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