibians which is an issue of approach and timing or actually compensatory provisions such as the intended bat roost within the synagogue building which is addressed in great detail,(and details of which will need to be agreed with NRW should this application prove successful). The replacement of trees on a 3 to 1 ratio where possible and the potential for additional off site habitat creation is acknowledged. A range of bird and bat boxes will also be provided. The documents conclude that providing that the requirements outlined in the reports are implemented in full the proposed development is able to proceed without harm to the ecology of the area. The additional survey work in revision A to the report covers the climbing survey undertaken to trees within the site that were initially identified as having bat roost potential. The climbing survey has confirmed that these trees on inspection were classified PRF-1 with negligible suitability for roosting bats. As a result, no further survey work is required in respect of this issue. The report recommends precautionary working measures through the course of construction and that can be achieved through the application of suitable conditions.

The Arboricultural report is based on a tree survey of the application site and the condition of individual trees, which evaluates the condition of each tree categorising them between A most desirable for retention and U- unsuitable for retention. The report follows a conventional methodology and approach in this regard. The report considers the constraints presented by the site undertaking an Arboricultural Impact Assessment, (AIA). The result of the AIA is that the report recommends that prior to any works taking place an Arboricultural Method Statement be agreed to setting out tree protection measures, for those trees to be retained through the development process. The report identifies that seven individual trees and four groups of trees, all of lesser quality would be removed from the garden area. This loss would be compensated for through the proposed landscaping proposals.

The Landscape Strategy Statement outlines the principles for the design of the garden area of the site taking due regard of the findings of the above reports when it comes to what is proposed and its implementation. The report sets out the wider vision for this element of the proposed development, developing proposals that have regard to the location history and heritage value of the site whilst having due regard to constraints like the steep landform, drainage, and constrained access. The strategy then goes on to consider biodiversity vegetation habitat and climate considerations in arriving at the solution offered.

The public have expressed some concern as to how the trees marked for removal will be taken from the site, this is a logistical matter and is not a planning issue that can influence the decision on this planning application.

It is clearly noted from the supporting documentation that considerable thought has been given to the ecology impacts of the proposed development. The submitted Green Infrastructure Statement, Landscape Strategy Report and Arboricultural Report all contribute to a wholistic consideration of the key issues involved in the consideration of the impact of this proposal on local ecology. The documents have been the subject of consultation with the Council's Ecologist and subject to conditions there are no overriding concerns that could lead to an adverse recommendation on ecological grounds.

### Other Matters

Issues raised by the public are for the most part addressed above, matters that are not addressed below.

- The length of time the proposed works will take should planning permission be granted is not a matter that can influence a planning decision one way or the other.

### CONCLUSIONS

The duty to improve the economic, social, environmental, and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

The proposed development is demonstrably acceptable. Both buildings and the proposed garden area are currently in a state of near dereliction and in need of extensive sensitive repair. The works to both buildings are to be undertaken in a manner that is sensitive in impacts and respects the historic importance of the buildings, whilst the work to create a garden for contemplation enhances the setting of both buildings and the wider conservation area within which both sit. There are matters of detail that still require resolution these though are matters that can be dealt with through the application of conditions on any consent that might be granted. The proposals otherwise comply with current policies in Planning Policy Wales and all relevant Policies of the RLDP. Accordingly, the following recommendation is made.

### **RECOMMENDATION: BE APPROVED** subject to the following **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: WWE23174EcIA 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.

**RECOMMENDATION ENDORSED**

  
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**Director of Neighbourhood Services**

**DATE: 03.03.2026**