

SITE NOTICE



DATE: 26th October 2023

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

SCHEDULE 1 Article 4

Malcolm Brymer
c/o JMS Planning & Development
Hafan y Coed
Maeshyfryd
Forest Road
Llanbedr Pont Steffan
Ceredigion
SA48 8AN.
Tel: 07395 285 056

www.jmsplanning.com

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

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 Malcolm Brymer is applying for full planning permission for the creation of 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 space, 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 notice. We will also hold a public viewing at Y Ganolfan, Bontnewydd on Tuesday 14th November 6pm-9pm. If you are unable to access the documents by these means you may request electronic copies by emailing 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 or JMS Planning, Hafan y Coed, Maeshyfryd, Forest Road, Lampeter SA48 8AN by no later than the **23rd November 2023**.

HYSBYSIAD SAFLE



Dyddiad: 26ain o Hydref 2023

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATAD CYNLLUNIO

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

ATODLEN 1 Erthygl 4

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Manylion y Safle: Tir ger Meifod Farm, Bontnewydd, Caerfnarfon. LL55 2TY

Diben yr hysbysiad hwn

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

Mae Mr Malcolm Brymer yn 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 presennol, tirlunio a gwaith cysylltiedig ar y safle uchod.

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 Llyfyrgell Caernarfon, Lôn Pafiliwn, Caernarfon LL55 1AS am 28 diwrnod yn dechrau o ddydiad yr hysbysiad hwn. 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 na allwch weld y dogfennau drwy'r dulliau hyn gallwch ofyn am gopïau electronig drwy ebostio gwennan@jmsplanning.com neu drwy ffonio'r asiant ar 07395 285 056.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau ysgrifennu at yr asiant gwennan@jmsplanning.com neu JMS Planning, Hafan y Coed, Maeshyfryd, Forest Road, Llanbedr Pont Steffan, Ceredigion SA48 8AN erbyn **23ain o Dachwedd 2023**.