

**Notice of Publicity & Consultation Prior to Application for  
Planning Permission Under Articles 2c & 2d of the Town & Country Planning  
(Development Management Procedure) (Wales) Order 2012**



Morgans Hotel  
c/o JMS Planning & Development  
Canolfan Creuddyn Centre  
Pontfaen Road  
Lampeter  
Ceredigion  
SA48 7BN

24th June 2024

Dear Neighbour,

**Re: Parc Teifi, Pontrhydfendigaid, Ceredigion**

We wish to advise you and give notice that Morgans Hotel intend to apply for full planning permission for the change of use of Parc Teifi from Holiday Cottages to residential dwellings and associated works. A full description of the works is provided in the planning statement and supporting documentation.

You may inspect the supporting documents for this consultation online at [www.jmsplanning.com/consultation](http://www.jmsplanning.com/consultation). Alternatively the documents and plans will be on display and available to inspect at Canolfan Creuddyn Centre for 28 days starting from the date of this letter. If you are unable to access the documents by these means you may request electronic copies by emailing [gwennan@jmsplanning.com](mailto:gwennan@jmsplanning.com) or by telephoning the agent on 07395 285 056. We will also hold a public viewing at Parc Teifi on the 11<sup>th</sup> July, 4.30pm-6.30pm. Anyone who wishes to make representations must write to the agent at [gwennan@jmsplanning.com](mailto:gwennan@jmsplanning.com) or to the above address by no later than the **28 days from the date of this notice**. A notice has also been posted on the development site.

**Purpose of this notice:** This notice provides you with the opportunity to comment directly to the developer on the proposed development prior to the actual submission of the planning application to the local planning authority ("LPA"). Any subsequent planning application will also be publicised and consulted upon by the LPA. Please note any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application.

Please note, all comments must be accompanied by a valid contact name and address to be considered. Any comments submitted will be summarised in the Pre-Application Consultation Report which will confirm whether the issues raised have been addressed and, if so, how they have been addressed.

Thank you for your kind consideration and continued cooperation.

**Gwennan Jenkins BSc MSc MRTPI JMS Planning & Development Ltd**

**On behalf of Morgans Hotel**

**Hysbysiad Cyhoeddusrwydd ac Ymgynghori Cyn Cais am  
Ganiatâd Cynllunio o dan Erthyglau 2c a 2d o'r Gorchymyn  
Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**



Morgans Hotel  
c/o JMS Planning & Development  
Canolfan Creuddyn Centre,  
Pontfaen Road  
Llanbedr Pont Steffan  
Ceredigion  
SA48 7BN

24ain o Fehefin 2024

Annwyl Gymydog,

**YNG: Parc Teifi, Pontrhydfendigaid, Ceredigion**

Hoffem eich cynghori a rhoi hysbysiad bod Morgans Hotel yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer newid yr unedau gwyliau ym Mharc Teifi i aneddau byw a gwaith cysylltiedig. Mae'r manylion llawn wedi eu nodi o fewn yr adroddiad Cynllunio a'r dogfennau cysylltiedig.

Mae copïau o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol ar gael i'w harchwilio ar lein [www.jmsplanning.com/consultation](http://www.jmsplanning.com/consultation) neu yn Canolfan Creuddyn am 28 diwrnod yn dechrau o ddydiad y llythyr hwn. Os nad ydych yn medru cael mynediad i'r dogfennau mae croeso ichi holi amdanynt ar ffurf electroneg drwy e-bostio [gwennan@jmsplanning.com](mailto:gwennan@jmsplanning.com) neu drwy ffonio'r asiant ar 07395 285 056. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar nos lau llog o Orffennaf rhwng 4.30yh-6.30yh ym Mharc Teifi. Os hoffech wneud sylwadau ar y datblygiad arfaethedig, anfonwch e-bost at [gwennan@jmsplanning.com](mailto:gwennan@jmsplanning.com) neu ysgrifennwch at y cyfeiriad uchod o fewn 28 diwrnod i ddyddiad yr hysbysiad hwn.

**Diben yr hysbysiad hwn:** Mae'r hysbysiad hwn yn rhoi'r cyfle i chi wneud sylwadau'n uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn caiff cais cynllunio ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi ac ymgynghori ar wahân gan yr ACLI. Sylwch na fydd unrhyw sylwadau a ddarperir yn yr ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig.

Rhaid i bob sylw gynnwys enw cyswllt dilys a chyfeiriad i gael eu hystyried. Bydd pob ymateb yn cael ei grynhoi yn adroddiad y PAC a fydd yn cadarnhau os yw'r materion a godwyd wedi cael sylw ac, os felly, sut yr ymdriniwyd â hwy.

Diolch am eich ystyriaeth garedig a'ch cydweithrediad parhaus.

**Gwennan Jenkins BSc MSc MRTPI JMS Planning & Development**

**Ar ran Morgans Hotel**