

**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**



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

24th April 2026

Dear Neighbour,

Re: LAND OPPOSITE Y GORLAN (LLANILAR ALLOCATED SITE), LLANILAR, SY23 4NU.

We wish to advise you and give notice that Mr P. Loxdale intends to apply for 'full' planning permission for residential development, creation of new access, landscaping and associated works. In addition, the proposal seeks 'outline' planning consent for the construction of a new health centre and associated works. 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 daniel@jmsplanning.com or by telephoning the agent on 07399637238. We will also hold a public viewing at 'Llanilar Community Centre' on the 6th May 2026 between 4.30pm-6.30pm. Anyone who wishes to make representations must write to the agent at daniel@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.

Daniel Lintin BSc Assoc RTPI - JMS Planning & Development Ltd

On behalf of Mr P. Loxdale.

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

24 Ebrill 2026

Annwyl Gymydog,

YNG: TIR GYFERBYN Y GORLAN (SAFLE WEDI EI NEILLTUO), LLANILAR, SY23 4NU.

Hoffem eich cynghori a rhoi hysbysiad fod Mr P. Loxdale yn bwriadu gwneud cais cynllunio llawn ar gyfer datblygu tai, creu mynediad newydd, tirlunio a gwaith cysylltiedig. Hefyd, mae'r cynnig yn ceisio caniatâd cynllunio 'amlinellol' ar gyfer adeiladu canolfan iechyd newydd a gwaith cysylltiedig. 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 ddyddiad y llythyr hwn. Os nad ydych yn medru cael mynediad i'r dogfennau mae croeso ichi holi amdanynt ar ffurf electroneg drwy ebostio daniel@jmsplanning.com neu drwy ffonio'r asiant ar 07399 637238. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar y 6ed o fis Mai rhwng 4.30yh-6.30yh yn Neuadd Gymunedol Llanilar. Os hoffech wneud sylwadau ar y datblygiad arfaethedig, anfonwch e-bost at daniel@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.

Daniel Lintin BSc Assoc RTPI - JMS Planning & Development Ltd

Ar ran Mr P Loxdale.