

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

Dear Neighbour,

03/02/2025

Re: 8, 10, & 12 Vaynor Street, Aberystwyth, Ceredigion, SY23 2EN

We wish to advise you and give notice that as the agent acting on behalf of the applicant we intend to apply for full planning permission and Conservation Area Consent for the residential redevelopment of no's. 8, 10 & 12 Vaynor Street, Aberystwyth. The redevelopment includes the conversion of the existing properties and a new rear extension to accommodate a total of 12no. 1-bedroom apartments 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 Alternatively the documents and plans will be available on screen 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 daniel@jmsplanning.com or by telephoning the agent on 07399637238. We will also hold a public viewing at Aberystwyth Library, on the 18th February 2025 between 4.00pm-6.00pm. Anyone who wishes to make representations must submit them to the agent at daniel@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.

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

03/02/2025

Annwyl Gymydog,

YNG: 8, 10, & 12 Vaynor Street, Aberystwyth, Ceredigion, SY23 2EN

Hoffem eich hysbysu ein bod fel yr asiant ar ran yr ymgeisydd yn bwriadu gwneud cais am Ganiatad Cynllunio a Chaniatad Ardal Gadwraeth ar gyfer ailddatblygu rhif 8, 10 a 12 Stryd y Faenor, Aberystwyth. Mae'r ailddatblygiad yn cynnwys addasu'r eiddo presennol ac estyniad i'r cefn i gynnwys cyfanswm o 12 fflat 1 ystafell wely a gwaith cysylltiedig. Rhoddir disgrifiad llawn o'r gwaith yn y datganiad cynllunio a'r dogfennau ategol.

Gallwch archwilio'r dogfennau ategol ar gyfer yr ymgynghoriad hwn ar-lein yn www.jmsplanning.com/consultation Fel arall, bydd y dogfennau a'r cynlluniau ar gael i'w harchwilio ar sgrin yng Nghanolfan Creuddyn am 28 diwrnod gan ddechrau o ddyddiad y llythyr hwn. Os nad ydych yn gallu cael mynediad i'r dogfennau trwy'r dulliau hyn gallwch wneud cais am gopiâu electronig drwy e-bostio daniel@jmsplanning.com neu drwy ffonio'r asiant ar 07399637238. Byddwn hefyd yn cynnal noson agored yn Llyfrgell Aberystwyth ar yr 18fed o Chwefror 2025 rhwng 4.00pm-6.00pm. Rhaid i unrhyw un sy'n dymuno gwneud sylwadau eu cyflwyno i'r asiant mewn ebost - daniel@jmsplanning.com neu i'r cyfeiriad uchod o fewn 28 diwrnod o ddyddiad yr hysbysiad hwn. Mae nodyn hefyd wedi ei osod ar safle'r datblygiad.

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.