

**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**



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

1st JULY 2024

Dear Neighbour,

Re: Former Ysgol Dyffryn Teifi, Llandysul, Ceredigion, SA44 4HP

We wish to advise you and give notice that Mr Mark Baggott and Mr Dylan Thomas of Dyffryn Teifi Developments Ltd intend to apply for planning permission for residential dwellings, office units and associated works at the former Ysgol Dyffryn Teifi School. 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 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 or by telephoning the agent on 07395 285 056. We will also hold a public viewing at 'Gwesty'r Porth Hotel' on the 18th JULY 2024 between 4.30pm-6.30pm. Anyone who wishes to make representations must write to the agent at 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

On behalf of Dyffryn Teifi Developments Ltd.

**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**



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

1af o Orffennaf 2024

Annwyl Gymydog,

YNG: Hen Ysgol Dyffryn Teifi, Llandysul, Ceredigion, SA44 4HP

Hoffem eich cynghori a rhoi hysbysiad bod Mr Mark Baggott a Mr Dylan Thomas o gwmni Dyffryn Teifi Developments Ltd yn bwriadu gwneud cais cynllunio ar gyfer datblygiad tai, swyddfeydd a gwaith cysylltiedig ar safle Hen Ysgol Dyffryn Teifi. 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 neu yng Nghanolfan Creuddyn, Llanbed 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 ebostio 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 18fed o Orffennaf rhwng 4.30yh-6.30yh yng Ngwesty'r Porth, Llandysul. Os hoffech wneud sylwadau ar y datblygiad arfaethedig, anfonwch e-bost at 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 Dyffryn Teifi Developments Ltd.