

**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**



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

26th October 2023

Dear Neighbour,

Re: Land adj to Meifod Farm, Bontnewydd, Caernarfon. LL55 2TY

We wish to advise you and give notice that Mr Malcolm Brymer intends to apply for full planning permission to create an all-encompassing and high-quality roadside service to comprise of a Petrol Filling Station and food sales, Drive thru coffee shop and Drive-thru restaurant, HGV and coaches refuelling facilities and parking spaces, rapid electric vehicle (EV) charging points, provision of a 'park and rest/ride' facility, tourism information panel and picnic area, biodiversity enhancements, connectivity with existing footpaths, landscaping and associated works at the above site.

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 Caernarfon Library, Lôn Pafiliwn, Caernarfon LL55 1AS 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 gwenan@jmsplanning.com or by telephoning the agent on 07395 285 056. We will also hold a public viewing at Y Ganolfan, Bontnewydd on Tuesday 14th November 6pm-9pm. Anyone who wishes to make representations must write to the agent at gwenan@jmsplanning.com or to the above address by no later than the **23rd November 2023**. A notice has also been posted on the development site also.

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.

Gwenan Jenkins BSc MSc MRTPI

JMS Planning & Development

On behalf of Mr Malcolm Brymer

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

26ain o Hydref 2023

Annwyl Gynyddog,

YNG: Tir ger Meifod Farm, Bontnewydd, Caernarfon. LL55 2TY

Hoffem eich cynghori a rhoi hysbysiad bod Mr Malcolm Brymer yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer creu gwasanaeth ymyl ffordd hollgynhwysol ac o ansawdd uchel i gynnwys Gorsaf Betrol a gwerthiannau bwyd, siop goffi Drive thru a bwyty Drive-thru, cyfleusterau ail-lenwi â thanwydd i fysis a lorriau, maes parcio, manau gwefru cerbydau trydan cyflym, darparu cyfleuster 'parcio a gorffwys/teithio', panel gwybodaeth twristiaeth ac ardal bicnic, gwelliannau bioamrywiaeth, cysylltedd â llwybrau cyhoeddus, tirlunio a gwaith cysylltiedig ar y safle uchod.

Mae copiâu o'r cynlluniau arfaethedig, y cais a'r dogfennau ategol ar gael i'w harchwilio ar lein www.jmsplanning.com/consultation neu yn Llyfyrgell Caernarfon, Lôn Pafiliwn, Caernarfon LL55 1AS 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 neu drwy ffonio'r asiant ar 07395 285 056. Mae croeso ichi hefyd ddod i weld y cynlluniau a siarad gyda ni ar nos Fawrth 14eg o Dachwedd rhwng 6yh-9yh yn Y Ganolfan, Bontnewydd. Os hoffech wneud sylwadau am y datblygiad arfaethedig, anfonwch e-bost at gwennan@jmsplanning.com neu ysgrifennwch at y cyfeiriad uchod o fewn 28 diwrnod i ddyddiad yr hysbysiad hwn a heb fod yn hwyrach na'r **23ain o Dachwedd 2023**.

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 Mr Malcolm Brymer.