

**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**

Gareth and Janet Jones
c/o JMS Planning & Development
Hafan y Coed
Maeshyfryd
Forest Road
Llanbedr Pont Steffan
Ceredigion
SA48 8AN

25th July 2023

Dear Neighbour,

Re: Retention of Fishing Lake and Fisherman's Hut at Cledlyn Lake Fishery, Drefach, Llanwenog

We wish to advise you and give notice that Gareth and Janet Jones intends to apply for retrospective planning permission to retain the Fishing Lake, Fisherman's Hut and ancillary work 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 to the above address by no later than the **21st August 2023**. Enclosed is a copy of the notice which has 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 Gareth and Janet Jones.

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

Gareth a Janes Jones
c/o JMS Planning & Development
Hafan y Coed
Maeshyfyd
Forest Road
Llanbedr Pont Steffan
Ceredigion
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25ain o Orffennaf 2023

Annwyl Gymydog,

YNG: Cadw Llyn Pysgota a Caban Pysgotwyr yn Cledlyn Fishery, Drefach, Llanwenog

Hoffem eich cyngori a rhoi hysbysiad bod 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 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. Os hoffech wneud sylwadau am 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 ac heb fod yn hwyrach na'r **21ain o Awst 2023**. Yn atodedig mae copi o'r hysbysiad sydd wedi ei osod ar y safle.

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi'r cyfle i chi wneud sylwadau'n uniongyrchol i'r datblygwyr 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 Ltd

Ar ran Gareth a Janet Jones