

**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**



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

6th October 2025

Dear Neighbour,

Re: Land adjacent to Carmarthen Leisure Centre, Johnstown, Carmarthenshire, SA31 3NQ

We wish to advise you and give notice that Carmarthenshire County Council intend to apply for planning permission for residential development and associated works at the land adjacent to Carmarthen Leisure Centre. 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 our offices at Canolfan Creuddyn Centre, Pontfaen Road, Lampeter, Ceredigion, SA48 7BN 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 sophie@jmsplanning.com or by telephoning the agent on 07983 190489. We will also hold a public viewing at Carmarthen Leisure Centre on the 16th October 2025 between 4.30pm-6.30pm. Anyone who wishes to make representations must write to the agent at sophie@jmsplanning.com or to the above address by no later than **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.

Sophie Rees BSc MSc JMS Planning & Development Ltd on behalf of Carmarthenshire County Council.

**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**



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

6^{ed} o Hydref 2025

Annwyl Gymydog,

YNG: Tir ger Canolfan Hamdden Caerfyrddin, Johnstown, Sir Gaerfyrddin, SA31 3NQ

Hoffem eich cynghori a rhoi hysbysiad bod Cyngor Sir Gâr yn bwriadu gwneud cais cynllunio ar gyfer datblygiad tai a gwaith cysylltiedig ar safle ger Canolfan Hamdden Caerfyrddin. 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 yn ein swyddfa yng Nghanolfan Creuddyn, Heol Pontfaen, Llanbed, Ceredigion SA48 7BN 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 sophie@jmsplanning.com neu drwy ffonio'r asiant ar 07983 190489. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar yr 16eg o Hydref rhwng 4.30yh-6.30yh yng Nghanolfan Hamdden Caerfyrddin. Os hoffech wneud sylwadau ar y datblygiad arfaethedig, anfonwch e-bost at sophie@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 parhaus.

Sophie Rees BSc MSc JMS Planning & Development ar ran Cyngor Sir Gâr