SITE NOTICE

DATE: 24th April 2026

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4

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

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

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.

Mr P. Loxdale is applying 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. Full details of the proposal are outlined within the planning statement and supporting documents.

You may inspect the supporting documents for this consultation online at www.jmsplanning.com/consultation Alternatively the documents and plans will available to inspect in person at Canolfan Creuddyn Centre, Pontfaen Road, Lampeter, SA48 7BN for 28 days starting from the date of this notice. We will also hold a public viewing at 'Llanilar Community Centre' on the 6th May 4.30pm-6.30pm. 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.

Anyone who wishes to make representations must write to the agent at daniel@jmsplanning.com or JMS Planning, Canolfan Creuddyn Centre, Pontfaen Road, Lampeter SA48 7BN by no later than the **28 days from the date of this site notice.**

HYSBYSIAD SAFLE

Dyddiad: 24 o Ebrill 2026

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

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

ATODLEN 1 Erthygl 4

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

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

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn rhoi cyfle i chi wneud sylwadau uniongyrchol i'r datblygwr ar y datblygiad arfaethedig cyn cyflwyno'r cais cynllunio i'r awdurdod cynllunio lleol ("ACLl"). Bydd yr ACLl 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 ACLl ar unrhyw gais cynllunio cysylltiedig.

Mae Mr P. Loxdale yn gwneud cais am ganiatâd cynllunio ar gyfer adeiladu 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 am 28 diwrnod yn dechrau o ddydiad yr hysbysiad hwn. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar y 6ed o Fai rhwng 4.30yh-6.30yh yn 'Neuadd Gymunedol Llanilar'. Os na allwch weld y dogfennau drwy'r dulliau hyn gallwch ofyn am gopïau electronig drwy ebostio daniel@jmsplanning.com neu drwy ffonio 07399637238.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ysgrifennu at yr asiant daniel@jmsplanning.com neu JMS Planning, Canolfan Creuddyn Centre, Pontfaen Road, Llanbedr Pont Steffan SA48 7BN ddim hwyrach na **28 diwrnod o ddyddiad yr hysbysiad hwn.**