

SITE NOTICE



DATE: 03/02/2025

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

SCHEDULE 1 Article 4

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

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

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.

We wish to advise you and give notice that the agents, acting on behalf of the applicant, intend to apply for full planning permission and conservation area consent for the residential redevelopment of no's. 8, 10 & 12 Vaynor Street. The redevelopment includes the conversion of the existing properties and a new rear extension to accommodate 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 to view on screen at Canolfan Creuddyn Centre, Pontfaen Road, Lampeter, SA48 7BN for 28 days starting from the date of this notice. We will also hold a public viewing at Aberystwyth Library on the 18th February 2025 - 4.00pm-6.00pm. 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.

Anyone who wishes to make representations must do so in writing to the agent at daniel@jmsplanning.com or JMS Planning, Canolfan Creuddyn Centre, Pontfaen Road, Lampeter SA48 7BN by no later than the **28 days from the date of this site notice.**

HYSBYSIAD SAFLE



Dyddiad: 03/02/2025

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

ATODLEN 1 Erthygl 4

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

Manylion y Safle: 8, 10, 12 Stryd y Faenor, Aberystwyth, Ceredigion, SY23 2EN

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i chi wneud sylwadau uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn cyflwyno'r cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd yr ACLI hefyd yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol ac yn ymgynghori arno. Sylwch na fydd unrhyw sylwadau a roddir yn yr ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig.

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.

Mae copïau o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol ar gael i'w harchwilio ar lein www.jmsplanning.com/consultation neu am 28 diwrnod yn dechrau o ddydiad yr hysbysiad hwn. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar nos Fawrth 18fed o Chwefror 2025 rhwng 4.00yh-6.00yh yn Llyfrgell Aberystwyth. Os na allwch weld y dogfennau drwy'r dulliau hyn gallwch ofyn am gopïau electronig drwy ebostio daniel@jmsplanning.com neu drwy ffonio 07399637238.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ysgrifennu at yr asiant daniel@jmsplanning.com neu JMS Planning, Canolfan Creuddyn Centre, Pontfaen Road, Llanbedr Pont Steffan SA48 7BN ddim hwyrach na **28 diwrnod o ddyddiad yr hysbysiad hwn.**