Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Mae'r ddogfen hon hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

Meeting

PLANNING COMMITTEE

Date and Time

1.00 pm, MONDAY, 16TH NOVEMBER, 2026

NOTE

This meeting will be webcast

https://gwynedd.public-i.tv/core/l/en_GB/portal/home

Location

Hybrid - Siambr Dafydd Orwig, Council Offices, Caernarfon LL55 1SH and Virtually via Zoom

Contact Point

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(DISTRIBUTED 10/11/26)

PLANNING COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (10)

Councillors

Huw Rowlands	Edgar Wyn Owen
Elwyn Edwards	Dafydd Meurig
Delyth Lloyd Griffiths	Elin Hywel
Gareth Tudor Jones	Olaf Cai Larsen
Berwyn Parry Jones	Dyfrig Siencyn

Independent (4)

Councillors

Louise Hughes	Anne Lloyd-Jones
John Pughe Roberts	Gruffydd Williams

Gwynedd First (1)

Councillor Gareth Coj Parry

PROCEDURE FOR SPEAKING ON PLANNING APPLICATIONS IN THE PLANNING COMMITTEE

The Council has decided that third parties have the right to speak on planning applications at the Planning Committee. This leaflet outlines the normal operational arrangements for speaking at the committee.

1.	Report of the Planning Service on the planning application including a recommendation.	
2.	If an application has been received from a 3rd party to speak the Chairman will invite the speaker to come forwards.	
3.	Objector or a representative of the objectors to address the committee.	3 minutes
4.	Applicant or a representative of the applicant(s) to address the committee.	3 minutes
5.	Local Member(s) to address the committee	10 minutes
6.	Committee Chairman to ask for a proposer and seconder for the planning application.	
7.	The committee to discuss the planning application	

AGENDA

1. APOLOGIES

To accept any apologies for absence.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

To receive any declaration of personal interest and to note protocol matters.

3. URGENT ITEMS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES 6 - 8

The Chairman shall propose that the minutes of the previous meeting of this committee, held on, 19th October 2026, be signed as a true record.

5. PLANNING APPLICATIONS

To submit the report of the Head of Environment Department.

5.1 APPLICATION NO C24/0691/41/LL SITE ADJACENT LLEIFIOR, LLANGYBI, LL53 6DQ 9 - 31

Erection of 1no. dwelling house (C3) and associated access and car parking

LOCAL MEMBER: Councillor Rhys Tudur

Link to relevant background documents

5.2 APPLICATION NO C26/0438/14/LL WELSH ASSEMBLY GOVERNMENT, CROWN BUILDING, PENRALLT UCHAF, CAERNARFON, GWYNEDD, LL55 1EP 32 - 71

Proposed change of use of former government offices into 37 no. affordable flats together with retention of offices for support services, extensions and alterations to the building, and associated works

LOCAL MEMBER: Councillor Cai Larsen

Link to relevant background documents

PLANNING COMMITTEE 19 October 2026

Attendance: Chair: Huw Rowlands
Vice-chair: Cllr Edgar Owen

Councillors: Elwyn Edwards, Louise Hughes, Delyth Lloyd Griffiths, Elin Hywel, Berwyn Parry Jones, Anne Lloyd Jones, Cai Larsen, Dafydd Meurig, Gareth Coj Parry, and John Pughe Roberts

Officers: Gareth Jones (Assistant Head of Environment), Gwawr Hughes (Planning Manager), Elan Mared Lloyd (Senior Planning Officer), Sîon Huws (Propriety and Elections Manager) and Lowri Haf Evans (Democracy Services Officer).

1. APOLOGIES

Apologies were received from Councillor Dyfrig Siencyn and Councillor Gareth Tudor Jones.

2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

None to note

3. URGENT ITEMS

None to note

4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee held on 28 September 2026 as a true record.

5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

5.1 APPLICATION NUMBER: C25/0431/11/LL

Provision of eight dwellings with integrated garages at Maes Berea.

a) The Senior Planning Officer highlighted that it was a full application for the erection of eight houses (although there was planning history for nine houses on the site).

It was explained that the site was within the development boundary of Bangor, which was a Sub-Regional Centre under Policy TAI 1, and that the principle of housing development on the site had already been established through prior consent for nine houses, with the current application proposing only eight houses, resulting in a less intensive development. The proposal was considered to be in compliance with Policy TAI 8 as there was a local demand for three-bedroom houses along with a condition to ensure Class C3 permanent residential use only to protect the local housing stock.

From a design and visibility perspective, the layout of the houses was reported to be consistent with the previously approved plan and reflected the character and appearance of adjacent properties in the Maes Berea estate. It was therefore considered that the development complied with the requirements of policies PCYFF 3 and PCYFF 4.

It was not considered that the development would have an unacceptable impact on neighbours' amenities or the amenities of the area in general and that the impacts of building and contaminated land issues could be managed through appropriate planning conditions.

In relation to biodiversity issues, it was highlighted that the Biodiversity Unit had raised concerns about a lack of firm commitment to biodiversity improvement measures, but it was considered that this could be addressed by imposing a condition requiring a biodiversity improvement plan prior to the start of development.

The Transportation Unit had no objection to the proposal, and the access and parking arrangements were considered acceptable and in compliance with Policies TRA 2 and TRA 4.

In relation to flooding issues, it was noted that although small parts of the site's periphery were within Flood Zones 2 and 3, the houses themselves would not be located within these zones. It was reiterated that a Flood Consequence Assessment had been submitted with the application and that the Lead Local Flood Authority was satisfied with the level of risk. There was no objection to the application in terms of drainage.

From a Welsh language perspective, it was reported that although the Language Unit noted a lack of detail in the Language Statement, it was not considered that the revised scheme was likely to have a more detrimental effect than the nine-house scheme that had already been granted.

In terms of Affordable Housing, it was explained that the proposal provided two affordable units, which was 25% of the total units, exceeding the Policy TAI 15 requirement of 20%. It was reiterated that there was clear evidence of the local need for affordable housing in the area.

The Planning Officers recommended that the application be granted subject to the amendment of the existing Agreement 106 to secure the provision of two affordable units on the site, together with the imposition of relevant planning conditions.

b) The Local Member was unable to attend the meeting but had expressed in an e-mail that he fully supported the application.

c) It was proposed and seconded to approve the application

ch) In response to a question about the 106 agreement and whether it applied to all the houses or only the two affordable ones, it was confirmed that the 106 agreement only applied to the two affordable homes.

Disappointment was once again expressed that Bangor City Council (BCC) had not responded to the planning application. The Assistant Head of Department highlighted that he had contacted BCC following a previous request from the Committee highlighting Members' comments about the lack of response and offering them support and advice from officers but

did not receive a response. It was suggested that the Assistant Head of Department should write again to BCC in the hope that they would respond and put arrangements in place. The Chair reiterated that his wish would be for a response to a second letter from the Assistant Head of Department, otherwise the Committee would have to consider what the Councillors could do to seek future responses.

In response to a question as to why it had taken a year for the above application to be discussed; that the Member was receiving complaints about having to wait a long time to receive a response to planning applications; and whether the delay was caused by staffing issues or problems with individual applications, the Assistant Head of Department noted that the delay of the above-mentioned application was caused by flooding issues submitted late in the day and that this had resulted in the need for more time to assess the situation. He reiterated that there was staff turnover within the Planning Service – the Service was going through a period of change, but there were plans in place to address this.

RESOLVED: To approve subject to the amendment of the 106 Agreement on the site in response to the new plan and to ensure that two affordable units will be on the site, as well as conditions relating to the following:

1. **Time - Five years.**
2. **In accordance with the plans**
3. **Agree materials**
4. **Restrict the use class to C3 residential dwellings only.**
5. **Restrict the construction hours.**
6. **A contaminated land desk study must be submitted**
7. **Biodiversity enhancement measures must be submitted and agreed.**
8. **A Landscaping Plan must be submitted and agreed.**
9. **Highways Conditions**
10. **Removal of permitted development rights from the affordable units**
11. **Must have a Welsh name for the development**
12. **C3 use only**

Notes:

- Welsh Water,
- Sustainable Drainage
- Public footpath
- Request for the Assistant Head of Department to contact Bangor City Council again to encourage them to respond to planning applications

The meeting started at 13.00 and ended at 13:20

CHAIR

PLANNING COMMITTEE	DATE: 16/11/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: **C24/0691/41/LL**

Date Registered: **07/10/2024**

Application Type: **Full**

Community: **Llanystumdwy**

Ward: **Llanystumdwy**

Proposal: **Erection of one dwelling house (C3) and associated access and car parking**

Location: **Site near Lleifior, Llangybi, LL53 6DQ**

Summary of the Recommendation: **TO APPROVE WITH CONDITIONS**

1. Description:

1.1 This is a full application for the erection of a new two-storey dwelling with an integrated garage within the dwelling structure. The plans show a detached dwelling being built within a plot of land between the Lleifior property and the Troed y Garn estate.

1.2 The proposed dwelling would measure approximately 8.8 metres in height to the ridge, with a length of approximately 19.3 metres along the main elevation and a width of approximately 14.5 metres. The design of the building includes a form with more contemporary elements, with a balcony to the front of the property.

1.3 The site is located within the Llangybi development boundary as defined in the Anglesey and Gwynedd Joint Local Development Plan. The site is served by a class 3 road and public footpath number 14 Llanystumdwy to the east and is bordered, on its eastern side, by a protected open play area.

1.4 In terms of materials, it is proposed to use natural slates on the roof along with solar panels. The exterior walls will feature a mix of natural stone cladding and burnt cedar cladding, providing the building with a distinctive character and a combination of materials that reflect both traditional and contemporary elements. The proposed materials are considered to be of high quality and contribute to the creation of a development that responds appropriately to its local context.

1.5 The application is submitted to the Committee at the Local Member's request.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

PS 19: Conserving and where appropriate enhancing the natural environment

PS 1: The Welsh language and culture

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 17: Settlement strategy

TAI 4: Housing in local, rural and coastal villages

TAI 8: An appropriate mix of housing

TAI 15: Affordable housing threshold and their distribution

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

3. Relevant Planning History:

C22/0801/41/AM - Outline application for the erection of a new two-storey house with vehicular access - 09-11-2022 Approved with conditions

4. Consultations:

Community/Town Council:	15/11/24 - Refused as the design was incompatible with the character of the village. 10/09/25 - Refused as the design was incompatible with the character of the village.
Transport Unit:	I have no objection in principle to the following application, nevertheless I would like you to consider the following conditions: P14A - It will not be permitted at any time for the highway's current boundary wall/hedge/fence or any new highway-facing boundary

erected to be higher than 1 metre above the carriageway level of the adjacent county road from either end of the site's boundary to the highway and it is not permitted to erect anything higher than this within 2m of the wall in question.

The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height shall be erected within 2 metres of the said wall.

P26A - The applicant must take every care to prevent surface water from the curtilage of the site discharging onto the highway.

The Applicant shall take all appropriate measures to prevent surface water from within the curtilage of the sites to discharge onto the county highway .

Welsh Water:

As you'll be aware from our previous planning consultations, the site is crossed by a 90mm public watermain with the approximate position being marked on the attached plan. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the revised Proposed Site Plan, it would appear that a *clawdd*, fence, hedge, trees/planting are proposed above and within the protection zone of the public watermain when measured 3 metres either

side of the centreline. We would advise that it is not permissible to locate any structures, *clawdd*, hedges, trees/planting above or within the protection zone of our assets. We would also advise that the public watermain and its required protection zone should be located within public and accessible area so that access to our asset is maintained.

In relation to the proposed fence and gate, we would require a cross-section detail showing the relationship between the proposed fence the public watermain in order for us to assess and advise further.

In the first instance, we would advise of the need to accurately locate the asset on site as our record plans are a general guidance only and should not be relied upon in the event of excavations or other works made in the vicinity of the assets. We would need to carry out the survey work and would suggest that the developer contact our colleagues at PlanandProtect@dwrcymru.com for a quotation.

Accordingly, for the reasons outlined above, we offer a Holding

Objection until such time as additional/amended information has been submitted and request we are re-consulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Senior Rights of Way Officer:

I would like to re-submit my previous comments below (also attached above) as the most recent plans do not appear to have reflected the comments previously provided on the application.

Comments: I refer to the above application. Public right of way (Footpath) number 14 in the community of Llanystumdwy is affected by this proposal. As the applicant noted on the plan, the footpath leads in a northerly direction from the main road and adjacent to the proposed development (See the attached plan). It appears the applicant intends to install a tall wooden fence on the western side of the footpath and on the other side is an existing hedge line. With this, the footpath goes from an open space to an enclosed space, the footpath will be prone to vegetation overgrowth and standing water, making the surface wet and muddy. Therefore, the Footpaths Team recommend a width of 3 metres to the footpath to ensure that these matters will not become such a problem. On the entrance of the footpath from the main road, the applicant is requested to install a kissing gate and the Footpaths Team are willing to provide a gate for this cause. We recommend a *Woodstock* kissing gate from *Centrewire*. Should the applicant require further information or to discuss the matter further, they can contact the team on Llwybrau@gwynedd.llyw.cymru. Thank you.

Further comments 20/10/26

Thank you both for your time this morning when we had the opportunity to discuss the current restrictive width of the public footpath on your property (as a result of the previous owner's actions of erecting an additional stock fence between the footpath and the rest of the field which will become your house and garden) and the way ahead to resolve this impasse.

Following our discussion of this morning I am now happy to confirm that the Right of Way Department of Cyngor Gwynedd will now support your Planning application (No. C24/0691/41/LL) on the condition of the following and as you have mentioned in your e-mail dated 5th October 2026, as in the thread below:-

- You will not erect a wooden panel fence of any kind adjacent

to the Footpath in the future.

- You will ensure a minimum of 1.5m clearance between the fence line and hedgerow/wall - please note that this should be measured from the inside posts of the new fence line and the base of the boundary wall/*clawdd* (earth bank) opposite.

- You will minimise the canopy to ensure airiness within the corridor.

- That all actions above will be carried out by you as soon as possible and at the latest at the end of the Construction phase of this new build.

I would also like to confirm that we are happy to supply a suitable gate to replace the old iron kissing gate at the start of this footpath when it comes to adapting the new entrance to your new build.

I trust that the above is acceptable to you both and I look forward to hearing from you in due course as work commences on your new house.

Biodiversity Unit:

I have compared the aerial photographs of the site and in 2018 there was a hedge along the northern boundary of the field but the hedge cannot be seen in the aerial photographs today (around 2022). See photographs below. Hedges are important habitats for nature and wildlife. Therefore, I would like this application to include hedges; see the plan below which I have marked with a green line for the hedges to be planted.

I would like the applicant to provide plans that include a hedge along the northern boundary, which is important to mitigate the loss of Biodiversity and to provide improvement.

I can see that the new plan indicates that the clawdd along the road will be preserved, which is good.

Drainage Unit:

Following a review of the submission, I note ***that no drainage strategy*** has been provided as part of the application documentation. The provision of a drainage strategy is required in accordance with technical advice note (TAN) 15: development, flooding and coastal erosion. As a result, it is not possible to assess compliance with national sustainable drainage standards, or to determine how surface run-off will be managed on site.

Further details about the SAB application process are available via the following link
https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-

building-control/Planning/Sustainable-Drainage-Systems.aspx

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and correspondence was received objecting on the following grounds:

- Concern that the proposal represents an over-development, with the dwelling deemed too large and out of character with the area.
- Concern that the development does not meet local housing needs or support the local community, the number of pupils in the school or the Welsh language.
- Concern about the loss of a grassy site and wildlife habitat, including the removal of established hedgerows and the impact on birds, mammals and biodiversity in general.
- Concern about the impact on the amenities of nearby residents through increased noise and loss of privacy as a result of hedge removal.
- Concern that vacant properties, houses for sale and holiday homes already exist in the village, raising questions about the need for a new dwelling.
- Concern that the work already carried out on the site may have disrupted wildlife and commenced before the necessary permissions were obtained.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The site is in a central location within the development boundary of the local village of Llangybi as shown in the Anglesey and Gwynedd Joint Local Development Plan (LDP) proposal maps and, therefore, in accordance with the general requirements of policies PS 5 and PCYFF 1 of the LDP.

5.2 Policy TAI 4 is supportive of open market housing developments in local villages such as Llangybi, provided that their size, scale, type and design are balanced with the character of the settlement and that the site is within its development boundary.

5.3 The indicative level of housing for Llangybi over the Plan period, as noted in Appendix 5 of the Joint Local Development Plan, is 4 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). In the period from 2011 to 2024, a total of 0 (zero) unit was completed in Llangybi. The windfall land bank, i.e. sites with existing planning permission on sites not allocated for housing, in April 2024 was 1 unit.

5.4 Based on this information, approving a development at this scale would be acceptable on the grounds of the indicative growth level for the Village. As this development, accumulatively, would not provide more than the complete indicative housing provision for Llangybi, no Welsh language statement is needed with the application.

5.5 Based on this information, a proposal of this scale would be appropriate given the indicative supply and therefore, it is considered that the proposal is acceptable in terms of Policies PS16, PS 17 and TAI 4 of the LDP.

5.6 As this proposal is for the provision of one new house, it does not meet the threshold noted in Policy TAI 15 to consider affordable provision. It is also noted that Policy TAI 8 applies here in relation to the need to ensure that the type of house promotes sustainable mixed development. As only one dwelling applies, it is considered that the proposal contributes towards the housing mix of the settlement.

5.7 Since 20 November 2022, the Town and Country Planning (Use Classes) Order 1987 (the "Use Classes Order") has been amended to create new use classes for 'Dwellings, used as sole or main residences' (Class C3), 'Dwellings not used as sole or main residences' (Class C5) and 'Short-term Lets' (Class C6). As this proposal has been assessed against the expected growth level of Llangybi to provide a C3 residential unit, in accordance with Policy TAI 4, it is considered reasonable to include a condition to remove the permitted development rights for other uses within C3 Class to ensure that the unit is not lost from the permanent housing stock.

Visual amenities

5.8 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.

5.9 The proposal includes the erection of a new two-storey dwelling within the development boundary of the village.

5.10 When considering the development pattern of the settlement and land levels, together with the intention of placing this new dwelling house parallel to an existing dwelling, it is considered that it is unlikely to have a significant adverse effect on the location or wider landscape, as diversity within the wider streetscape is a common feature within communities. It is acknowledged that the design of the property includes modern features, but this is not considered to have a significant adverse effect on the landscape or streetscape in this case. Therefore, it is not considered that the proposal is contrary to policy PCYFF 3 of the LDP.

General and residential amenities

5.11 The site is situated between the existing Lleifior dwelling and public footpath 14 Llanystumdwy and an existing play area.

5.12 It is noted that the Lleifior dwelling has no windows facing the site of the proposed development. The proposed dwelling consists of ground floor windows and two first-floor windows in the roof facing Lleifior. The first-floor windows are not considered to cause unacceptable overlooking as the right to install a fence up to 2m high between two properties is not subject to planning permission for the protection of their amenities. The roof-lights are for bathrooms and therefore it is not considered that these windows would cause a significant overlooking effect. It is the same with the elevation on the other side facing the public footpath and playground, with the roof-lights being for bedrooms. Consequently, the application is not considered to result in

unacceptable overlooking, loss of privacy or a significant level of disturbance to the occupants of the property right next door, or any other neighbour.

5.13 In assessing the proposal from a residential amenity perspective, it is considered that the development would not cause significant adverse impact in terms of privacy, overlooking, shading or visual overload. As a result, the development is considered acceptable in terms of amenities and does not cause unacceptable harm to occupiers of neighbouring properties.

5.14 To this end, it is considered that the revised application complies with the requirements of Policy PCYFF 2 of the Joint Local Development Plan, which seeks to ensure that new developments safeguard and enhance the residential amenities of occupiers of neighbouring properties.

Transport and access matters

5.15 The Highways Department has no objection in principle to the proposed development. However, it was recommended to impose conditions on any planning permission granted to ensure that the development is operated in a safe manner and in accordance with the requirements of the highway network. These conditions are considered reasonable, necessary and relevant to the development.

5.16 In terms of parking provision, it is indicated that the proposed garage will be able to accommodate two vehicles, with additional parking available within the proposed driveway. As a result, it is considered that sufficient off-street parking space is provided to meet the needs of the dwelling without creating unacceptable pressure on parking on the public highway or disrupting road safety.

5.17 In addition, the development is not considered to result in an unacceptable increase in risk to highway users or have a detrimental effect on the efficient operation of the local road network. Considering the comments of the Highway Department and the proposed parking provision, the proposal is considered acceptable from a transport and road safety perspective.

5.18 Comments from the Footpaths Unit raise matters relating to the protection of footpath number 14 Llanystumdwy, and following further discussion an agreement has been reached for a protected width of 1.5m, which would prohibit the erection of any fencing within this area and ensure that vegetation does not overgrow. It is considered that imposing conditions to ensure the implementation of these measures is reasonable, necessary and directly relevant to the development, and as a result the proposal is considered acceptable in terms of public rights of way.

5.19 To this end, the application is deemed to comply with the requirements of Policies TRA 2 and TRA 4 of the Joint Local Development Plan.

Biodiversity matters

5.20 The Biodiversity Unit has stated that a hedge should be provided along the northern boundary of the site to contribute to mitigating any loss of biodiversity and achieving net ecological improvement as part of the development. It is considered that this requirement is reasonable and proportionate to the nature of the development, and therefore it is deemed appropriate to ensure this by imposing a condition requiring the submission and implementation of a detailed landscaping plan, including the planting and establishment of a native hedge along the relevant boundary.

5.21 A Preliminary Ecological Assessment Report was submitted as part of the application, and the report concludes that the loss of existing habitat will not result in significant ecological impacts.

The report does not indicate the presence of any habitats or species of special importance that would be unacceptably affected by the proposed development. Nevertheless, the provision of the new hedge is considered to be a positive step that will help strengthen local ecological connectivity and provide long-term benefits to biodiversity.

5.22 Given the findings of the Preliminary Ecological Assessment, together with the intention to ensure biodiversity improvements through an appropriate landscaping condition, it is considered that the development will not have an unacceptable adverse impact on the ecological interests of the site or the surrounding area. A Green Infrastructure Statement has been submitted as part of the application and by imposing appropriate conditions, it is considered that the application complies with the requirements of Policies AMG 3, AMG 5 and PS 19 of the Joint Local Development Plan, as well as the objectives of Chapter 6 of Planning Policy Wales which seeks to protect and enhance biodiversity through the planning system.

Welsh Water Matters

5.23 Welsh Water has requested details of a cross-section showing the relationship between the proposed fence and the public watermain. However, based on the plans submitted, there is no intention to erect a new fence over the location of the public watermain. In addition, it should be noted that planning permission is not required for the erection of a fence or wall that is less than 1 metre high next to a highway, or 2 metres elsewhere within the curtilage of a property. From a biodiversity perspective, it is considered appropriate to ensure that a hedge is established on the site to provide ecological mitigation and improvements and by ensuring that this would not have an impact on the protection zone of the public watermain through this condition, it is considered that these matters can be addressed by imposing appropriate conditions on any permission.

Drainage Matters

5.24 No drainage statement has been submitted as part of the application, but confirmation has been received that the proposal has received consent from SAB for the sustainable drainage scheme.

5.25 Section 1 of the new TAN 15 (2025) states "This document replaces Technical Advice Note 14, issued in 1998 and Technical Advice Note 15, issued in 2004. Development Plans and planning decisions should no longer refer to those documents." However, the clarification letter states that "...the publication of new guidance could have an impact on the processing of planning applications therefore there will be a transitional period for the implementation of the TAN. Therefore, planning applications submitted and registered before the new TAN was published will continue to be assessed against the previous version ..." Therefore, official guidance from the Welsh Government for planning applications submitted and registered before 31 March 2025 are to be assessed for flood risk on the content of the 1st edition of the TAN 15 policy published in 2004.

5.26 The TAN (2004) does not ensure that a drainage statement is submitted as part of any application, and therefore to this end the proposal is considered acceptable and complies with the requirements of Planning Policy Wales and Technical Advice Note 15 (TAN 15) in relation to SuDS matters and it is noted that consent has already been granted by SAB.

Language Matters

5.27 In accordance with criterion 1b of Policy PS1 ('The Welsh Language and Welsh Culture'), as the development would not exceed the demand for housing in the town given what has already been developed and what has extant planning permission, there is no need to submit a Welsh Language Statement in relation to the requirements of this criterion. However, consideration must be given

to whether information needs to be provided with the application on the basis of the requirements of Section D1 in Appendix 5 of the SPG 'Maintaining and Creating Distinctive and Sustainable Communities'. It is noted that a condition will be required to give a Welsh name to the house in relation to compliance with the requirement of criterion 5 of policy PS 1 of the LDP, and therefore it is not considered that the proposal is contrary to the requirements of policy PS1 in this regard.

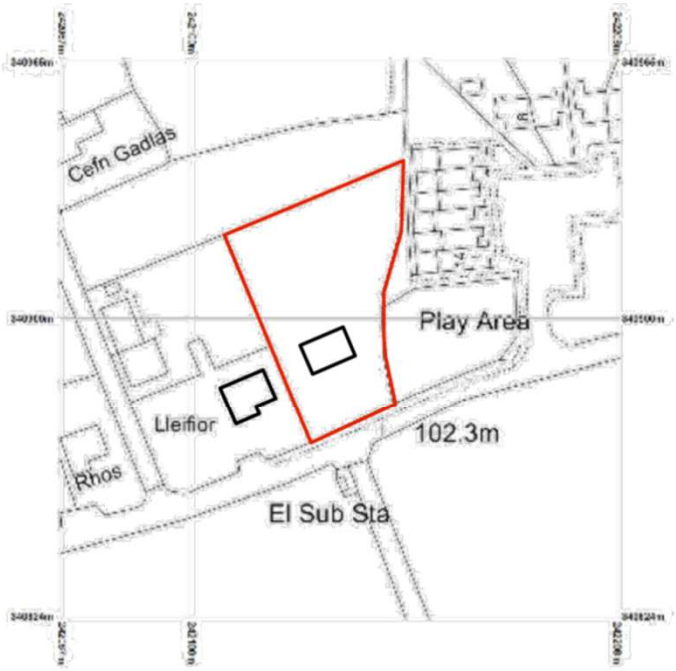
6. Conclusions:

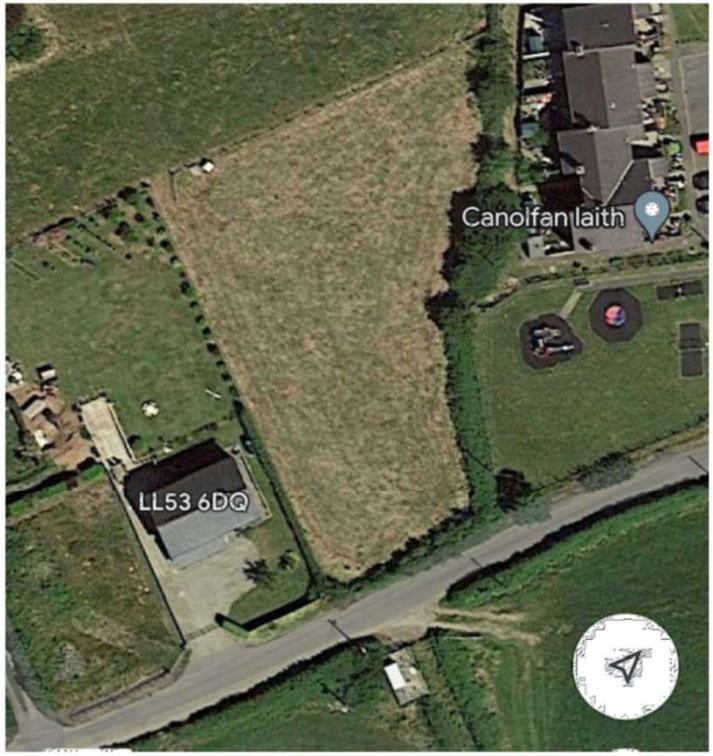
6.1 Having given full consideration to all relevant planning aspects and policies, it is considered that the proposal is suitable to support.

7. Recommendation:

7.1 To approve with conditions

1. The development to which this permission relates shall commence no later than FIVE years from the date of this permission.
2. In accordance with the plans.
3. The dwelling/s hereby permitted must be used for residential use within Use Class C3 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) only and not for any other use including any other use within Use Classes C.
4. A Welsh name shall be provided for the dwelling hereby approved (Any new name should be derived from historical, geographical or local links to the area where possible).
5. The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the site's boundary with the adjoining highway and nothing exceeding this height shall be erected within 2 metres of the said wall.
6. The applicant shall take all appropriate measures to prevent surface water from within the curtilage of the site from discharging onto the highway.
7. Before commencing any works hereby permitted, a detailed landscaping plan must be submitted to and approved in writing by the Local Planning Authority. The plan will include full details of the proposed hedge, including its location, species and method of establishment. It must be ensured that the hedge does not have any adverse effect on the protection zone of the public watermain. The approved landscaping plan will be fully implemented during the first planting season following the occupation of the dwelling, and will then be carried out in accordance with the approved details.
8. A minimum width of 1.5m must be provided for footpath number 14 Llanystumdwy and the path must be unobstructed at all times, and this includes ensuring that vegetation is cleared. A wall or fence of any kind may not be erected in the vicinity of the path at any time.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re- enacting that Order with or without modification) nothing in Article 2, Schedule 2 to that Order shall operate as to permit (within the area that is the subject of this permission) any development in classes E of Part 1 of the Second Schedule and no development shall be carried out at any time within that area without specific permission from the Local Planning Authority.





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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:1250

0 25 50

Metres

Supplied by: Getmapping
Centre coordinates: 242138, 340895
OS License Number: 100030848

Cynllunio
Derbyn 27.08.24

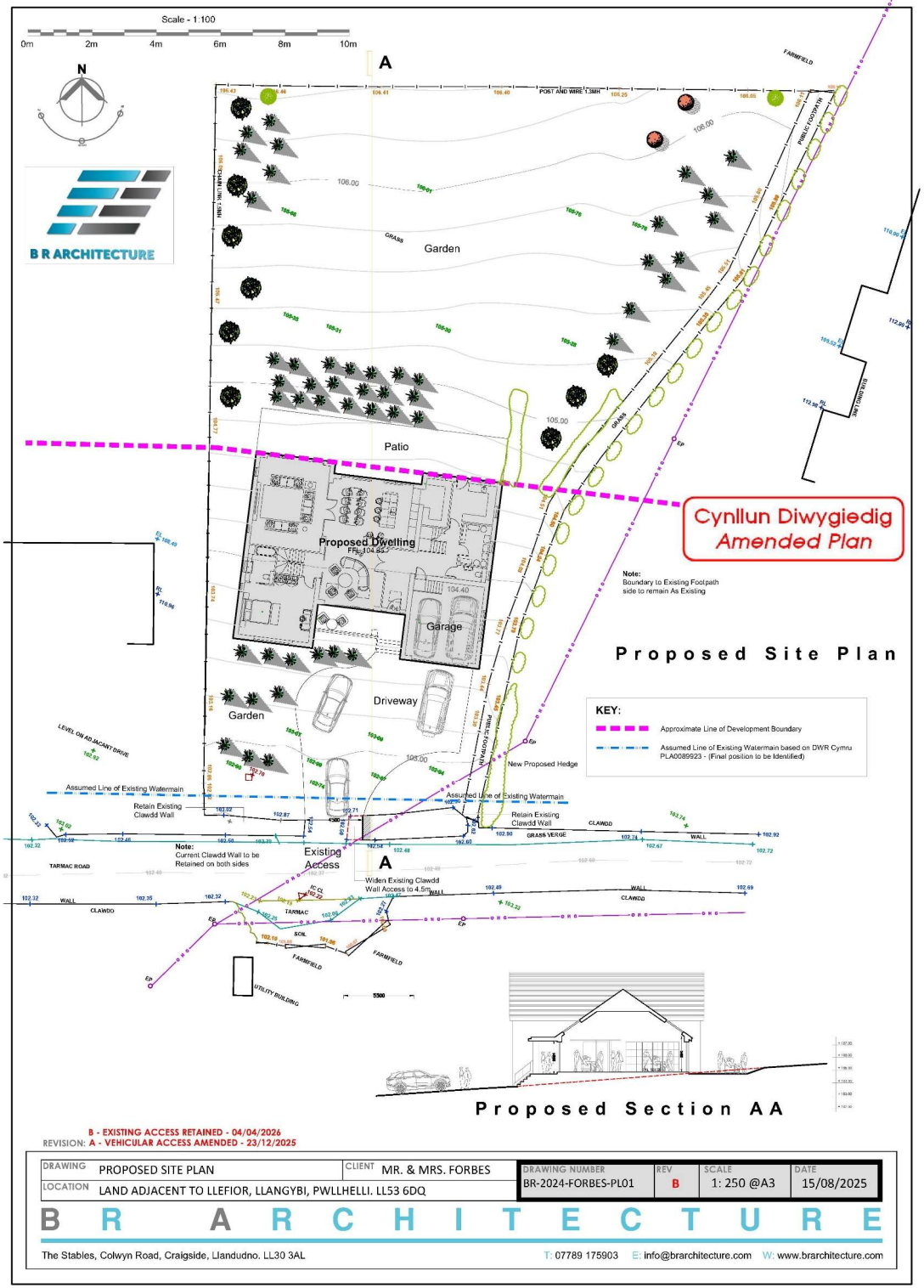
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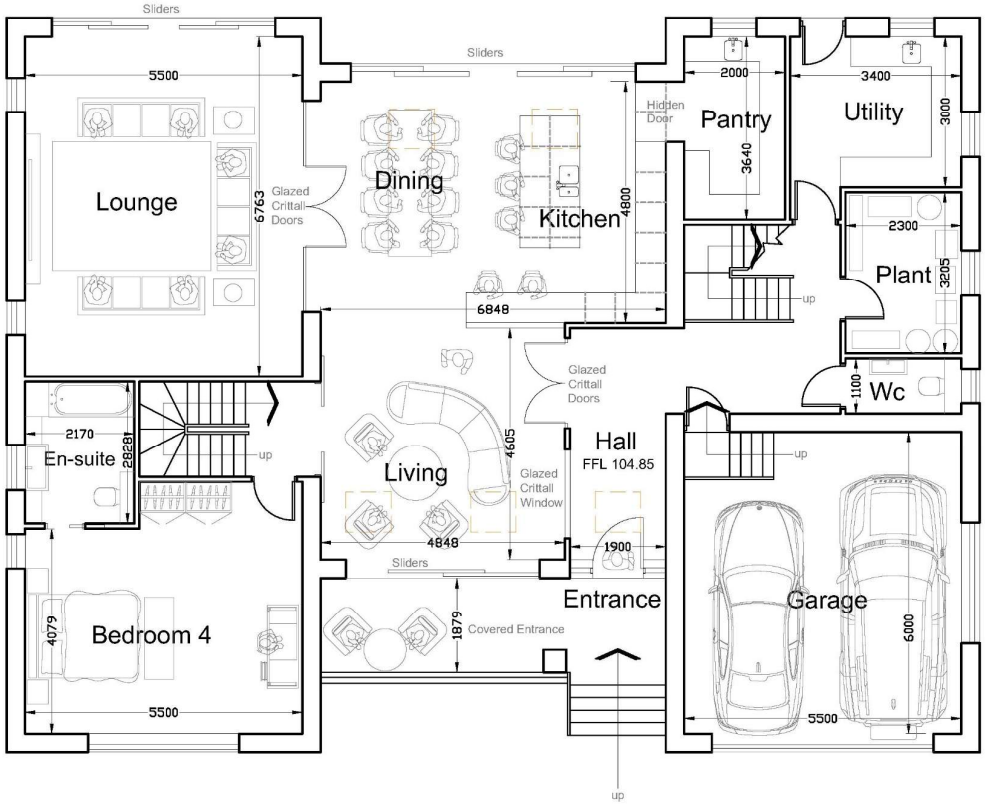
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25-08-2022


Scale - 1:100
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N
A
B R ARCHITECTURE
Garden
Patio
Proposed Dwelling
FFL 104.85
Garage
Driveway
Garden
Cynllun Diwygiedig
Amended Plan
Note:
Boundary to Existing Footpath
side to remain As Existing
Proposed Site Plan
KEY:
Approximate Line of Development Boundary
Assumed Line of Existing Watermain based on DWR Cymru PLA0089923 - (Final position to be Identified)
New Proposed Hedge
Assumed Line of Existing Watermain
Retain Existing Clawdd Wall
Note:
Current Clawdd Wall to be Retained on both sides
Existing Access
Widen Existing Clawdd Wall Access to 4.5m
TARMAC ROAD
TARMAC
GRASS VERGE
CLAWDD
WALL
FARMFIELD
UTILITY BUILDING
POST AND WIRE 1.3MH
PUBLIC FOOTPATH
LEVEL ON ADJACENT DRIVE
Proposed Section AA
B - EXISTING ACCESS RETAINED - 04/04/2026
REVISION: A - VEHICULAR ACCESS AMENDED - 23/12/2025
DRAWING PROPOSED SITE PLAN
CLIENT MR. & MRS. FORBES
LOCATION LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ
DRAWING NUMBER BR-2024-FORBES-PL01
REV B
SCALE 1: 250 @A3
DATE 15/08/2025
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The Stables, Colwyn Road, Craigside, Llandudno. LL30 3AL
T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com

Scale - 1:100

0m 2m 4m 6m 8m 10m



Proposed Ground Floor Plan

Cynllun Diwygiedig
Amended Plan

ISSUE TYPE	SUN ORIENTATION
PROPOSED DWELLING	

DRAWING	PROPOSED FLOOR PLAN	CLIENT	MR. & MRS. FORBES
PROJECT	LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ		

DRAWING NUMBER	REV	SCALE	DATE
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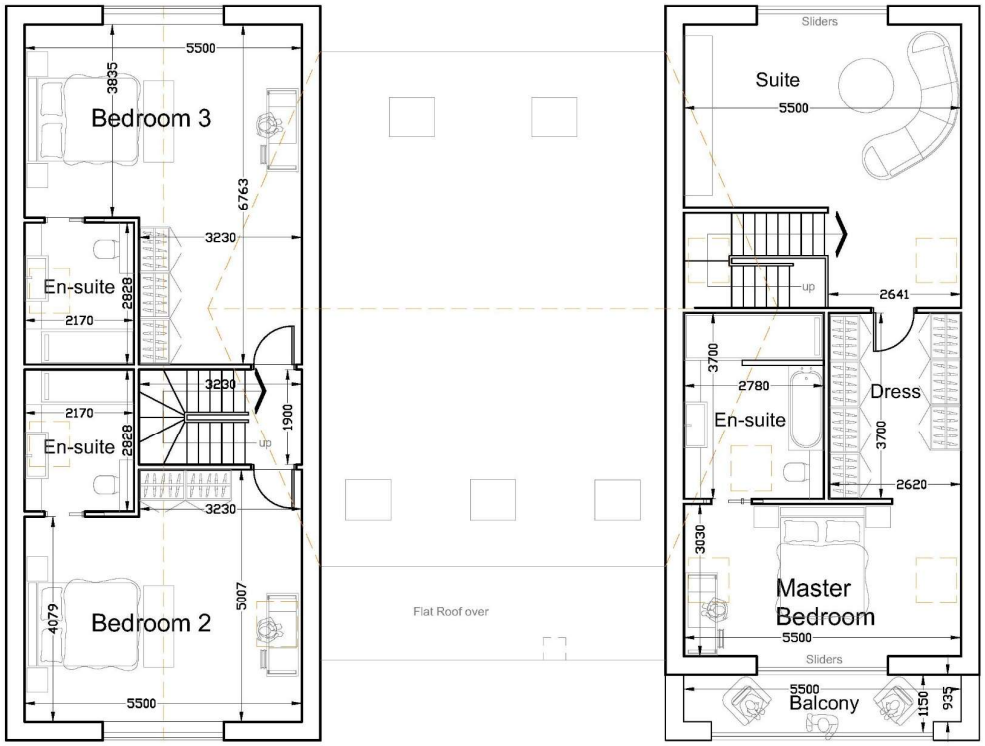
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B R ARCHITECTURE

Scale - 1:100

0m 2m 4m 6m 8m 10m



Proposed First Floor Plan

Cynllun Diwygiedig
Amended Plan

REVISION: A - REAR BALCONY OMMITTED - 13/04/2026

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED FLOOR PLAN	MR. & MRS. FORBES	BR-2024-FORBES-PL03	A	1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

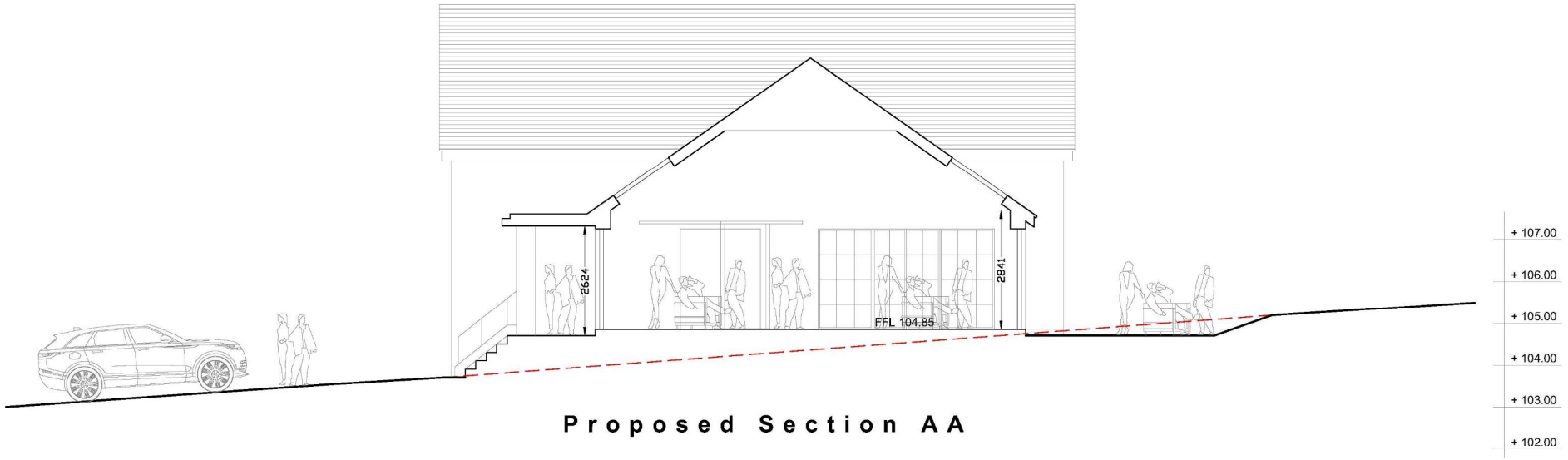
B R ARCHITECTURE

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Scale - 1:100

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External Finishes: -
Roof: Natural Spanish Cupra Slates & PV Solar Roofing Slates (GB-SOL) to West facing Elevation
Walls: Natural Stone Cladding - Millboard Envello Cladding (Burnt Cedar)
Windows: Grey or Pebble PC Aluminium
Doors: Grey or Pebble PC Aluminium
Fascia & Bargeboards: Grey Upvc



Proposed Section AA

Cynllun Diwygiedig
Amended Plan

ISSUE TYPE	SUN ORIENTATION
PROPOSED DWELLING	

DRAWING: PROPOSED SECTION AA	CLIENT: MR. & MRS. FORBES	DRAWING NUMBER: BR-2024-FORBES-PL06	REV:	SCALE: 1: 100 @A3	DATE: 15/08/2025
PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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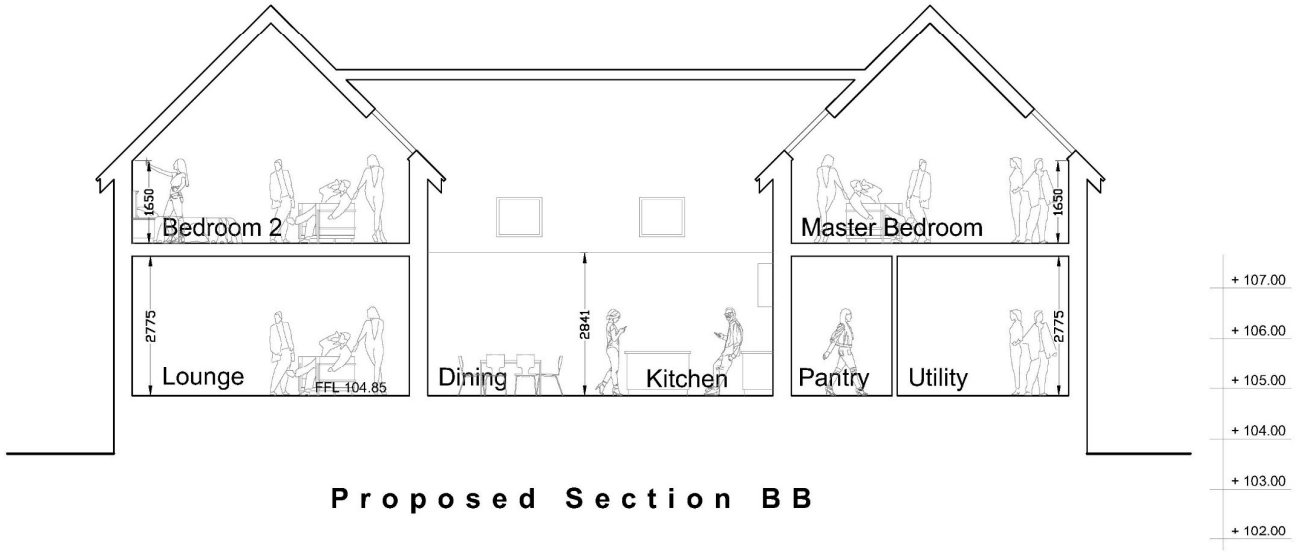
The Stables, Colwyn Road, Craigside, Llandudno. LL30 3AL T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com

B R ARCHITECTURE

Scale - 1:100

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External Finishes: -
Roof: Natural Spanish Cupra Slates & PV Solar Roofing Slates (GB-SOL) to West facing Elevation
Walls: Natural Stone Cladding - Millboard Envello Cladding (Burnt Cedar)
Windows: Grey or Pebble PC Aluminium
Doors: Grey or Pebble PC Aluminium
Fascia & Bargeboards: Grey Upvc



Proposed Section BB

Cynllun Diwygiedig
Amended Plan

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED SECTION BB	MR. & MRS. FORBES	BR-2024-FORBES-PL07		1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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Scale - 1:100

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External Finishes: -
Roof: Natural Spanish Cupra Slates & PV Solar Roofing Slates (GB-SOL) to West facing Elevation
Walls: Natural Stone Cladding - Millboard Envello Cladding (Burnt Cedar)
Windows: Grey or Pebble PC Aluminium
Doors: Grey or Pebble PC Aluminium
Fascia & Bargeboards: Grey Upvc



Proposed Side Elevation

Cynllun Diwygiedig
Amended Plan



Proposed Front Elevation

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED ELEVATIONS	MR. & MRS. FORBES	BR-2024-FORBES-PL04		1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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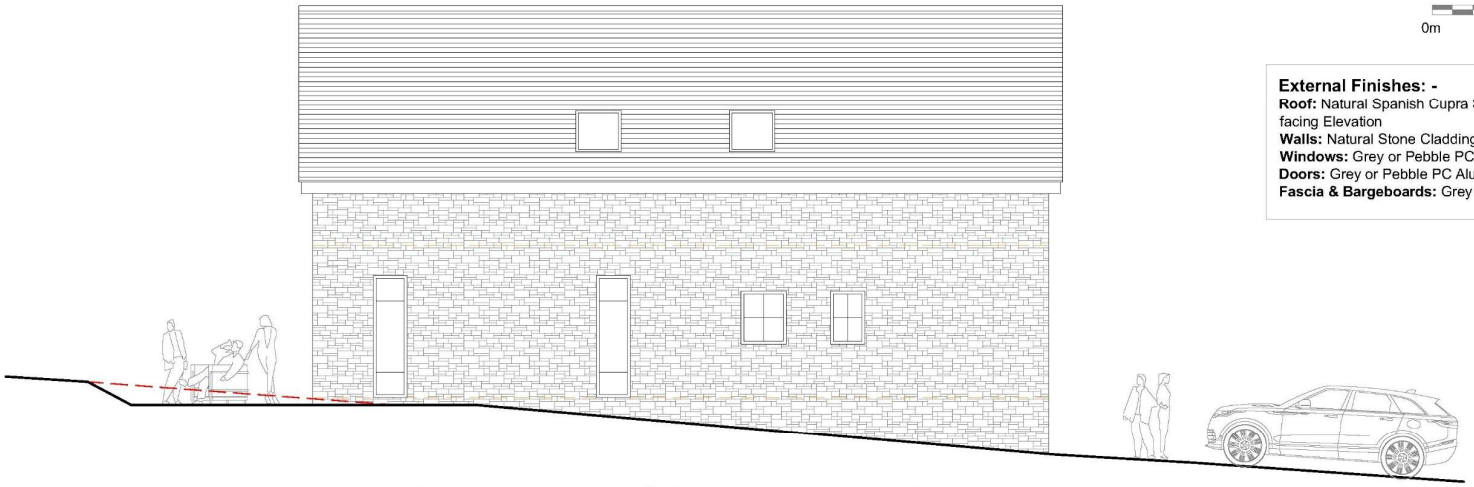
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Scale - 1:100

0m 2m 4m 6m 8m 10m

External Finishes: -
Roof: Natural Spanish Cupra Slates & PV Solar Roofing Slates (GB-SOL) to West facing Elevation
Walls: Natural Stone Cladding - Millboard Envello Cladding (Burnt Cedar)
Windows: Grey or Pebble PC Aluminium
Doors: Grey or Pebble PC Aluminium
Fascia & Bargeboards: Grey Upvc



Proposed Side Elevation

Cynllun Diwygiedig
Amended Plan



Proposed Rear Elevation

REVISION: A - REAR BALCONY OMMITTED - 13/04/2026

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED ELEVATIONS	MR. & MRS. FORBES	BR-2024-FORBES-PL05	A	1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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B R ARCHITECTURE



Proposed 3D Visual - Front Elevation

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED 3D VISUAL - FRONT ELEVATION	MR. & MRS. FORBES	BR-2024-FORBES-PL08		1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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B R ARCHITECTURE



Proposed 3D Visual - Rear Elevation

ISSUE TYPE	SUN ORIENTATION	DRAWING	CLIENT	DRAWING NUMBER	REV	SCALE	DATE
PROPOSED DWELLING		PROPOSED 3D VISUAL - REAR ELEVATION	MR. & MRS. FORBES	BR-2024-FORBES-PL09		1: 100 @A3	15/08/2025
		PROJECT: LAND ADJACENT TO LLEFIOR, LLANGYBI, PWLLHELLI. LL53 6DQ					

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PLANNING COMMITTEE	DATE: 16/11/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number:	**C26/0438/14/LL**
Date Registered:	**28/07/2026**
Application Type:	**Full**
Community:	**Caernarfon**
Ward:	**Caernarfon Town Centre**
Proposal:	**Proposed change of use of former government offices into 37 affordable flats together with retention of offices for support services, extensions and alterations to the building, and associated works.**
Location:	**Welsh Assembly Government, CROWN BUILDING Penrallt Uchaf, Caernarfon, Gwynedd, LL55 1EP**
Summary of the Recommendation:	**TO DELEGATE THE RIGHT TO GRANT THE APPLICATION SUBJECT TO RECEIVING POSITIVE OBSERVATIONS FROM WELSH WATER**

1. Description:

1.1 A full application for the proposed change of use of former Government Offices into 37 affordable flats with the retention of offices for support services, along with the erection of an access porch and extension for lift, alterations to the building and associated works.

1.2 The proposal relates to the conversion of the former Government building into 37 affordable flats comprising 25 one-bedroom flats, 10 two-bedroom flats and 2 three-bedroom flats. Offices would be retained in the basement and ground floor to provide a central One-stop Shop/housing hub, which would support the residents of the proposed flats, as well as other residents of the County, by providing a single integrated service.

1.3 A small porch is proposed to the eastern elevation of the northern section of the building along with other alterations, which would provide a single-entry point to the flats and to the housing hub. An external lift shaft and associated alterations to the building and ground levels are proposed on the northern elevation of the southern part of the building. The exterior of the building would be renovated and modernised with a soft modern design feel proposed for the new cladding, window system, and other materials. A solar panel system and external Air Source Heat Pump equipment would be installed on the roof of the building, along with a lift and access windows. Indicative proposed signs are shown on the north and east elevations, however, it is noted that signs would be subject to a separate signage display application, should permission be required. The windows on the south view will be opaque throughout.

1.4 The site is served by an unclassified road and public access routes pass through the site. It lies approximately 16m from a conservation area, and approximately 16m from Caernarfon Town Centre as defined in the LDP. The proposal is within a 500m zone of a scheduled ancient monument and approximately 6m from a grade II* listed building at No.10 Bangor Street.

1.5 The following documents have been submitted as part of the application:

Planning statement

Heritage Impact Assessment

Drainage Statement

Transport Assessment

Housing Need and Mix Assessment

Ecology Reports

Tree Assessments

Noise Assessment

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 **Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017**

PS 1: The Welsh Language and Culture
ISA 1: Infrastructure Provision
ISA 5: Provision of Existing Open Spaces
PS 4: Sustainable Transport, Development and Accessibility
TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
PS 5: Sustainable Development
PS 6: Alleviating and Adapting to the Effects of Climate Change
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PCYFF 5: Carbon Management
PCYFF 6: Water Conservation
PS 5: Sustainable Development
PS 6: Mitigate and Adapt to the Impacts of Climate Change
TAI 1: Housing in the Sub-Regional Centre and the Urban Service Centres
TAI 8: Appropriate Housing Mix
TAI 15: Affordable Housing Threshold and Distribution
PS19: Conserve and Where Appropriate Enhance the Natural Environment
PS 20: Protecting and Where Appropriate Enhancing Heritage Assets
AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.

Supplementary Planning Guidance (SPG):

SPG: Maintaining and Creating Distinctive and Sustainable Communities
SPG: Housing Mix
SPG: Affordable Housing
SPG: Planning Obligations
SPG: Open Spaces in New Housing Developments

2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

TAN 11: Noise

TAN 12: Design

NCT 15: Development, Flooding and Coastal Erosion

TAN 18: Transportation

TAN 2: Planning and Affordable Housing

TAN 20: Planning and the Welsh language

TAN 5: Nature Conservation and Planning

3. Relevant Planning History:

3.1 No relevant planning history.

4. Consultations:

Community/Town Council: The CTC Planning Committee supports the application in principle. This is a significant development in the town, but the concerns of the nearby residents should be acknowledged.

There are several points that the Committee would like to note for consideration:

- Affordable short-term rental accommodation will be provided here, with that accommodation helping to alleviate the need for accommodation for homeless people locally.
- That every consideration be given to residents living nearby during the construction phase.
- For residents of Gogledd Penrallt, consider creating new parking spaces, for example by removing the yellow lines at Penrallt Uchaf, or offering them parking spaces in the multi-storey car park.
- Operate a fob system to ensure 24-hour access to the multi-storey car park, to try to avoid anti-social behaviour.
- Ensure the multi-storey car park is accessible to disabled residents.
- At the end of construction work, resurface the surrounding lanes which will be used more intensively during and after the completion of the development.
- Secure the need to protect the long-term privacy of the nearby residents.

The Committee declares its support because:

- The proposed project enhances the area and breathes new life into this substantial and striking building in the town centre.
- The new green space that forms part of the development, with the understanding that there is a plan in place to maintain it in the long term.
- That 24-hour support is available at the development's

office for residents, and that this could alleviate the concerns of the closest neighbours.
- That the project meets an urgent need for accommodation locally.
- A development in the town centre would have a positive impact on local businesses.
- Effective use will be made of the building's roof to install several solar panels, which will help reduce the residents' energy bills.

(Unanimous)

Transportation Unit:

I would like to take this opportunity to submit comments on application C26/0438/14/LL, Caernarfon. The application relates to the proposed change of use of the former government offices to 37 affordable apartments, together with the retention of office accommodation for support services, extensions and alterations to the building, and associated works.

Impact on the Highway Network

The road serving the site is located within a 20mph speed limit zone. There is no record of any personal injury accidents on this section of road during the past five years. Consequently, we have no significant concerns regarding highway safety on the existing network.

According to the TRICS analysis submitted by the developer, the impact of the development on traffic flows is expected to be very low and therefore is unlikely to place any additional burden on the local highway network.

Parking

The number of parking spaces provided for each unit complies with the relevant guidance for both residents and visitors.

Pedestrian Connections to the Town

The site is centrally located within the town and is within walking distance of a range of local services, public transport facilities, employment opportunities and educational establishments, as well as being close to the existing cycling network.

The developer has proposed widening the footway to a width of 2m along the frontage of the site, providing an improved connection to the existing footway to the east.

We also welcome the proposal to provide a new build-out and uncontrolled pedestrian crossing with dropped kerbs and tactile paving on Ffordd Pafiliwn. These improvements will facilitate safe pedestrian access between the site, the existing pedestrian network

and the adjacent car park.

Whilst it is proposed to stop up the route running within the site boundary through the appropriate legal process, the public route connecting Allt Pafiliwn and Penrallt Uchaf will remain open to the public. In addition, improvements will be made to the footway along this route to improve accessibility and safety for users.

This will enhance existing pedestrian access and provide improved connectivity for residents of the proposed development.

Public Transport

The site is located close to bus stops which offer a wide range of public transport services. This will encourage users of the site to travel by sustainable modes of transport.

Conclusion

Based on the information submitted, the development is unlikely to have a significant impact on the local highway network. The proposed improvements to access and pedestrian facilities offer benefits to the wider community. From a transportation and highways perspective, there are no grounds to oppose the planning application.

I request that the following condition/note be attached to any planning permission granted:

CONDITIONS

The development shall be carried out in accordance with the recommendations set out in the document entitled " Revision P05 of 6294-CAU-XX-XX-DR-D-1500", submitted as part of this application.

Continuous public access along the route between Allt Pafiliwn and Penrallt Uchaf shall be maintained.

A Stopping Up Order shall be secured for the closure of Link Road USRN46404522.

NOTE

The applicant should be advised to contact Street Works Manager for the necessary consent, as required under Section171/ 184 of the Highways Act, 1980, to carry out work within the highway/ footway/verge for the formation of the access. Contact details of Gwynedd Council's Street Works Unit: phone 01766 771000 or e-mail GwaithStryd@gwynedd.llyw.cymru

Footpaths Unit: I confirm that it appears that proposed development would affect link paths, which are the responsibility of the Highway Service, see

attached plan.

I have been given to understand that it is proposed to close the link paths in question via the stopping up procedure as part of the proposed development and I have copied the Services that may be involved in this process in on the response.

Trees Unit: No objection to this, the tree protection is suitable.

Welsh Water: Obsesrvations 22.09.2026

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, with respect to the submitted application form and accompanying Drainage Strategy, we acknowledge that the development proposes to discharge foul and surface water flows to a public sewer and a combination of soakaway and public sewer.

respectively.

The proposed development site is located in the catchment of a public sewerage system which drains to Caernarfon Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We advise that foul flows should be connected to the combined sewer at either chambers SH48620801 or SH48620802 as marked on the attached plan.

Turning to surface water drainage, as of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public combined sewer. Furthermore, Planning Policy Wales highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3). 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.

In addition, this site is crossed by public watermains with their approximate positions being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the

proposed plans, it appears the proposed development would be situated within the protection zones of the public assets measured 4 metres either side of the centreline of the 4-inch public watermain and 3 metres either side of the centreline of the 3 inch, 80mm and 63mm public watermains.

Please note, the distance specified for these protection zones are indicative and based on industry standard guidelines. However, the depth of the assets will need to be verified on site which may infer greater protection zones. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

Whilst we could condition that applicant must apply to divert the 3inch public watermain running from Allt Penrallt, we would advise that it is not permissible to locate any extension within the protection zone of the 80mm public watermain when measured 3 metres either side of the centreline.

In relation to the proposed alterations to ground levels and new access ramps within the protection zone of the public watermain, we would request further information in relation to the relationship between the proposal and the public watermain in order to assess and advise further. Such information should include an asset location survey as well as existing and proposed cross-sections to assess and advise further. It is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrcymru.com) to carry out a survey to verify the location of the asset(s) and establish their relationship to the proposed development.

Therefore, it is strongly recommended that the proposed plans are amended to take into account the location of the asset(s) crossing the site and we respectfully request we are re-consulted on receipt of this information. Accordingly, for the reasons outlined above, we offer a **Holding Objection** until such time as additional/amended information has been submitted and request we are reconsulted on receipt of this information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species We note that the information submitted in support of the above application (Preliminary Ecological Assessment, Cambrian Ecology, 1st August 2025) has identified that bats are unlikely to be using the application site. We therefore have no comments to make on the application as submitted in respect of bats. We recommend that you discuss the need to secure further measures and avoidance measures with your internal ecological advisor.

Other matters. The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

CADW:

This response is based on the advice provided by Cadw's Senior Historic Environment Planning Officer.

Advice

Having carefully considered the information provided, we have no objection to the proposed development in regard to the scheduled monuments or World Heritage Sites listed in our assessment of the application below. The national policy and Cadw’s role in planning are set out an Annex A.

Assessment Scheduled Monuments

CN034 Caernarfon Town Walls CN079 Castell Caernarfon

World Heritage Sites:

The Castles and Town Walls of King Edward in Gwynedd - Caernarfon Castle and Town Walls

The advice is given in response to a planning application for the proposed change of use of former government offices into 37 affordable flats together with retention of offices for support services,

extensions and alterations to the building, and associated works at Crown Building, North Penrallt, Caernarfon.

The application area is located inside 500m of the above scheduled monuments and the Caernarfon Castle and Town Walls section of The Castles and Town Walls of King Edward in Gwynedd World Heritage Site but is not inside its essential setting.

The proposed development will see the existing office building converted into 37 apartments but retaining some offices on the lower levels. In order to carry out the changes, major external alterations include the installation of solar panels and air source heaters on the roof, with the latter installation being surrounded by acoustic fencing. The existing metal curtain walling will be replaced by soft natural bronze/brass cladding panels, and the existing concrete panels will be overcall by smoother ribbed cement boards. The existing paved courtyard will be landscaped into a residents' garden.

The application is accompanied by a Heritage Impact Assessment prepared by Adfer Conservation, which has considered the impact of the proposed development on the settings of the scheduled monuments and the World Heritage Site. It has concluded that whilst some of the changes will be viable from the scheduled monuments and in the identified significant view of the World heritage Site from Twthill, these will have limited impact and not constitute adverse impacts on the settings of the scheduled monuments CN034 and CM079 or on the outstanding universal value of the World Heritage Site. We concur with this conclusion.

Public Protection Unit:

We have assessed the Stage 3 Acoustic Assessment (Arthian Ref: ART-319887-REP-001, March 2026) submitted in support of the proposed conversion of the former Crown Building, Caernarfon, to 37 residential units and associated office accommodation. The report concludes that, with the recommended mitigation measures incorporated, internal residential noise standards can be achieved, and mechanical plant noise can comply with the adopted BS 4142-based criterion, provided the recommended mitigation measures are implemented. However, the noise assessment does not specifically address tonal characteristics. Given that the proposed plant comprises four air source heat pumps and two external condenser units, which can sometimes generate tonal noise, this aspect should be taken into account during the detailed design, installation and verification of the plant. The assessment identifies that the proposed rooftop plant would exceed acceptable noise limits in the absence of mitigation. However, compliance is predicted following the installation of a 3-metre-high acoustic screen around the rooftop plant area and the operation of the plant in low-noise/night setback mode between 23:00 and 07:00 hours.

Recommended Planning Conditions

1. The development shall be carried out in accordance with the mitigation measures contained within the Stage 3 Acoustic Assessment (Arthian Ref: ART-319887-REP-001, dated March 2026), including:
   • Installation of a minimum 3-metre-high solid acoustic screen surrounding the rooftop plant area.
   • Operation of the air source heat pumps and condenser units in low-noise/night setback mode between 23:00 and 07:00 hours;
   • Installation of façade glazing and ventilation systems achieving the minimum acoustic performance standards specified within Table 9 of the submitted report.
   The mitigation measures shall be retained and maintained thereafter.

2. All fixed plant and machinery associated with the development shall be designed, installed and operated so that the rating level of noise emitted from the plant, as determined in accordance with BS 4142:2014+A1:2019, does not exceed a level of 5 dB below the existing background noise level (LA90,T) at the nearest noise-sensitive receptor. The assessment shall include any appropriate corrections for tonal, impulsive, intermittent or other distinctive acoustic characteristics.

3. Within three months of the plant becoming operational, an acoustic validation report shall be submitted to and approved in writing by the Local Planning Authority demonstrating compliance with the approved noise limits.

The submitted information does not confirm whether lifts are proposed as part of the development. The Service has previously received complaints relating to noise and vibration arising from lift installations within residential conversion schemes. Should lifts, or associated building services equipment, be installed, appropriate acoustic insulation and vibration isolation measures should be incorporated into the design to ensure that noise and vibration transmitted to residential accommodation are adequately controlled and do not adversely affect residential amenity.

The applicant's attention is drawn to the recommendations contained within the Acoustic Assessment regarding building façade performance specifications, sound insulation requirements under Part E of the Building Regulations, and the ongoing maintenance of acoustic mitigation measures. These matters should be incorporated into the final construction and operational design of the development.

Biodiversity Unit:	This application relates to the proposed change of use of former government offices to provide 37 affordable flats, along with the retention of office space for support services, extensions and alterations to the building, and associated works. The applicant has submitted a Preliminary Ecological Assessment (PEA) prepared by Cambrian Ecology, dated 01/08/2025. No evidence of bat presence, historically or currently, was recorded during the site survey. The submitted landscape plan includes biodiversity enhancement measures that would deliver a Net Benefit to Biodiversity (NBB) in line with Planning Policy Wales (PPW), if fully implemented. It is recommended that a planning condition be imposed to ensure that the biodiversity enhancements set out in the landscaping plan and PEA are implemented. I have no ecological concerns in relation to this application.
Conservation Officer:	Many thanks for your swift response to this. Ive had a look at the additions within the HIA and feel this is a much thorough assessment of the setting of the Institute building. I have no objection to the scheme from a heritage perspective.
Language Unit:	This is a comprehensive assessment, which sets out the linguistic context and has included evidence to support the conclusion, including the need for the development. We welcome the recommendations contained in the application to increase positive impacts on the Welsh language; we suggest that the developer contact the Welsh Language Team for a welcome pack to be distributed for tenants to be aware of opportunities to learn and use the Welsh language. As the development is in catchments where the Welsh language is strong, there is potential for non-Welsh speakers to be immersed in the language.
Fire Planning Service:	With reference to your consultation dated 28/07/2026, attached is our inspection report in respect of application C26/0438/14/LL. The Fire Authority does not have any observations in regard to access for appliances and water supplies. The Fire Authority will have an opportunity to comment on the proposed fire safety measures within the premises during the Building Regulations Consultation process. If you should require any further information, please do not hesitate to contact the Compliance Officer.

Police Planning Service: My only advisory for the above application would be that it looks to achieve Secured by Design.

SuDS Approval Body: Overall, we find the submitted Drainage Statement satisfactory, as a betterment is proposed for DCWW's combined system. We offer no objections to the planning application. Please note that SAB approval will be subject to a full assessment during the formal SAB application process. Further details regarding the SAB application process are available through the following link https://www.gwynedd.llyw.cymru/en/Residents/Planning-and-building control/Planning/Sustainable-Drainage-Systems.aspx

Education Department:

		Niferoedd (Ionawr 2026)									Rhagamcanion Niferoedd D-Bl.6 (Cyfrifiad Ionawr 2026)		
Enw Ysgol	Capasiti D-Bl.6	M	D	1	2	3	4	5	6	Cyfanswm D-Bl.6	Medi 2026	Medi 2027	Medi 2028
Y Gelli	210 (30M)	16	20	30	28	31	27	31	25	192	182 (+26)	177 (+25)	175 (+27)

		Niferoedd (Ionawr 2026)								Rhagamcanion Niferoedd (Cyfrifiad Ionawr 2026)		
Enw Ysgol	Capasiti	7	8	9	10	11	12	13	Cyfanswm	Medi 2026	Medi 2027	Medi 2028
Syr Hugh Owen	1164	149	138	151	128	136	66	54	822	857	878	878

Housing Strategic Unit: Information about need:

The following indicates the number of applicants who wish to live in the area: -

There are 1,370 applicants in Band 1a and 2 of the common housing register waiting for social properties in Gwynedd.

Data from September 2026:

Data source:

Cyngor Gwynedd's Common Housing Register

Information on the type of need:

The following shows the number of bedrooms that the applicants wish to have:

Gwynedd	**Angen cyffredin (Band 1a a 2)**
Ceisiadau	1370
1 gwely / bed	484
2 gwely / bed	815
3 gwely / bed	448
4 gwely / bed	205
5 gwely / bed	33
Percentage	**Angen cyffredin**
1 gwely / bed	24%
2 gwely / bed	41%
3 gwely / bed	23%
4 gwely / bed	10%
5 gwely / bed	2%

Data source:

Cyngor Gwynedd's Common Housing Register

Suitability of the Plan:

Based on the above information it appears that the Scheme:-

Meets the need in the area.

Schemes are expected to include 20% affordable housing.

Note that 100% of the units will be affordable as part of this application.

If a Housing Association is a partner for this development, the design of the property must conform with WG standards (DQR).

This is a planning application from Cyngor Gwynedd.

Each unit within the building has been designed to WDQR and has been through and passed WG technical scrutiny.

Public Consultation: A notice was posted on the site and nearby residents were notified. The notification period ended on 21/08/2026 and no observations were received on the application.

5. Assessment of the material planning considerations:

The principle of the development

5.1 Caernarfon has been identified as an Urban Service Centre under policy TAI 1. This policy supports housing developments to meet the Plan's strategy, through housing designations and suitable windfall sites located within the development boundary, based upon the indicative provision contained in the Policy. The site is located within the development boundary of Caernarfon and has not been designated for any particular use.

5.2 The indicative level of housing supply for Caernarfon over the period of the Plan is 415 units (which includes a 10% 'slippage allowance', meaning that the method of calculating the figure has taken into account possible unforeseen circumstances which may influence the provision of housing e.g. land ownership issues, infrastructure constraints etc.) (393 on designated sites and 576 on windfall sites). In the period 2011 to 2026, a total of 293 units have been completed in Caernarfon (177 on designated sites and 116 on windfall sites). The windfall land bank, i.e. sites with extant planning permission on sites not designated for housing, stood at 31 units in April 2026 (disregarding units identified in the JLDP as unlikely to be completed), with further permission for 0 units on sites designated for housing in the JLDP. It is noted that the Plan states an indicative figure of 29 houses on two further sites designated for housing in Bangor; but which have not received planning permission. Taking into consideration all the above information collectively, it means there is currently adequate capacity within the indicative supply for Caernarfon.

5.3 Policy TAI 9 ('Subdivision of existing properties to self-contained flats and houses in multiple occupation (HMOs)') permits the subdivision of existing properties into self-contained flats if they comply with the criteria in the policy. Criterion (1) notes that the property should be suitable for conversion to the number and type of units proposed without the need for significant extensions and external alterations. Criterion (3) seeks to ensure that the development will not have a detrimental impact on residential amenities. In addition, criterion (4) of the policy should be considered in that the proposal should not exacerbate parking problems that exist in the local area. Parking spaces will be provided to serve the flats in the existing multi-storey car park and therefore it is not considered that the proposal would exacerbate the current situation. It is proposed to add a new lift and small porch which will involve small extensions to the building but will not increase the floor area of the building for the residential use. A further assessment of the amenities of the neighbouring residents is included further on in the report. The proposal is therefore considered to be in line with policy TAI 9 of the LDP.

5.4 Policy 15 seeks to ensure an appropriate provision of affordable housing. The policy sets out a threshold of two or more units in Urban Service Centres such as Caernarfon. As the proposal includes 37 residential units, it meets this threshold. Caernarfon is located within the Larger Coastal Settlements House Price Area, where a provision of 30% affordable housing is sought. Accordingly, a development of 37 units would involve the provision of 11.1 affordable units. In accordance with paragraph 7.2.2 of the Affordable Housing Supplementary Planning Guidance (SPG), the Council's expectation would be to provide 11 affordable units. In accordance with part 8.1 of the Affordable Housing SPG, residents of affordable units in Caernarfon must have a five-year local connection with Gwynedd. It will be necessary to ensure that the development meets local housing needs and that the size of the affordable units is appropriate to ensure that they remain truly affordable, not only for the first occupants but also for future occupants. Paragraph 4.2.30 of Edition 12 of Planning Policy Wales states that all affordable homes, including those provided through planning obligations or planning conditions, must meet the Welsh Government's

development quality standards. As a result, the development should comply with the requirements of the Welsh Government's Development Quality Requirements for Wales document 2021: Beautiful Places and Homes (July 2021).

5.5 It is noted that the site is owned by Cyngor Gwynedd and the flats would be used by the Applicant, namely the Council, to provide stable housing for people waiting for permanent housing. This will address an urgent need for such housing, and reduce the Applicant's use of hotels, bed and breakfasts and other options equally unsuitable to meet that need.

5.6 According to September 2026 data, there are 1,370 applicants in Bands 1A and 2 on the common housing register in Gwynedd waiting for social housing, and the proposal includes 100% affordable housing, and the Housing Strategic Unit has confirmed that it responds to local housing need in the area and complies with Welsh Government quality standards.

5.7 To this end, and as the proposed units would be provided as social property under the control of the Council within an Urban Service Centre to meet a need throughout Gwynedd, the proposal meets the requirements within policy TAI 15 subject to an affordable units condition to ensure that the proposal provides affordable units in perpetuity for this specified need.

5.8 Policy TAI 8 'Appropriate Mix of Housing' seeks to ensure that all new residential developments contribute to improving housing balance and meet the needs identified for the whole community. It is therefore important to consider the 'Housing Mix' SPG when establishing whether the proposal is suitable. As the proposal involves providing more than 5 houses, in accordance with the 'Housing Mix' SPG a Housing Statement will need to be submitted with any future application to support the proposal and the type of units proposed. It is noted that a Housing Statement has been submitted with the application and the proposal includes an appropriate mix of housing that meets a specific proven need. The proposal is therefore considered to comply with the requirements of policy TAI 8.

5.9 Since 20 November 2022, the Town and Country Planning (Use Classes) Order 1987 (the "Use Classes Order") has been amended to create new use classes for 'Dwellings, used as sole or main residences' (Class C3), 'Dwellings not used as sole or main residences' (Class C5) and 'Short-term Lets' (Class C6). As this proposal has been assessed against the expected growth level of the settlement in order to provide a C3 residential unit, in accordance with Policy TAI 8, it is considered reasonable to include a condition waiving the development rights permitted to other uses within Class C3 to ensure that the unit is not lost from the permanent housing stock.

5.10 It is noted that the proposal includes retaining parts of the building as offices and that this element does not require formal planning permission as there is no material change of use here. For clarity, offices will be retained in the basement and ground floor to provide a central One Stop Shop/housing hub, which would support the residents of the proposed flats, as well as other residents of the County, by providing a single integrated service. The interior of the building would be subdivided as shown on the proposed plans.

Visual amenities

5.11 The proposal will include several external alterations to the building, including the provision of a small porch and the erection of an extension to house a new lift, along with the installation of solar panels and air source heat pump systems on the roof. These heating systems will be surrounded by an acoustic fence, as shown on the elevation plans. The existing metal curtain walls will be replaced by bronze or natural copper cladding panels, while the existing concrete panels will be clad with corrugated cement boards of a more contemporary appearance. In addition, the existing paved courtyard will be transformed into an amenity garden for residents' use. Although the work will change the appearance of the building, the scale and nature of the changes is not considered to be significant. As a result, it is not believed that the development would have an adverse effect on the character or visual amenities of the wider area.

5.12 The site is within 500 metres of scheduled ancient monuments and approximately 6 metres from a Grade II* listed building. A Heritage Impact Assessment was submitted in support of the application, and a detailed assessment of the impact of the new lift on the listed building was carried out. Following the submission of a revised Heritage Impact Assessment, the Senior Heritage Officer confirmed that there was no objection to the proposal. Observations were also submitted by CADW, which noted that some elements of the development would be visible from the scheduled monuments and from the significant viewpoint identified from the World Heritage Site at Twthill. However, CADW concluded that the impact of the changes would be limited and would not result in harm to the setting of the scheduled monuments or to the Outstanding Overall Value of the World Heritage Site.

5.13 Given the observations of the heritage consultees and the assessments submitted, it is not considered that the development would have an unacceptable impact on designated heritage assets or their setting, or more broadly in the area. As a result, the proposal is considered to comply with the requirements of policies PCYFF 3, PS 20 and AT 1 of the LDP.

General and residential amenities

5.14 The existing building is situated within an area which is a mix of offices, local businesses and residential housing, with the nearest property approximately 5.8 metres from the proposed development. The historical use of the building has been established as offices, and although the building has been vacant for some time, planning permission would not be required to resume this use. It is therefore considered that there is already an element of passive overlooking and disturbance in this area, however, the characteristics of the different uses of the building as an office and as residential units must be considered, and in order to alleviate any further impacts of overlooking, it is noted that all the windows on the south elevation would have opaque glazing, while two of the three windows on each floor on the western elevation would also be opaque. The remaining windows would face the proposed landscaping scheme, the multi-storey car park and other parts of the building itself. Given the location and direction of the windows, together with the use of opaque glass where appropriate, it is not considered that the development would result in an unacceptable level of overlooking or have a significant adverse impact on the privacy or amenities of the occupants of neighbouring property.

5.15 In relation to noise issues, the Public Protection Unit has assessed the Stage 3 Acoustic Assessment submitted with the application. The assessment shows that in the absence of mitigation measures, the rooftop plant would exceed the acceptable noise limits. However, it was concluded that acceptable levels of noise can be achieved by installing a 3-metre high solid acoustic screen around the rooftop plant area (shown on the elevation plans) and by operating the plant in a low-noise mode during the night period between 23:00 and 07:00.

5.16 In terms of retaining part of the office space for the provision of a One-stop Shop area, it is not considered that there would be any additional impact on local amenities compared to the existing use.

5.17 Subject to the inclusion of the mitigating conditions recommended by the Public Protection Unit, the development is not considered to have a significant adverse effect on the residential amenities of the area. As a result, the proposal is considered to comply with the requirements of Policy PCYFF 2 of the LDP.

Transport and access matters

5.18 The site is situated in a sustainable location close to Caernarfon Town centre, near an existing car park and a reasonable distance from the bus stop. It is noted that there is an existing use for offices here, and that part of that use continues and that the rest of the building is being converted into living units. The Transportation Unit is satisfied that the proposal will not have an additional significant impact on the local road network, and that the number of parking spaces for each unit complies with relevant guidance for residents and visitors. The site is centrally located within the town and within walking distance of several local services, public transport, work and education sites, as well as a nearby cycling network. It is proposed to offer several improvements including widening the footway to a width of 2m along the front of the site, providing a better connection to the existing footway to the east as well as providing a new build-out and uncontrolled pedestrian crossing with dropped curbs and tactile paving on Ffordd Pafiliwn which will facilitate safe pedestrian access between the site, the existing pedestrian network and the adjacent car park. Although it is proposed to close the path which runs within the boundaries of the site through due legal process, the public path linking Allt Pafiliwn to Penrallt Uchaf will remain open to the public. In addition, improvements will be made to the footway along this route in order to improve accessibility and safety for users.

5.19 Based on the information submitted, and subject to appropriate conditions, the development is unlikely to have a significant impact on the local road network and the proposed improvements to access and pedestrian facilities offer benefits to the community. The proposal is therefore considered to comply with the requirements of policies PS4, TRA 2 and 4 of the LDP.

Biodiversity matters

5.20 A Preliminary Ecological Assessment (PEA), prepared by Cambrian Ecology dated 01/08/2025, was submitted in support of the application. The survey identified no evidence of bat presence, either historically or currently, within the building or site.

5.21 The landscape plan submitted includes a range of biodiversity enhancement measures that would contribute to achieving a Net Benefit to Biodiversity (NBB) in line with the requirements of

Planning Policy Wales. In addition, the Preliminary Ecological Assessment identifies further opportunities for enhancing the ecological value of the site. In order to ensure that these enhancements are delivered and maintained, it is considered appropriate to impose a condition requiring the implementation of the biodiversity enhancement measures set out in the landscaping plan and the Preliminary Ecological Assessment.

5.22 It is also noted that the Biodiversity Unit has confirmed that the tree preservation measures highlighted in the application documents are also suitable. Given the findings of the ecological assessment, the trees and the proposed biodiversity enhancements, it is considered that the development would not have an unacceptable adverse impact on biodiversity and would contribute to improving the local green infrastructure. Consequently, the proposal is considered to comply with Policy PS 19 of the LDP and the requirements of Chapter 6 of Planning Policy Wales relating to green infrastructure and the stepwise approach.

Language Matters

5.23 In accordance with criterion 2 of Policy PS 1, Welsh Language and Culture, a Welsh Language Impact Assessment is required to be submitted for large-scale housing developments on unexpected windfall sites. An Impact Assessment on the Welsh language was submitted to support the application, which concludes that the development would have a small positive impact on the Welsh language.

5.24 The assessment was reviewed by the Language Unit, which confirmed that it was a comprehensive document containing appropriate evidence to support its conclusions, including an analysis of the need for the development. The Language Unit welcomed the proposed measures to strengthen the positive impacts on the Welsh language, including the recommendation that the developer should contact the Council's Welsh Language Team to obtain a welcome pack to distribute to new tenants. This would help them to be aware of the opportunities available locally to learn, use and participate in the Welsh language.

5.25 Given the findings of the Welsh Language Impact Assessment and the observations of the Language Unit, it is considered that the development would not have an adverse effect on the Welsh language and could contribute to strengthening its use locally. As a result, the proposal is considered to comply with the requirements of Policy PS 1 of the LDP along with the SPG.

Education Matters

5.26 The Education Department was consulted on the proposal, and confirmation was received that capacity is available at Ysgol Gynradd y Gelli and Ysgol Syr Hugh Owen. Specifically:

		Niferoedd (Ionawr 2026)									Rhagamcanion Niferoedd D-Bl.6 (Cyfrifiad Ionawr 2026)		
Enw Ysgol	Capasiti D-Bl.6	M	D	1	2	3	4	5	6	Cyfanswm D-Bl.6	Medi 2026	Medi 2027	Medi 2028
Y Gelli	210 (30M)	16	20	30	28	31	27	31	25	192	182 (+26)	177 (+25)	175 (+27)

		Niferoedd (Ionawr 2026)								Rhagamcanion Niferoedd (Cyfrifiad Ionawr 2026)		
Enw Ysgol	Capasiti	7	8	9	10	11	12	13	Cyfanswm	Medi 2026	Medi 2027	Medi 2028
Syr Hugh Owen	1164	149	138	151	128	136	66	54	822	857	878	878

5.27 The estimated number of children that would derive from the development is shown below:

There are 12 2+ bedroom units in the development. Therefore, the number of additional pupils from this application are as follows:

• Primary School: 12 x 0.40 = 4.8 pupils

• Secondary School: (years 7 to 11) 12 x 0.29 = 3.48 pupils and (years 12 and 13) 12 x 0.02 = 0.24

5.28 Based on this information and as there is existing capacity within the local schools, this proposal would not cause Schools to exceed their capacity and therefore it is not relevant to consider an educational contribution in this case for the additional pupils that would result from the proposed development.

Open Spaces and Play Areas

5.29 Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open spaces cannot satisfy the needs of the proposed housing development, are expected to provide a suitable provision of open spaces. Paragraph 6.1.29 of the LDP states that to provide information regarding the open space requirements in proposals, the Fields in Trust (FIT) benchmark standard of a minimum of 2.4 hectares per 1,000 population should be used. This includes 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing fields) and 0.8ha of children's play space (of which 0.25ha are equipped play areas). The estimate made shows that there is a lack of provision of outdoor play areas and equipped children's play areas in this area.

5.30 It is noted that there is adequate provision of open and play areas in this area therefore no additional open space provision is required as part of the application. Therefore, it is considered that the proposal complies with Policy ISA 5 of the LDP.

Drainage Issues and Welsh Water

5.31 Welsh Water has confirmed that the site is crossed by public water pipes and adjacent to statutory equipment, with the approximate locations of the infrastructure set out on the relevant plans. It was noted that Welsh Water has statutory rights under the Water Industry Act 1991 to ensure access to its equipment at all times for maintenance, repair and refurbishment purposes. Welsh Water has confirmed that given the proposed plans, it appears that the proposed development would be located within the protection zones of the public assets, namely four metres on each side of the centreline

of the 4-inch watermain, and three metres on each side of the centreline of the 3-inch, 80mm and 63mm watermain. A revised plan has been submitted which reduces the proposed porch to alleviate Welsh Water's concerns, but at the time of writing the report, no response had been received confirming that they were withdrawing their objection. Subject to receiving a positive response from Welsh Water, the proposal is considered acceptable and complies with the requirements of policy ISA 1 of the LDP.

5.32 A Drainage Statement was received as part of the information on the application. A response from the Water and Environment Unit confirmed that generally, we find the Drainage Statement submitted to be satisfactory, as it proposes an improvement for WW's combined system. It is noted that in its response, Welsh Water does not recognise that there is an existing surface water connection to the main sewer and requires the imposition of a condition that any increase in surface water should not connect to the main sewer. These matters are beyond Planning's control, and we are satisfied with the Drainage Unit's response that the proposal has fully considered surface water issues which would be subject to a SAB application and consent. It is therefore considered on the basis of the favourable observations of the drainage unit that the proposal meets the requirements of TAN 15 and policy PS 6 of the LDP.

6. Conclusions:

6.1 In view of the above and having considered all relevant planning matters including local and national policies and guidance as well as all the observations received, it is considered that this proposal is acceptable, subject to receiving a positive response from Welsh Water, as it meets the requirements of the relevant policies and guidance as set out above.

7. Recommendation:

7.1 To delegate the right to approve the application subject to the receipt of positive observations from Welsh Water

To approve – conditions

1. 5 years
2. In accordance with the plans
3. Public Protection Conditions
4. Biodiversity Condition
5. Welsh Name
6. Affordable Housing condition
7. C3 only condition
8. Removal of permitted rights
9. Environmental Impact Management Plan

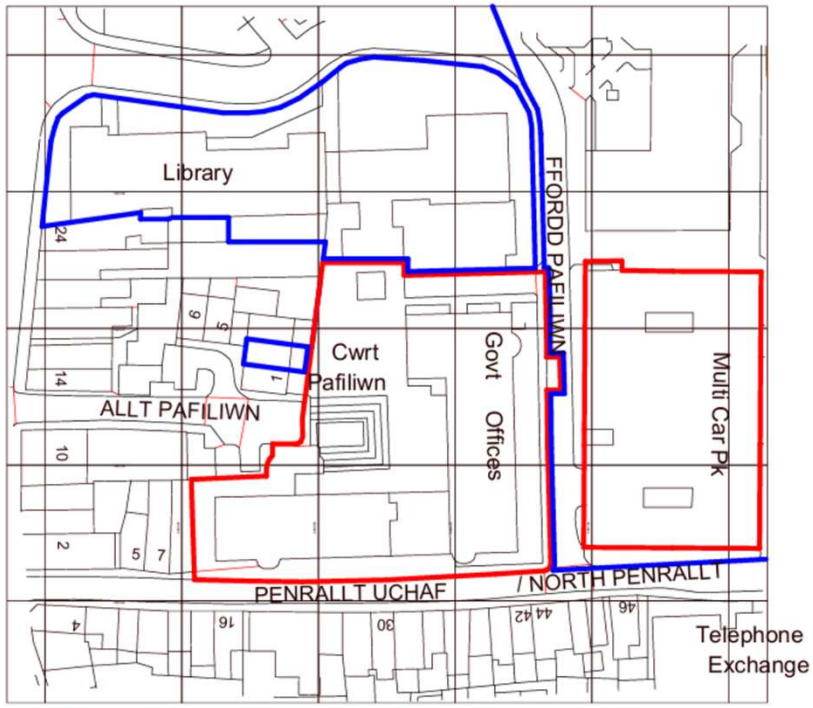
10. Highways Conditions

Notes

Suds

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn - 22/10/2026



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CYNLLUN LLEOLIAD - LOCATION PLAN

SCALE: 1 : 1250

PRINTED:		22/10/2026 08:36:04		
REV:	DESCRIPTION:	DATE:	BY:	CHK:
P1	INITIAL ISSUE	21/10/2024	MJ	GJ
P2	TRANSLATION ADDED	12/11/2024	MJ	GJ
P3	RED LINE BOUNARY	15/01/2026	EO	GJ
P4	PLANNING	02/02/2026	EO	GJ
P5	AMENDMENTS	05/02/2026	EO	GJ
P6	UPDATED BOUNDARY PLAN	16/07/2026	EO	GJ
P7	UPDATED RED LINE BOUNDARY	16/07/2026	EO	GJ
P8	UPDATED ENTRANCE	21/10/2026	GJ	SS

SITE BOUNDARY

OWNERSHIP BOUNDARY

N

0 12.5 25 37.5 50 m

1:1250 @ A4

saer architects

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PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN LLEOLIAD -
LOCATION PLAN

PURPOSE OF ISSUE:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC-SAL-ZZ-ZZ-DR-A-0001	P1316
SCALE:	REVISION:
As indicated@A4	P8

Derbyn
Cynllunio - 22/07/2026



CYNLLUN LLAWR GWAELOD PRESENNOL - EXISTING GROUND FLOOR PLAN
SCALE: 1 : 100

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CROWN BUILDING,
CAERNARFON

CYNGOR GWYNEDD

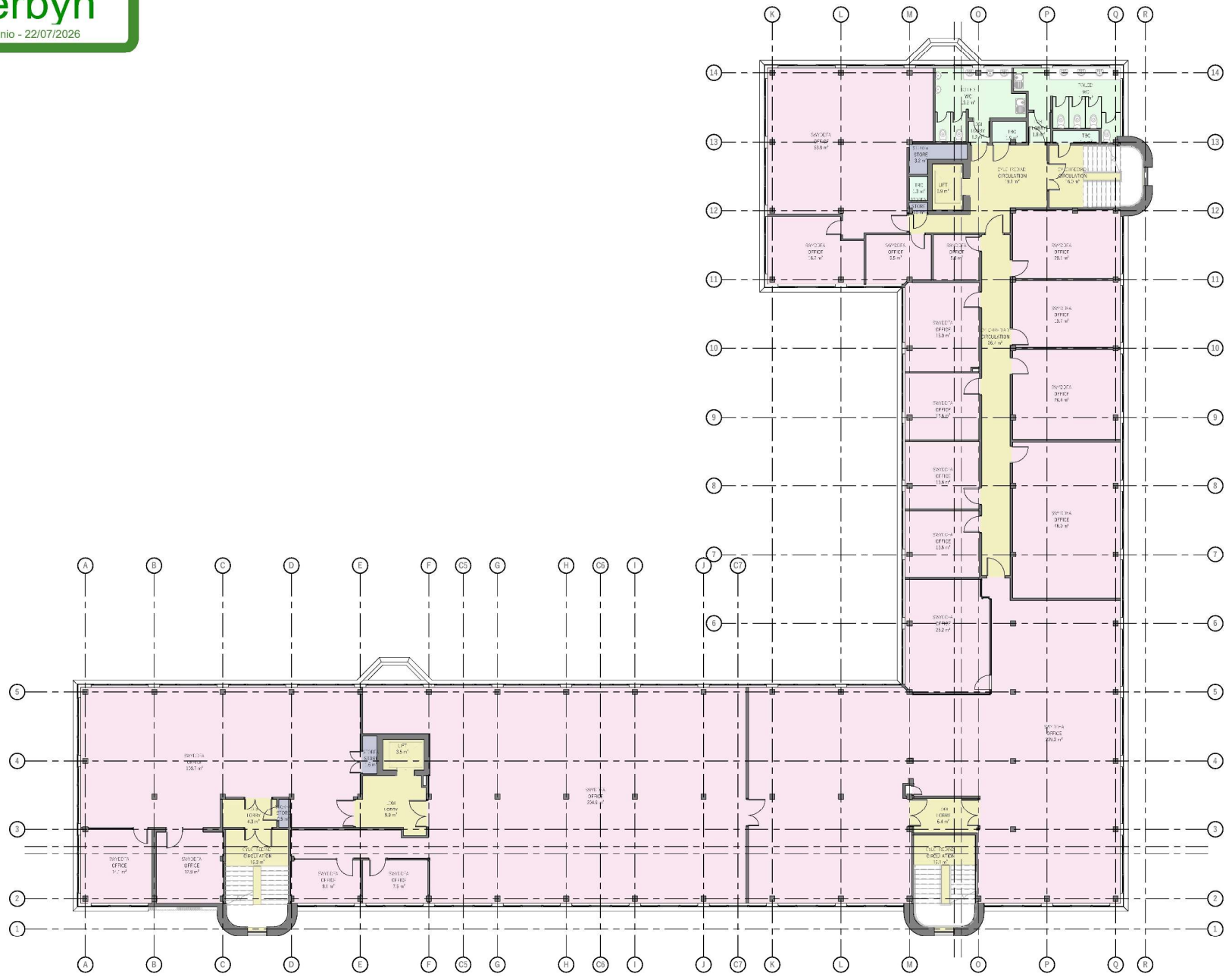
CYNLLUN LLAWR GWAELOD
PRESENNOL - EXISTING GROUND
FLOOR PLAN

PLANNING
S1

CBC-SAL-ZZ-00-DR-A-0004
P1376

1 : 100@A0
P0

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Cynllunio - 22/07/2026



CYNLLUN LLAWR CYNTAF PRESENNOL - EXISTING FIRST FLOOR PLAN
SCALE: 1 : 100

REV	DESCRIPTION	DATE:	BY:	CHK:
P1	INITIAL ISSUE	21/10/2024	RJ	GJ
P2	TRANSLATION ADDED	12/11/2024	RJ	GJ
P3	PLANNING	02/12/2024	RJ	GJ

N

0 1 2 3 4 5 6m
1:100 @ A1

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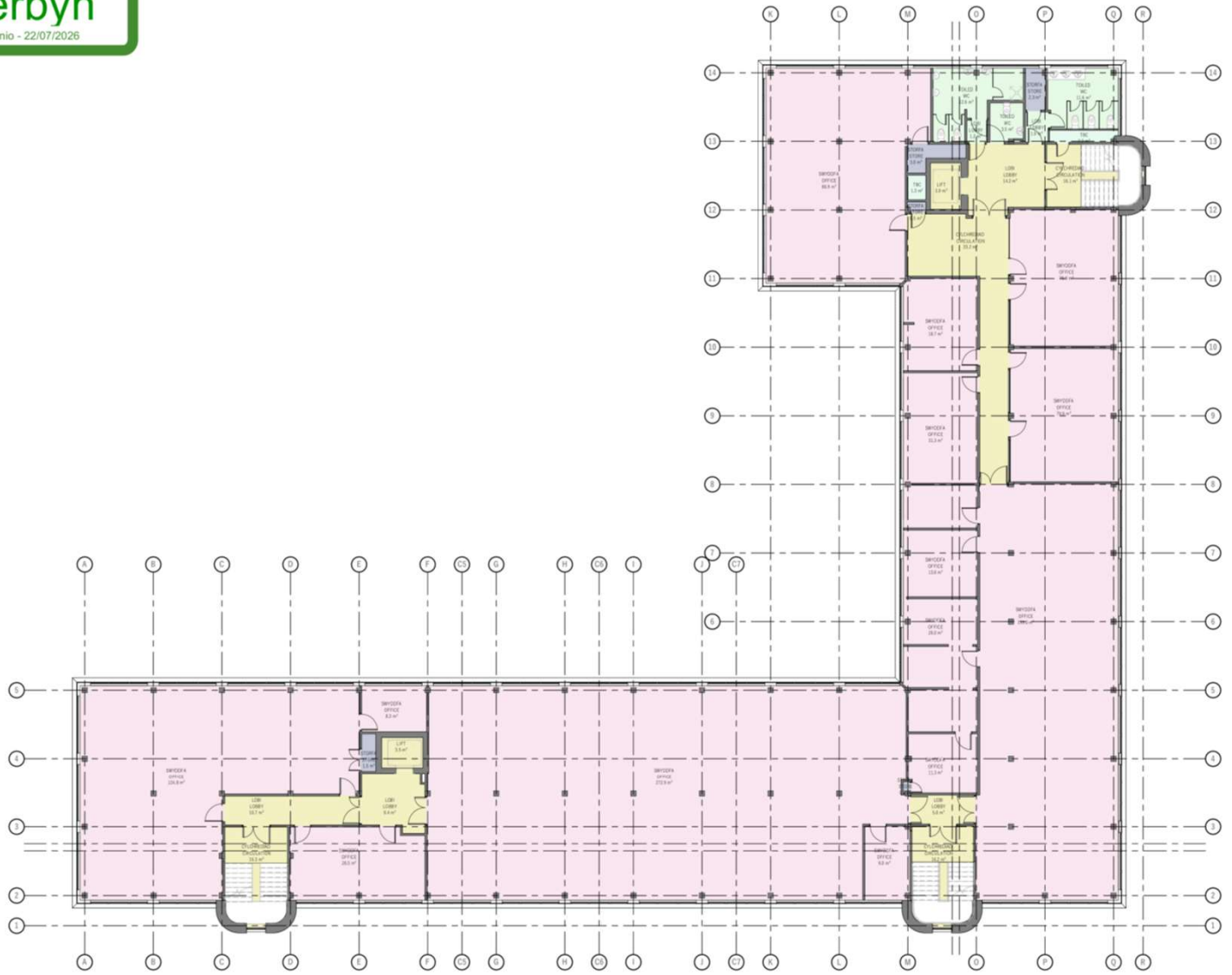
PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN LLAWR CYNTAF
PRESENNOL - EXISTING FIRST
FLOOR PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC SAL ZZ 01 DR A 0005	P1316
SCALE:	REVISION:
1 : 100@A1	P3

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Cynllunio - 22/07/2026



CYNLLUN AIL LAWR PRESENNOL - EXISTING SECOND FLOOR PLAN
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	21/10/2024	NR	GJ
P2	TRANSLATION ADDED	12/11/2024	NR	GJ
P3	PLANNING	02/02/2026	ED	GJ

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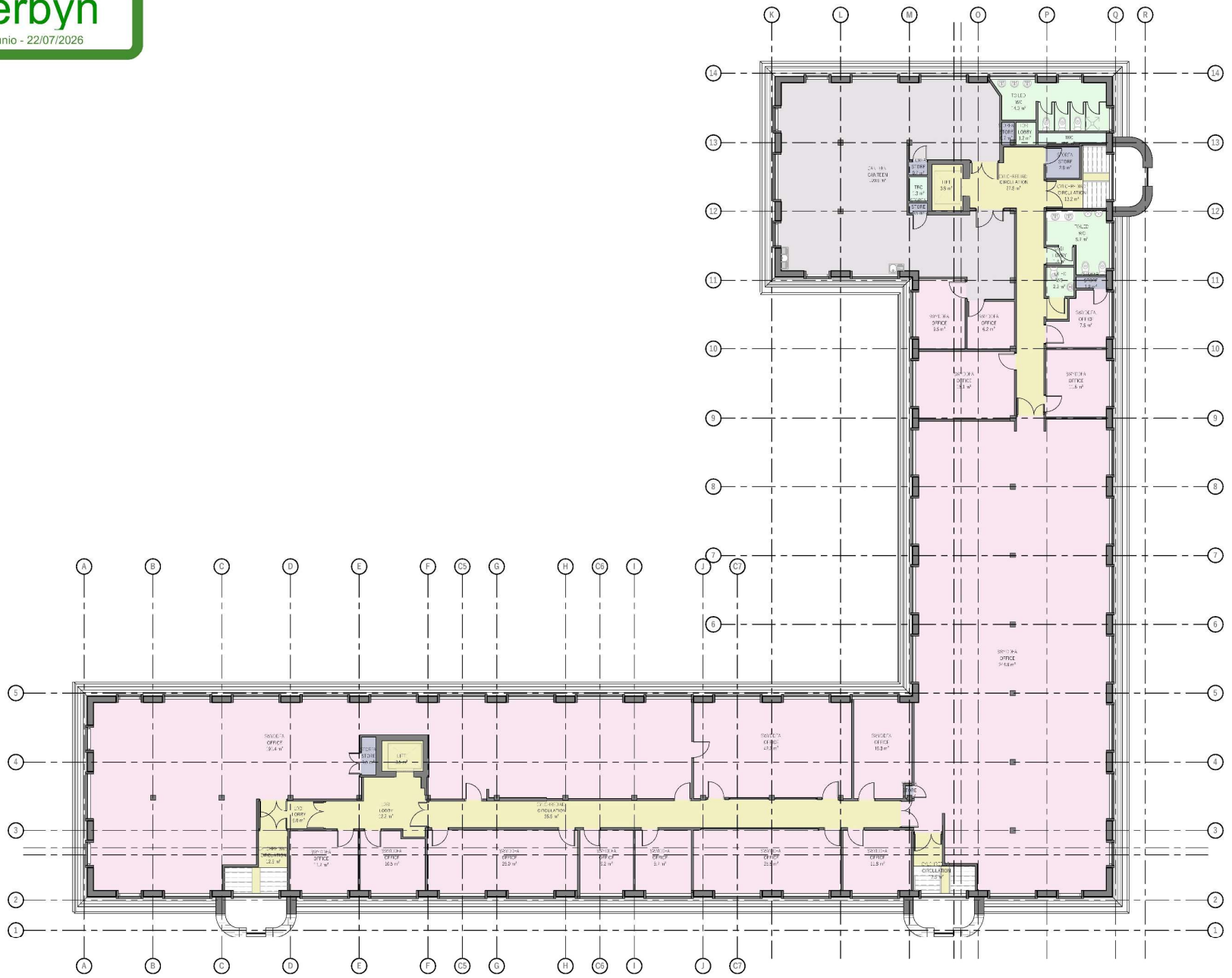
PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN AIL LAWR PRESENNOL
- EXISTING SECOND FLOOR PLAN

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No.: CBC-SAL-ZZ-02-DR-A-0006	PROJECT No.: P1316
SCALE: 1 : 100@A1	REVISION: P3

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Cynllunio - 22/07/2026



CYNLLUN TRYDYDD LLAWR PRESENNOL - EXISTING THIRD FLOOR PLAN
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	21/10/2024	RJ	GJ
P2	TRANSLATION ADDED	12/11/2024	RJ	GJ
P3	PLANNING	02/02/2026	RD	GJ

N

0 1 2 3 4 5 6m
1:100 @ A1

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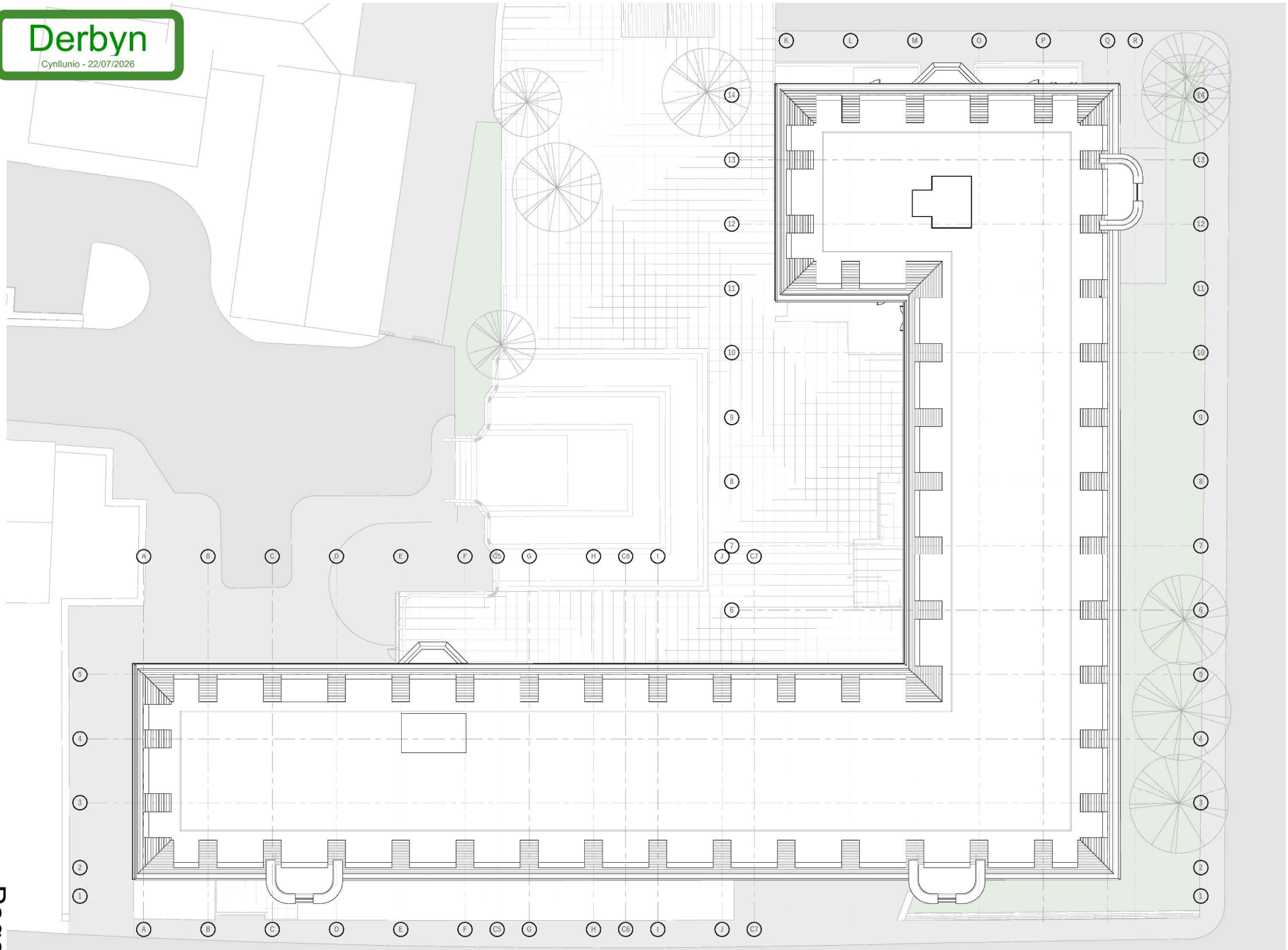
PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN TRYDYDD LLAWR PRESENNOL - EXISTING THIRD FLOOR PLAN

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No	PROJECT No
CBC SAL ZZ 03 DR A 0007	P1316
SCALE	REVISION
1 : 100@A1	P3

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Cynllunio - 22/07/2026



CYNLLUN TO PRESENNOL - EXISTING ROOF PLAN
SCALE: 1 : 100

NO	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	21/10/2024	RJ	GJ
P2	TRANSLATION ADDED	12/11/2024	RJ	GJ
P3	PLANNING	02/12/2025	RD	GJ

N

1:100 @ A1

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PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN TO PRESENNOL -
EXISTING ROOF PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC SAL ZZ 04 DR A 0008	P1316
SCALE:	REVISION:
1 : 100@A1	P3

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Cyngor - 22/07/2026



DRYCHIAD PRESENNOL Y GOGLEDD - EXISTING NORTH ELEVATION
SCALE: 1 : 100



DRYCHIAD PRESENNOL Y DWYRAIN - EXISTING EAST ELEVATION
SCALE: 1 : 100



DRYCHIAD PRESENNOL Y DE - EXISTING SOUTH ELEVATION
SCALE: 1 : 100



DRYCHIAD PRESENNOL Y GORLLEWIN - EXISTING WEST ELEVATION
SCALE: 1 : 100



DRYCHIAD PRESENNOL Y DE (COURTYARD) - EXISTING SOUTH COURTYARD ELEVATION
SCALE: 1 : 100



DRYCHIAD PRESENNOL Y GORLLEWIN (COURTYARD) - EXISTING WEST COURTYARD ELEVATION
SCALE: 1 : 100



DRYCHIAD TANCROFT Y DWYRAIN PRESENNOL - EXISTING EAST UNDER CROFT ELEVATION
SCALE: 1 : 100

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CROWN BUILDING,
CAERNARFON

CYNGOR GWYNEDD

DRYCHIADAU PRESENNOL -
EXISTING ELEVATIONS



CYNLLUN LLAWR GWAELOD ARFAETHEDIG - PROPOSED GROUND FLOOR PLAN
SCALE: 1 : 100

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PROJECT
CROWN BUILDING,
CAERNARFON

CLIENT
CYNGOR GWYNEDD

CYNLLUN LLAWR GWAELOD
ARFAETHEDIG - PROPOSED
GROUND FLOOR PLAN

SCALE
1 : 100@A0

PROJECT NO.
P1316

DRAWING NO.
CSC-SAL-ZZ-00-DR-A-0014

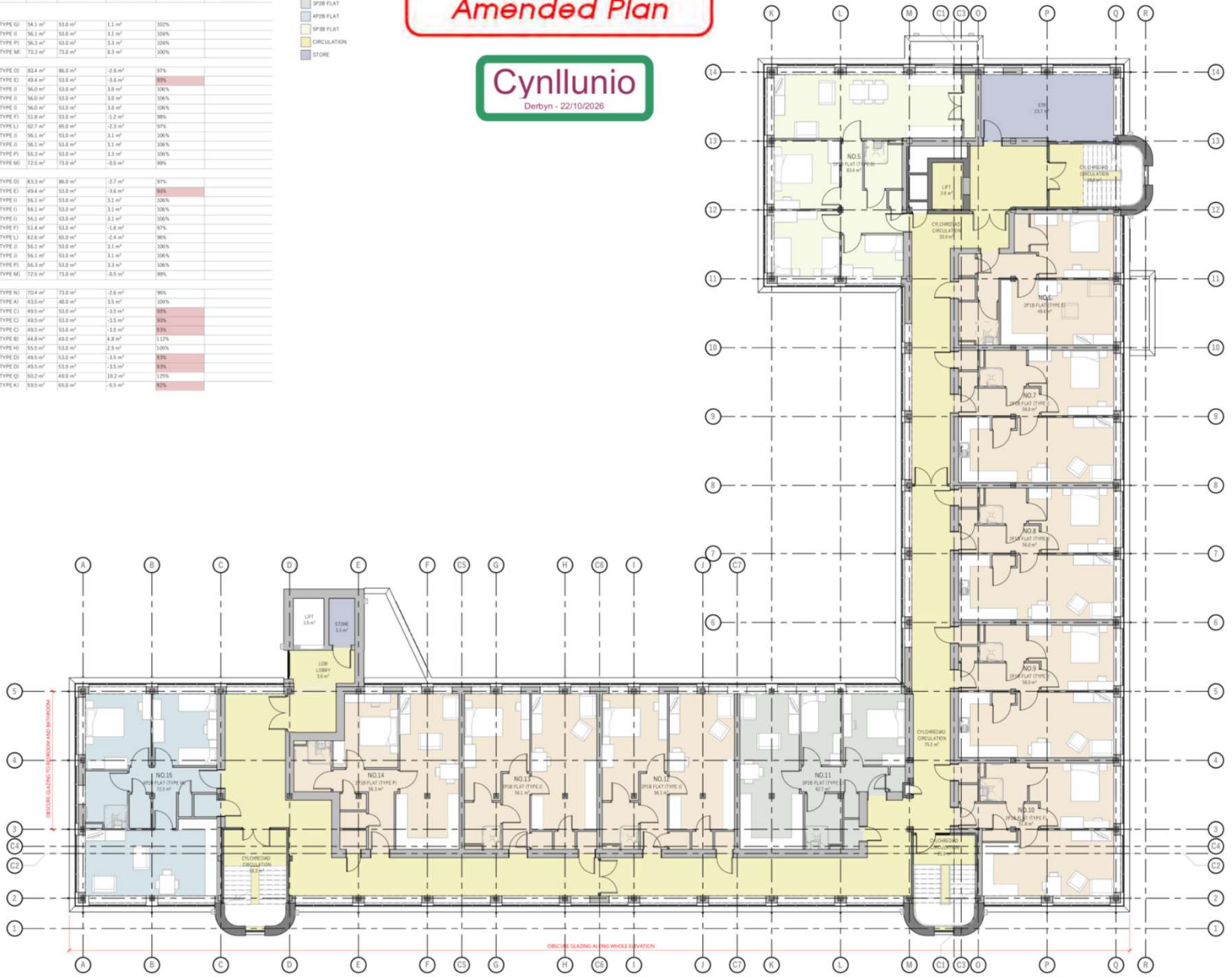
REVISION
P8

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn - 22/10/2026

FLAT SCHEDULE						
FLAT NUMBER	FLAT TYPE	AREA	WOQR AREA REQUIREMENT	AREA DIFFERENCE	AREA PERCENTAGE	COMMENTS
00 - GROUND FLOOR						
NO.1	2P1B FLAT (TYPE G)	54.1 m²	53.0 m²	1.1 m²	102%	
NO.2	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.3	2P1B FLAT (TYPE P)	56.3 m²	53.0 m²	3.3 m²	106%	
NO.4	4P2B FLAT (TYPE M)	73.3 m²	73.0 m²	0.3 m²	100%	
01 - FIRST FLOOR						
NO.5	5P3B FLAT (TYPE O)	83.4 m²	86.0 m²	-2.6 m²	97%	
NO.6	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
NO.7	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
NO.8	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
NO.9	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
NO.10	2P1B FLAT (TYPE F)	51.8 m²	53.0 m²	-1.2 m²	98%	
NO.11	3P2B FLAT (TYPE L)	62.7 m²	65.0 m²	-2.3 m²	97%	
NO.12	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.13	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.14	2P1B FLAT (TYPE P)	56.3 m²	53.0 m²	3.3 m²	106%	
NO.15	4P2B FLAT (TYPE M)	72.5 m²	73.0 m²	-0.5 m²	99%	
02 - SECOND FLOOR						
NO.16	5P3B FLAT (TYPE O)	83.3 m²	86.0 m²	-2.7 m²	97%	
NO.17	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
NO.18	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.19	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.20	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.21	2P1B FLAT (TYPE F)	51.4 m²	53.0 m²	-1.6 m²	97%	
NO.22	3P2B FLAT (TYPE L)	62.6 m²	65.0 m²	-2.4 m²	96%	
NO.23	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.24	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
NO.25	2P1B FLAT (TYPE P)	56.3 m²	53.0 m²	3.3 m²	106%	
NO.26	4P2B FLAT (TYPE M)	72.5 m²	73.0 m²	-0.5 m²	99%	
03 - THIRD FLOOR						
NO.27	4P2B FLAT (TYPE N)	70.4 m²	73.0 m²	-2.6 m²	96%	
NO.28	1P1B FLAT (TYPE A)	43.5 m²	40.0 m²	3.5 m²	109%	
NO.29	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
NO.30	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
NO.31	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
NO.32	1P1B FLAT (TYPE B)	44.8 m²	40.0 m²	4.8 m²	112%	
NO.33	2P1B FLAT (TYPE H)	55.5 m²	53.0 m²	2.5 m²	105%	
NO.34	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
NO.35	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
NO.36	1P1B FLAT (TYPE Q)	50.2 m²	40.0 m²	10.2 m²	125%	
NO.37	3P2B FLAT (TYPE K)	59.5 m²	65.0 m²	-5.5 m²	92%	

ACCOMODATION SCHEDULE
- 2P1B FLAT
- 3P2B FLAT
- 4P2B FLAT
- 5P3B FLAT
- CIRCULATION
- STORE



CYNLLUN LLAWR CYNTAF ARFAETHEDIG - PROPOSED FIRST FLOOR PLAN
SCALE: 1 : 100

REV.	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	21/10/2024	MF	GJ
P2	CLIENT COMMENTS	30/10/2024	GJ	SD
P3	TRANSLATION ADDED	12/11/2024	MF	GJ
P4	LIFT RELOCATED	16/10/2025	GJ	SD
P5	PLANNING	02/02/2026	ED	GJ
P6	AMENDMENTS FROM PAC	20/03/2026	ED	GJ
P7	UPDATED GLAZING PROVISIONS	10/07/2026	ED	GJ
P8	UPDATED ENTRANCE	21/10/2026	GJ	SS

1:100 @ A1

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PROJECT
CROWN BUILDING, CAERNARFON

CLIENT
CYNGOR GWYNEDD

DRAWING TITLE
CYNLLUN LLAWR CYNTAF ARFAETHEDIG - PROPOSED FIRST FLOOR PLAN

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No.	PROJECT No.
CBC-SAL-ZZ-01-DR-A-0015	P1316
SCALE	REVISION
1 : 100@A1	P8

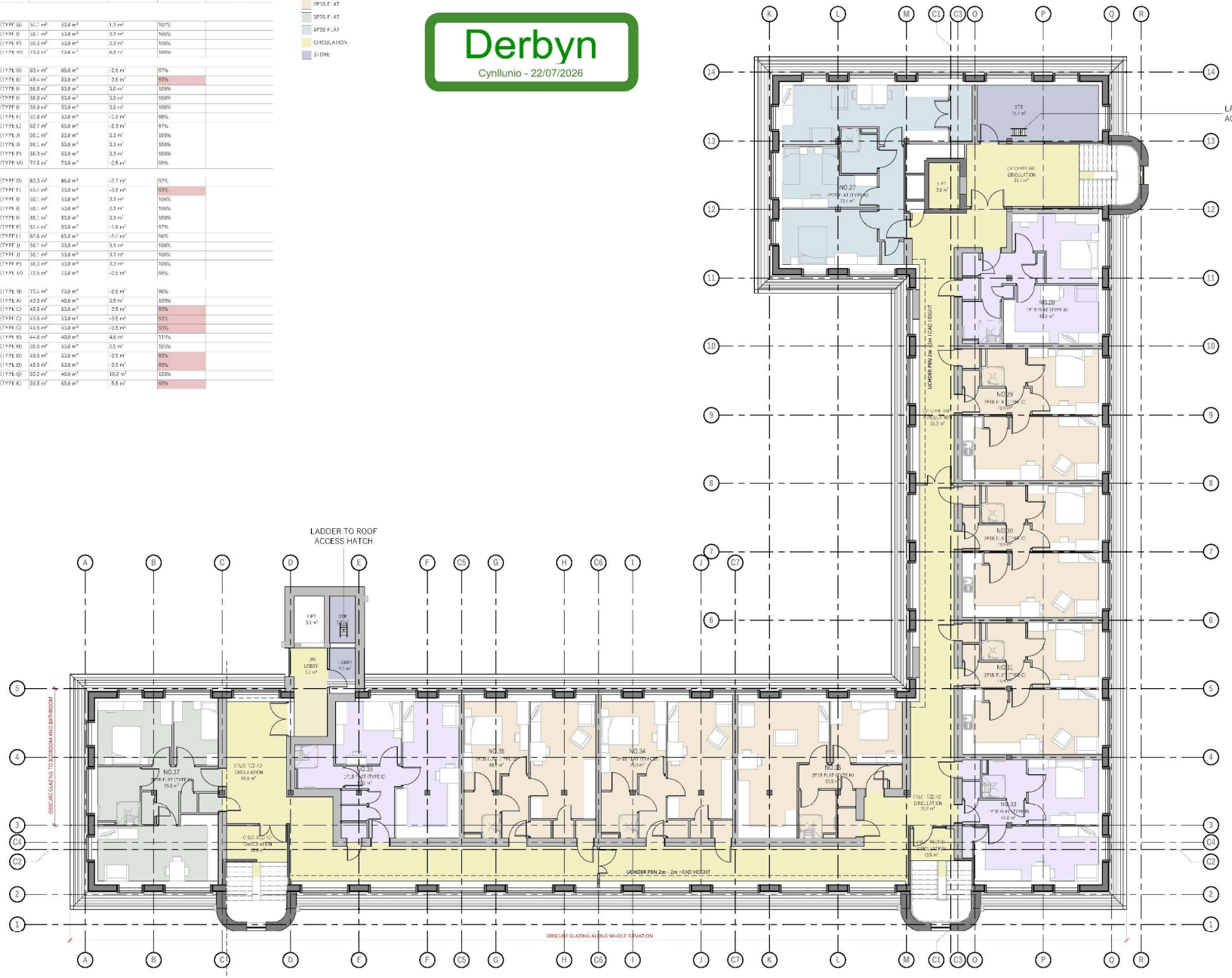
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Cynllunio - 22/07/2026

FLAT SCHEDULE

FLAT NUMBER	FLAT TYPE	AREA	MDDR AREA REQUIREMENT	AREA DIFFERENCE	AREA PERCENTAGE	COMMENTS
00 - GROUND FLOOR						
W0.1	2P1B FLAT (TYPE G)	56.1 m²	53.0 m²	1.1 m²	102%	
W0.2	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.3	2P1B FLAT (TYPE F)	56.3 m²	53.0 m²	3.3 m²	106%	
W0.4	4P2B FLAT (TYPE M)	73.3 m²	73.0 m²	0.3 m²	100%	
01 - FIRST FLOOR						
W0.5	3P3B FLAT (TYPE G)	83.4 m²	86.0 m²	-2.6 m²	97%	
W0.6	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
W0.7	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.8	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.9	2P1B FLAT (TYPE I)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.10	2P1B FLAT (TYPE H)	51.8 m²	53.0 m²	-1.2 m²	98%	
W0.11	3P2B FLAT (TYPE L)	62.7 m²	65.0 m²	-2.3 m²	97%	
W0.12	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.13	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.14	2P1B FLAT (TYPE F)	56.3 m²	53.0 m²	3.3 m²	106%	
W0.15	4P2B FLAT (TYPE M)	72.5 m²	73.0 m²	-0.5 m²	99%	
02 - SECOND FLOOR						
W0.16	3P3B FLAT (TYPE G)	83.3 m²	86.0 m²	-2.7 m²	97%	
W0.17	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
W0.18	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.19	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.20	2P1B FLAT (TYPE F)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.21	2P1B FLAT (TYPE F)	51.4 m²	53.0 m²	-1.6 m²	97%	
W0.22	3P2B FLAT (TYPE L)	60.6 m²	65.0 m²	-4.4 m²	93%	
W0.23	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.24	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.25	2P1B FLAT (TYPE F)	56.3 m²	53.0 m²	3.3 m²	106%	
W0.26	4P2B FLAT (TYPE M)	72.5 m²	73.0 m²	-0.5 m²	99%	
03 - THIRD FLOOR						
W0.27	4P2B FLAT (TYPE N)	70.4 m²	73.0 m²	-2.6 m²	96%	
W0.28	1P1B FLAT (TYPE A)	43.5 m²	40.0 m²	3.5 m²	109%	
W0.29	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.30	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.31	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.32	1P1B FLAT (TYPE H)	44.8 m²	40.0 m²	4.8 m²	111%	
W0.33	2P1B FLAT (TYPE H)	55.5 m²	53.0 m²	2.5 m²	105%	
W0.34	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.35	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.36	1P1B FLAT (TYPE Q)	50.2 m²	40.0 m²	10.2 m²	125%	
W0.37	3P2B FLAT (TYPE K)	58.5 m²	65.0 m²	5.5 m²	90%	

ACCOMODATION SCHEDULE

- 1P1B FLAT
- 2P1B FLAT
- 3P2B FLAT
- 4P2B FLAT
- CIRCULATION
- STORE



CYNLLUN TRYDYDD LLAWR ARFAETHEDIG - PROPOSED THIRD FLOOR PLAN
SCALE: 1 : 100

REV	DESCRIPTION	DATE:	BY:	CHK:
P1	INITIAL ISSUE	21/10/2024	KJ	GJ
P2	CLIENT COMMENTS	30/10/2024	GL	SD
P3	TRANSLATION ADDED	12/11/2024	KJ	GJ
P4	LIFT RELOCATED	19/10/2025	GL	SD
P5	PLANNING	03/03/2026	EO	GJ
P6	AMENDMENTS FROM PAC	20/03/2026	EO	GJ
P7	UPDATED GLAZING PROVISIONS	10/07/2026	EO	GJ

1:100 @ A1

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PROJECT:
CROWN BUILDING, CAERNARFON

CLIENT:
CYNGOR GWYNEDD

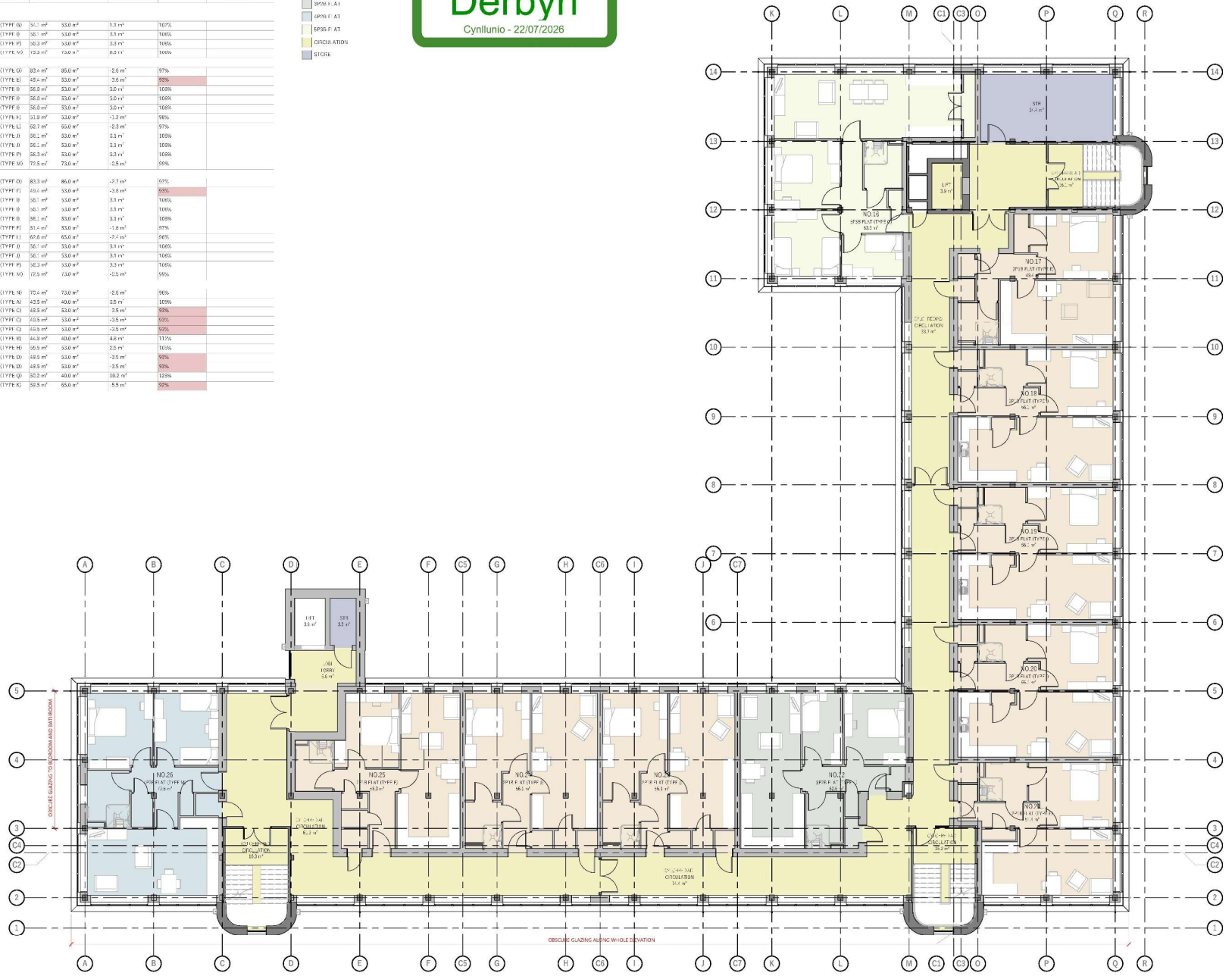
DRAWING TITLE:
CYNLLUN TRYDYDD LLAWR ARFAETHEDIG - PROPOSED THIRD FLOOR PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC SAL ZZ 03 DR A 0017	P1316
SCALE:	REVISION:
1 : 100@A1	P7

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Cynllunio - 22/07/2026

FLAT SCHEDULE						
FLAT NUMBER	FLAT TYPE	AREA	MODR AREA REQUIREMENT	AREA DIFFERENCE	AREA PERCENTAGE	COMMENTS
00 - GROUND FLOOR						
W0.1	2P1B FLAT (TYPE G)	54.1 m²	53.0 m²	1.1 m²	102%	
W0.2	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.3	2P1B FLAT (TYPE F)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.4	4P2B FLAT (TYPE M)	73.0 m²	73.0 m²	0.0 m²	100%	
01 - FIRST FLOOR						
W0.5	5P3B FLAT (TYPE G)	83.4 m²	86.0 m²	-2.6 m²	97%	
W0.6	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
W0.7	2P1B FLAT (TYPE D)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.8	2P1B FLAT (TYPE D)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.9	2P1B FLAT (TYPE D)	56.0 m²	53.0 m²	3.0 m²	106%	
W0.10	2P1B FLAT (TYPE H)	51.8 m²	53.0 m²	-1.2 m²	98%	
W0.11	3P2B FLAT (TYPE L)	62.7 m²	65.0 m²	-2.3 m²	97%	
W0.12	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.13	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.14	2P1B FLAT (TYPE F)	56.3 m²	53.0 m²	3.3 m²	106%	
W0.15	4P2B FLAT (TYPE M)	73.5 m²	73.0 m²	0.5 m²	99%	
02 - SECOND FLOOR						
W0.16	5P3B FLAT (TYPE G)	83.3 m²	86.0 m²	-2.7 m²	97%	
W0.17	2P1B FLAT (TYPE E)	49.4 m²	53.0 m²	-3.6 m²	93%	
W0.18	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.19	2P1B FLAT (TYPE I)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.20	2P1B FLAT (TYPE F)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.21	2P1B FLAT (TYPE F)	51.4 m²	53.0 m²	-1.6 m²	97%	
W0.22	3P2B FLAT (TYPE L)	60.6 m²	65.0 m²	-4.4 m²	93%	
W0.23	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.24	2P1B FLAT (TYPE J)	56.1 m²	53.0 m²	3.1 m²	106%	
W0.25	2P1B FLAT (TYPE F)	56.3 m²	53.0 m²	3.3 m²	106%	
W0.26	4P2B FLAT (TYPE M)	72.5 m²	73.0 m²	-0.5 m²	99%	
03 - THIRD FLOOR						
W0.27	4P2B FLAT (TYPE N)	70.4 m²	73.0 m²	-2.6 m²	96%	
W0.28	1P1B FLAT (TYPE A)	43.5 m²	40.0 m²	3.5 m²	109%	
W0.29	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.30	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.31	2P1B FLAT (TYPE C)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.32	1P1B FLAT (TYPE B)	44.8 m²	40.0 m²	4.8 m²	111%	
W0.33	2P1B FLAT (TYPE H)	55.5 m²	53.0 m²	2.5 m²	105%	
W0.34	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.35	2P1B FLAT (TYPE D)	49.5 m²	53.0 m²	-3.5 m²	93%	
W0.36	1P1B FLAT (TYPE Q)	50.2 m²	40.0 m²	10.2 m²	125%	
W0.37	3P2B FLAT (TYPE K)	58.5 m²	65.0 m²	5.5 m²	92%	

ACCOMODATION SCHEDULE
- 2P1B FLAT
- 3P2B FLAT
- 4P2B FLAT
- 5P3B FLAT
- CIRCULATION
- STORE



CYNLLUN AIL LAWR ARFAETHEDIG - PROPOSED SECOND FLOOR PLAN
SCALE: 1 : 100

PRINTED			19/07/2026 10:19:23
NO.	DESCRIPTION	DATE:	BY: CHK:
P1	INITIAL ISSUE	21/10/2024	KJ GJ
P2	CLIENT COMMENTS	30/10/2024	GJ SD
P3	TRANSLATION ADDED	12/11/2024	KJ GJ
P4	LIFT RELOCATED	16/10/2025	GJ SD
P5	PLANNING	03/03/2026	EO GJ
P6	AMENDMENTS FROM PAC	20/03/2026	EO GJ
P7	UPDATED GLAZING PROVISIONS	10/07/2026	EO GJ

N

0 1 2 3 4 5 6m
1:100 @ A1

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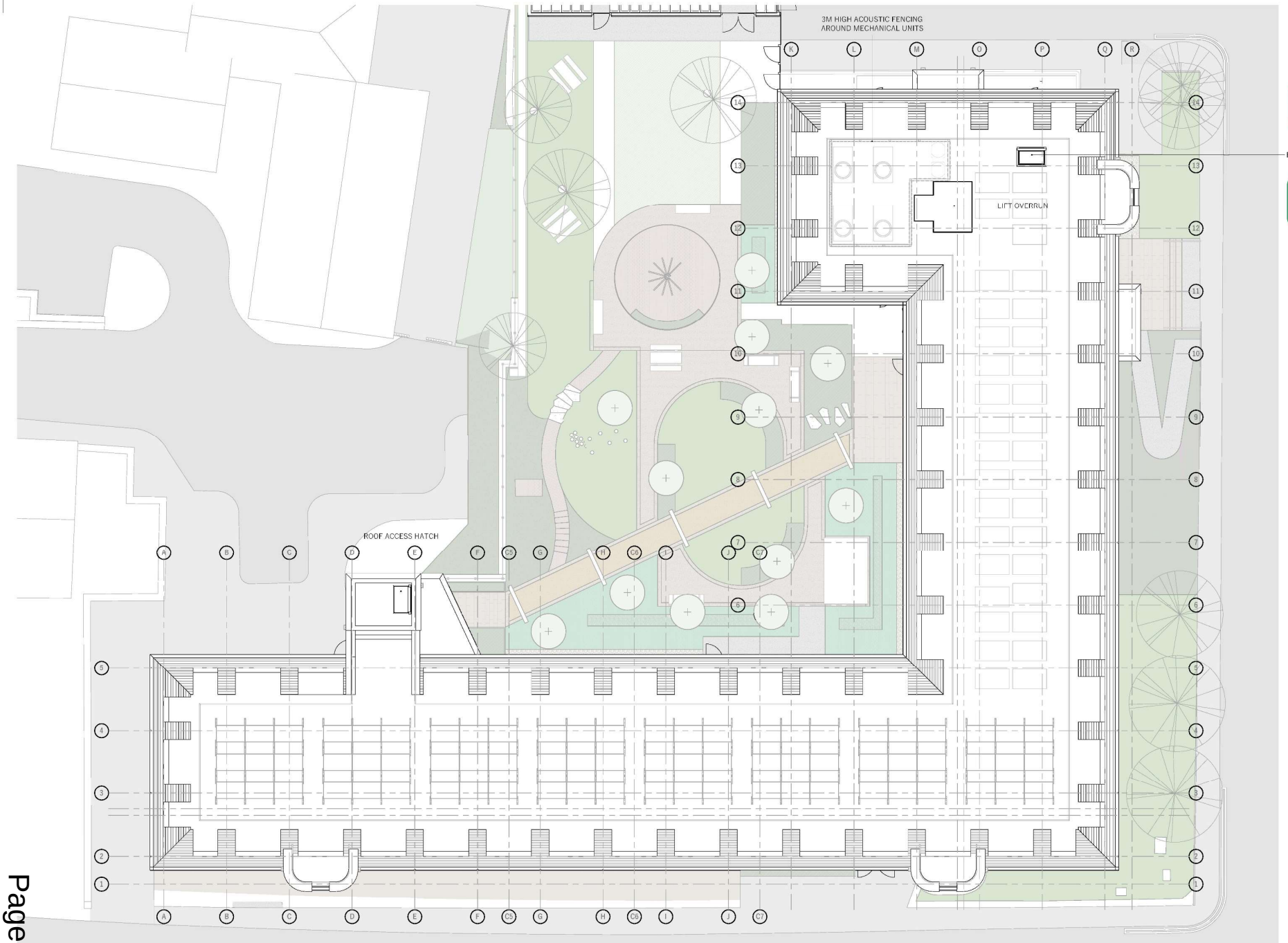
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PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN AIL LAWR
ARFAETHEDIG - PROPOSED
SECOND FLOOR PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC SAL ZZ 02 DR A 0016	P1316
SCALE:	REVISION:
1 : 100@A1	P7



CYNLLUN TO ARFAETHEDIG - PROPOSED ROOF PLAN

SCALE: 1 : 100

PRINTED:			
NO.	DESCRIPTION:	DATE:	BY: CHK:
P1	INITIAL ISSUE	21/10/2024	RJ GJ
P2	CLIENT COMMENTS	30/10/2024	GL SD
P3	TRANSLATION ADDED	12/11/2024	RJ GJ
P4	ELEVATION PROPOSAL	21/10/2025	GL SD
P5	PLANNING	02/03/2026	EO GJ
P6	AMENDMENTS FROM PAC	20/03/2026	EO GJ
P7	UPDATED ENTRANCE	21/10/2026	GL SS

Cynllun Diwygiedig
Amended Plan

Cynllunio
Derbyn - 22/10/2026

1:100 @ A1

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PROJECT:
CROWN BUILDING,
CAERNARFON

CLIENT:
CYNGOR GWYNEDD

DRAWING TITLE:
CYNLLUN TO ARFAETHEDIG -
PROPOSED ROOF PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CBC SAL ZZ 04 DR A 0018	P1316
SCALE:	REVISION:
1 : 100@A1	P7

Cynllunio
Derbyn - 22/10/2026

Cynllun Diwygiedig
Amended Plan



DRYCHIAD ARFAETHEDIG Y GOGLEDD - PROPOSED NORTH ELEVATION
SCALE: 1:100



DRYCHIAD AFAETHEDIG Y DWYRAIN - PROPOSED EAST ELEVATION
SCALE: 1:100



DRYCHIAD ARFAETHEDIG Y DE - PROPOSED SOUTH ELEVATION
SCALE: 1:100



DRYCHIAD ARFATHEDIG Y GORLLEWIN - PROPOSED WEST ELEVATION
SCALE: 1:100



DRYCHIAD ARFAETHEDIG Y GOGLEDD
PROPOSED SOUTH COURTYARD ELEVATION
SCALE: 1:100



DRYCHIAD ARFAETHEDIG Y GORLLEWIN (COURTYARD) - PROPOSED WEST COURTYARD ELEVATION
SCALE: 1:100



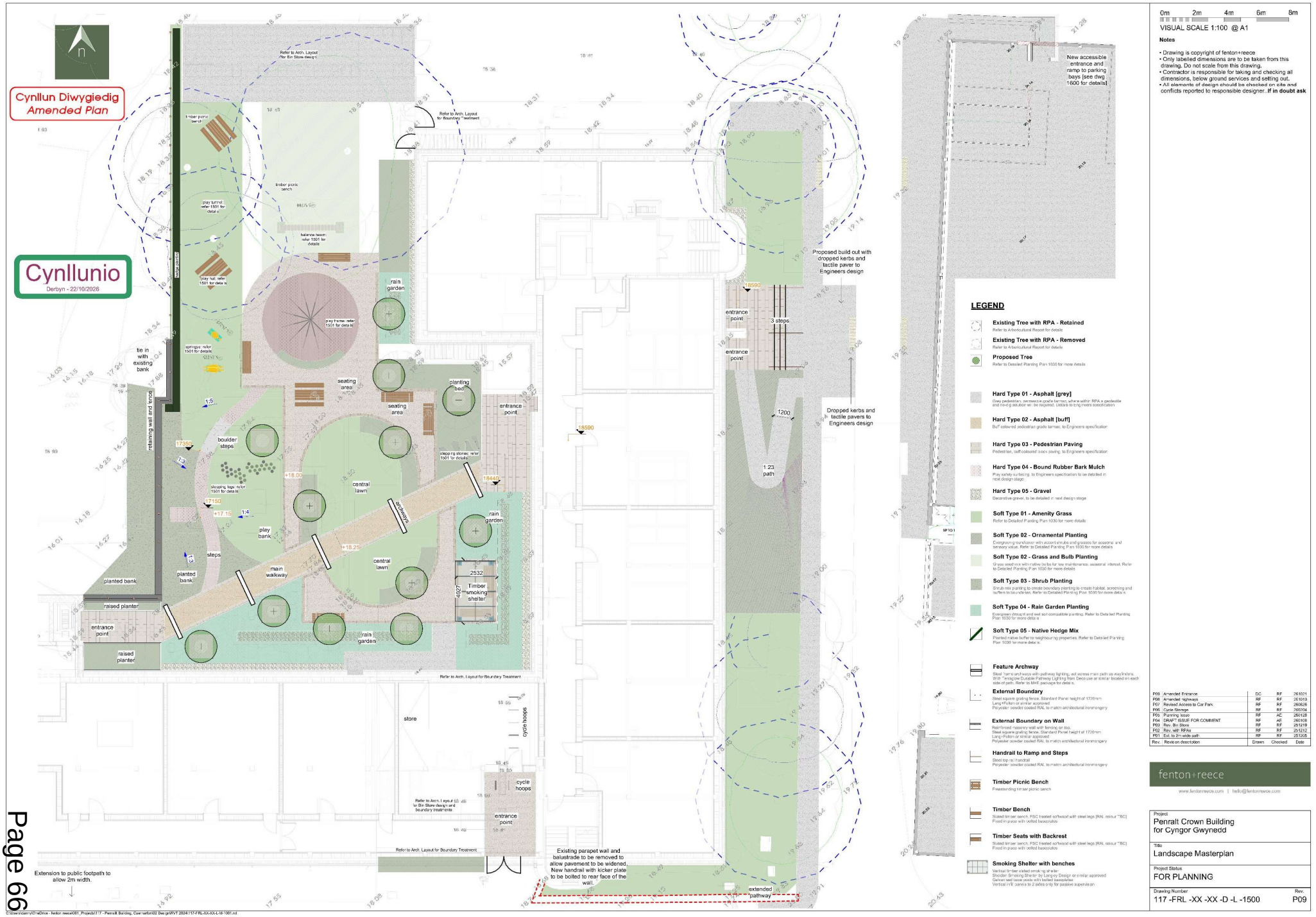
DRYCHIAD TANCROFT Y DWYRAIN ARFAETHEDIG
PROPOSED EAST UNDER CROFT ELEVATION
SCALE: 1:100

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CROWN BUILDING, CAERNARFON

CYNGOR GWYNEDD

DRYCHIADAU ARFAETHEDIG - PROPOSED ELEVATIONS



0m 2m 4m 6m 8m

VISUAL SCALE 1:100 @ A1

Notes

- Drawing is copyright of fenton+reece
- Only labelled dimensions are to be taken from this drawing. Do not scale from this drawing.
- Contractor is responsible for taking and checking all dimensions, below ground services and setting out.
- All elements of design should be checked on site and conflicts reported to responsible designer..**If in doubt ask**

P09	Amended Entrance	DC	RF	261021
P08	Amended highways	RF	RF	261013
P07	Revised Access to Car Park	RF	RF	260626
P06	Cycle Storage	RF	RF	260704
P05	Planning issue	RF	AE	260128
P04	DRAFT ISSUE FOR COMMENT	RF	AE	260108
P03	Rev. Bin Store	RF	RF	251218
P02	Rev. with RPAs	RF	RF	251212
P01	Ext. to 2m wide path	RF	RF	251205
Rev.	Revision description	Drawn	Checked	Date

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Project
Penralt Crown Building
for Cyngor Gwynedd

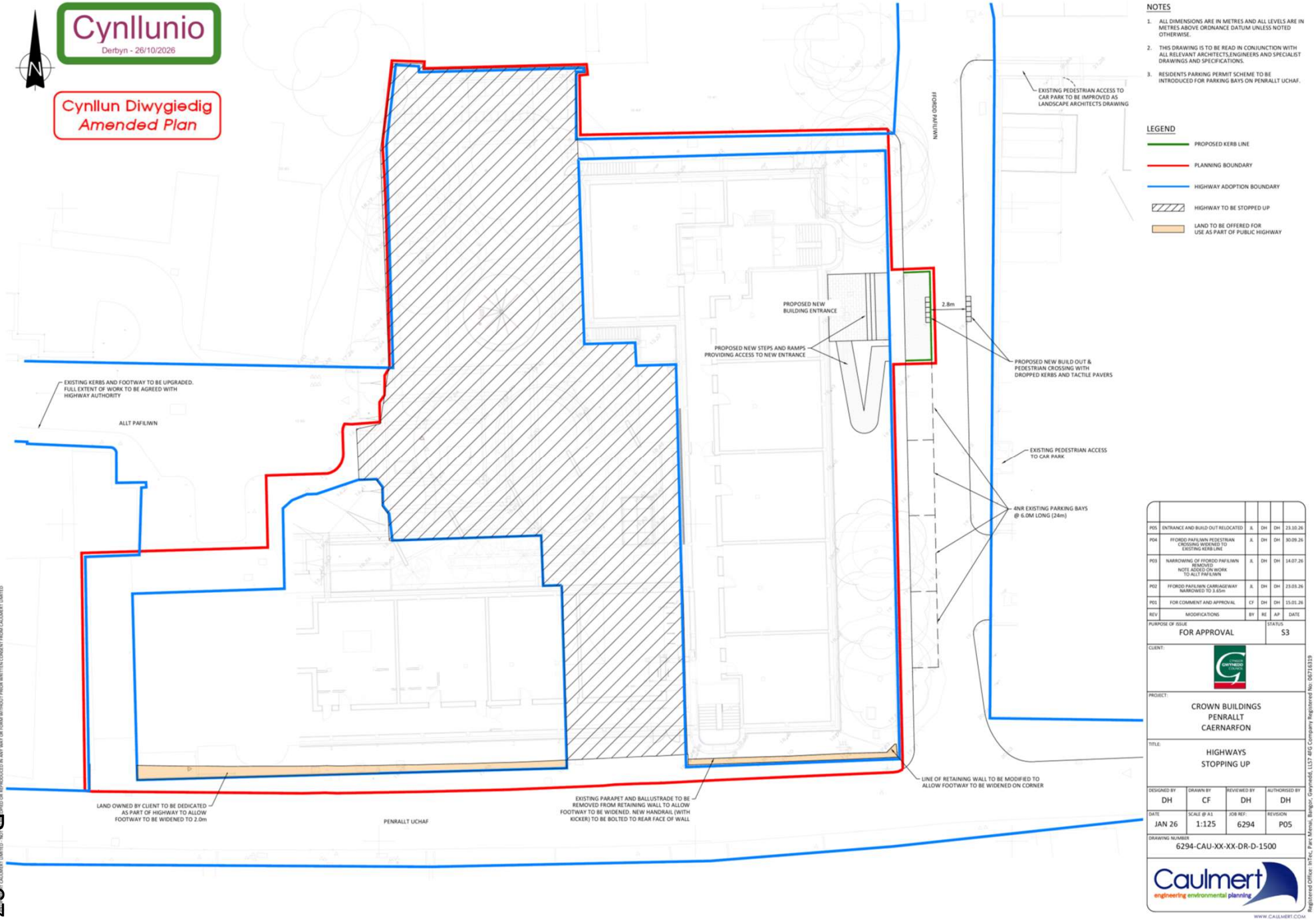
Title
Landscape Masterplan

Project Status
FOR PLANNING

Drawing Number
117 -FRL -XX -XX -D -L -1500

Rev.
P09

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