

Adran Amgylchedd Environment Department

Gwasanaeth Cynllunio / Planning Service

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Gofynnwch am/Ask for: Eryl Williams

Mr Arwel Evans

Lichfields

Helmont House Churchill Way

Cardiff

CF10 2HE

12-08-2025

Annwyl/Dear Mr Evans

Deddf Cynllunio Gwlad a Thref 1990 / Town and County Planning Act 1990

Rhif Cais / Application No.: C25/0403/09/CR

Lleoliad / Location: Corbett Arms Hotel Corbett Square, Tywyn, Gwynedd, LL36 9DG

Bwriad / Proposal: Cais am ganiatâd adeilad rhestredig[LBC] ar gyfer gwaith dad-adeiladu a dymchwel rhannol yr adeilad yn raddol, a'r gwaith cynhaliaeth sydd ei angen i sefydlogi y strwythur sydd yn weddill / Listed building consent (LBC) for the phased partial deconstruction and demolition of the building, and required support works to stabilise remaining structure.

I write in reference to the recently submitted listed building application (ref C25/0403/09/CR) for the part demolition and deconstruction of the Corbett Arms Hotel, Tywyn.

I attach for your information a number of documents that have been submitted as part of the consultation process for the application which not only object to the proposal but also question the evidence and justification within the application to support the extent of demolition.

Briefly, the objections make reference to:-

No evidence presented to justify such extensive demolition

Misunderstanding of the nature of the construction of the building

Extent of cracking in Terry's bar and the use of Cintec anchors to stabilise it

No mention of a method of repair to the building following demolition

Method of demolition by a crane rather than a MEWP

Following professional guidance as set out by ICE and IStructE

Utilising a demolition contractor rather than historic building specialists

I would be grateful if you could take this opportunity to look at the contents contained within the documents and address the questions raised. It would appear based on the details submitted to date there is insufficient evidence for the total demolition of zones 1-5, however there seems to be a general consensus that zones 1, 3 and possibly 4 should be carefully taken down following the recent collapses, but based on the information to hand there appears to be questions over the removal of zones 3 and 5.

Details should also be submitted following any demolition works of how the building will be "made good", and what further proposals will be made of the building and of any materials removed.

The application also makes reference to the on-going monitoring of the building, but no details have been submitted to substantiate this.

I would be grateful for your comments on the above within 14 days from the date of this letter, and any amendments to the current application should be made clearly within supporting documents. A period of re-consultation will occur with any amended plans.

Yn gywir/Yours sincerely

Eryl Williams



Croeso i chi ddefnyddio'r Gymraeg neu'r Saesneg wrth gysylltu efo fi.
You are welcome to contact me in Welsh or English