

## **The Corbett Arms Hotel in Tywyn**

### **Background**

The former Corbett Arms Hotel, a grade II listed building vacant for around a decade due to probate issues has suffered significant structural collapses in January and February 2025.

Gwynedd Council is monitoring the condition of the listed building daily and is ready to take emergency works as necessary under the Buildings Act, limiting works to the minimum immediately necessary. The Council has erected scaffolding around the building on health and safety grounds, closing Maengwyn Street to traffic. Ongoing monitoring suggests that there appears to be no immediate risk of collapse, but the building remains in a precarious condition.

### **Lines to take**

- We sympathise wholeheartedly with people in the local community, who are naturally frustrated and aggrieved by the deterioration of this historical and prominent local landmark.
- Cadw officials have provided specialist advice to inform the listed building consent application, which has been submitted and is to be determined by the local authority.
- It is not the role of Cadw officials to approve any emergency works that may become necessary, but they have provided advice to ensure that whatever is done, if anything, is properly justified and kept to the absolute minimum as set out in legislation.
- It is inappropriate for me to comment on the merits of any works that may be necessary as I must not prejudice the statutory consent process.
- The Welsh Government's Planning Directorate is currently considering the requests for the application for listed building consent to be called in for determination by the Welsh Ministers and it is therefore inappropriate for me to comment.

**Last updated:** 11 September 2025

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