

SITE NOTICE

DATE: 25th July 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4.

Gareth a Janet Jones
c/o JMS Planning & Development
Hafan y Coed
Maeshyfyd
Forest Road
Llanbedr Pont Steffan
Ceredigion
SA48 8AN.
Tel: 07395 285 056

www.jmsplanning.com

Site Details: Cledlyn Lake Fishery, Drefach, Llanwenog SA40 9UR

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 retrospective 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.

Gareth and Janet Jones are applying for retrospective planning permission for the retention of the Fishing Lake, Fisherman's Hut and ancillary works at the above site. Planning permission was granted for a lake and hut on the 30th January 2018 however the lake and hut were not built in accordance with the approved plans. The Local Planning Authority now require them to apply for retrospective planning to retain the lake in its current position and the hut.

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 Cledlyn Lake Fishery, Drefach Llanwenog SA40 9UR for 28 days starting from the date of this notice. 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.

Anyone who wishes to make representations must write to the agent at gwennan@jmsplanning.com or JMS Planning, Hafan y Coed, Maeshyfyd, Forest Road, Lampeter SA48 8AN by no later than the **21st August 2023**.

HYSBYSIAD SAFLE

Dyddiad: 25ain o Orffennaf 2023

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

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

ATODLEN 1 Erthygl 4

Gareth a Janet Jones

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Manylion y Safle: Cledlyn Lake Fishery, Drefach, Llanwenog SA40 9UR

Diben yr hysbysiad hwn

Mae'r hysbysiad hwn yn rhoi cyfle i chi roi sylwadau uniongyrchol i'r datblygwyr 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.

Mae Gareth a Janet Jones yn gwneud cais am ganiatâd cynllunio ol-weithredol i gadw'r Llyn Pysgota a'r Caban Pysgotwyr ar y safle uchod. Rhoddwyd caniatad cynllunio ar gyfer y llyn a'r cwt ar y 30ain o Ionawr 2018 yn unol a'r cynlluniau a gymeradwywyd. Mae'r Awdurdod Cynllunio Lleol bellach yn ei gwneud hi'n ofynnyol iddynt wneud cais am gynllunio ol-weithredol i gadw'r llyn yn ei safle presennol a'r cwt.

Mae copïau o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol ar gael i'w harchwilio ar lein www.jmsplanning.com/consultation neu yn Cledlyn Lake Fishery, Drefach, Llanwenog SA40 9UR am 28 diwrnod yn dechrau o ddydiad yr hysbysiad hwn. Os na allwch weld y dogfennau drwy'r dulliau hyn gallwch ofyn am gopïau electronig drwy ebostio gwennan@jmsplanning.com neu drwy ffonio'r asiant ar 07395 285 056.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ysgrifennu at yr asiant gwennan@jmsplanning.com neu JMS Planning, Hafan y Coed, Maeshyfyd, Forest Road, Llanbedr Pont Steffan SA48 8AN erbyn **21ain o Awst 2023**.