

**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**

CELA Associates
Gwynt Y Mynydd
Felinwynt
Cardigan
Ceredigion
SA43 1RN.

17th March 2022

Dear Consultee,

Re: Proposed residential development - Land at Former RAE Social Club, Hillfield Road, Parcllyn, SA43 2DH.

We wish to advise you and give notice that CELA Associates intend to apply for full planning permission to develop the redundant site listed above to provide a selection of new homes ranging from one bedroom to five bedrooms and improve the access layout.

Copies of the proposed plans, application and supporting documents are on display and available to inspect at Canolfan Dyffryn, Aberporth SA43 2EU or alternatively you may access them on line via the following website address : <http://www.jmsplanning.com> . If you are unable to access the documents by these means you may request electronic copies by emailing cela.associates@gmail.com or by telephoning the applicant on 07790 136894. In addition, a surgery and question and answer session will be held at Canolfan Dyffryn, Aberporth on April 3rd 2022 between the hours of 1400 and 1600 should any interested parties wish to discuss the proposals or have any questions answered in person

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.

Should you wish to make representations about this proposed development, please email cela.associates@gmail.com or write to the above address within 28 days of the date of this letter. Enclosed is a copy of the notice which has been posted on the development site.

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.

Jeremy Holmes

CELA Associates.

CELA Associates
Gwynt Y Mynydd
Felinwynt
Aberteifi
Ceredigion
SA43 1RN.

17^{eg} Mawrth 2022.

Annwyl Ymgynghorwr

YNG: Datblygiad tai arfaethedig ar Dir yn Hen Glwb Cymdeithasol RAE, Hillfield Road, Parcllyn, SA43 2DH.

Hoffem eich cynghori a rhoi hysbysiad bod CELA Associates yn bwriadu gwneud cais am ganiatâd cynllunio llawn i ddatblygu'r safle segur a restrir uchod i ddarparu ystod o gartrefi newydd yn amrywio o un ystafell wely i bum ystafell wely a gwella'r mynediad.

Mae copïau o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol yn cael eu harddangos ac ar gael i'w harchwilio yng Nghanolfan Dyffryn, Aberporth, SA43 2EU neu fel arall gallwch eu darllen ar-lein drwy'r cyfeiriad gwefan canlynol : <http://www.jmsplanning.com> . Os nad ydych yn medru cael mynediad i'r dogfennau mae croeso ichi holi amdanynt ar ffurf electroneg drwy ebostio cela.associates@gmail.com neu drwy ffonio'r ymgeisydd ar 07790 136894. Yn ogystal, bwriadwn gynnal cymhorthfa a sesiwn holi ac ateb yng Nghanolfan Dyffryn, Aberporth ar Ebrill 3ydd 2022 rhwng 1400 a 1600 o'r gloch pe bai unrhyw bartïon yn dymuno trafod y cynigion neu os oes ganddynt unrhyw gwestiynau i'w holi.

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.

Os hoffech wneud sylwadau am y datblygiad arfaethedig, anfonwch e-bost at cela.associates@gmail.com neu ysgrifennwch at y cyfeiriad uchod o fewn 28 diwrnod i ddyddiad yr hysbysiad hwn. Yn atodedig mae copi o'r hysbysiad sydd wedi ei osod ar y safle.

Sylwch, 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.

Jeremy Holmes

CELA Associates.