

**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**

Vince Morgans  
c/o JMS Planning & Development  
Hafan y Coed  
Maeshyfryd  
Forest Road  
Llanbedr Pont Steffan  
Ceredigion  
SA48 8AN

14<sup>th</sup> April 2022

Dear Consultee,

**Re: Proposed 18 Apartments – Deva, 33-34 Marine Terrace, Aberystwyth, Ceredigion. SY23 2BX**

We wish to advise you and give notice that Vince Morgans intends to apply for full planning permission and listed building consent to redevelop the redundant site listed above to provide 18 apartments. The works also include an extension to the rear for the new stairs and lift and re-roofing works to the rear roof slope; demolition and rebuilding of rear annexe building; and retrospective consent for the demolition of rear extensions and some internal walls.

You may inspect the supporting documents for this consultation online at [www.jmsplanning.com/consultation](http://www.jmsplanning.com/consultation) Alternatively the documents and plans will be on display and available to inspect at Llety Parc Aberystwyth Park Lodge Hotel, Ffordd Parc y Llyn, Llanbadarn Fawr, Aberystwyth. SY23 3TL 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](mailto: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](mailto:gwennan@jmsplanning.com) or to the above address by no later than the **14<sup>th</sup> May 2022**. 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**

**On behalf of Vince Morgans.**

**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**

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14eg Ebrill 2022.

Annwyl Ymgynghorwr

**YNG: Datblygiad 18 Fflat - Deva, 33-34 Marine Terrace, Aberystwyth SY23 2BX**

Hoffem eich cynghori a rhoi hysbysiad bod Vince Morgans yn bwriadu gwneud cais am ganiatâd cynllunio llawn ac adeilad cofrestredig i ddatblygu'r safle segur a restrir uchod i ddarparu 18 fflat. Mae'r gwaith yn cynnwys estyniad i'r cefn ar gyfer y grisiau newydd a'r lift, ac ail-doi'r to cefn; dymchwel ac adeiladu anecs yn y cefn; a caniatad ôl-weithredol i ddymchwel yr estyniadau cefn a rhai waliau mewnol.

Mae copïau o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol ar gael i'w harchwilio ar lein [www.jmsplanning.com/consultation](http://www.jmsplanning.com/consultation) neu yn Llety Parc Aberystwyth Park Lodge Hotel, Ffordd Parc y Llyn, Llanbadarn Fawr, Aberystwyth SY23 3TL 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](mailto: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](mailto:gwennan@jmsplanning.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.

**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 Vince Morgans.**