

DEMOLITION OF BUILDING AND PROVISION OF RESIDENTIAL DEVELOPMENT, LANDSCAPING, CAR PARKING, DRAINAGE AND ASSOCIATED WORKS AT TREDEGAR JUNCTION HOTEL, COMMERCIAL STREET, PONTLLANFRAITH

Publicity and Consultation before applying for Planning Permission Notice under Articles 2C and 2D – Town and Country Planning (Development Management Procedure) (Wales) Order 2016

Notice is given that GHR Developments Ltd is intending to apply for full planning permission demolition of building and provision of residential development, landscaping, car parking, drainage and associated works.

This Notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Caerphilly County Borough Council. Any subsequent planning application will be publicised by Caerphilly County Borough Council. Comments provided in response to this notice will not prejudice your ability to make representations to the Council on any related planning application.

You should note that any comments submitted may be placed on the public file.

The proposed development is at the Tredegar Junction Hotel, Commercial Street, Pontllanfraith.

You may inspect copies of the proposed application, plans and other supporting documents online at www.highlightplanning.co.uk/consultations/pontllanfraith

A public consultation event will also be held at:

Wednesday 1st October 2025, 3pm–7pm
Pontllanfraith Rugby Club

Computer facilities are available to view this information online at Blackwood Library, 192 High Street, Blackwood, NP12 1AJ during the hours of:

- Mon: 9.30am – 1pm and 2pm – 5pm (closed on bank holidays)
- Tues: 9.30am – 1pm and 2pm – 6pm
- Wed: 9.30am – 1pm and 2pm – 5pm
- Thurs: 9.30am – 1pm and 2pm – 5pm
- Fri: 9.30am – 1pm and 2pm – 6pm
- Sat: 9.30am – 4pm

Anyone who wishes to make representations regarding this proposed development must write to us at:



joe@highlightplanning.co.uk



Highlight Planning, 15 Neptune Court, Vanguard Way, Cardiff, CF24 9PJ

Please respond by 13th October 2025.

Signed: Joe Ayoubkhani for Highlight Planning Ltd on behalf of GHR Developments Ltd

12th September 2024

DYMCHWEL ADEILAD A DARPARU DATBLYGIAD PRESWYL, TIRWEDDU, PARCIO CEIR, DRAENIO A GWAITH CYSYLLTIEDIG YN TREDEGAR JUNCTION HOTEL, COMMERCIAL STREET, PONTLLANFRAITH

GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais Cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn Tredegar Junction Hotel, Commercial Street, Pontllanfraith.

Rwyf yn hysbysu bod GHR Developments Ltd

yn bwriadu gwneud cais am ganiatâd Cynllunio i: dymchwel adeilad a darparu datblygiad preswyl, tirweddu, parcio ceir, draenio a gwaith cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

yn

www.highlightplanning.co.uk/consultations/pontllanfraith

Cynhelir digwyddiad ymgynghori cyhoeddus hefyd yn:

Dydd Mercher 1 Hydref 2025, 3pm–7pm

Clwb Rygbi Pontllanfraith

Gellwch weld yr wybodaeth hon yn Blackwood Library, 192 High Street, Blackwood, NP12 1AJ rhwng yr oriau:

- Dydd Llun: 9.30am - 1pm and 2pm - 5pm (ar gau yn wyliau banc)
- Dydd Mawrth: 9.30am - 1pm and 2pm - 6pm
- Dydd Mercher: 9.30am - 1pm and 2pm - 5pm
- Dydd Iau: 9.30am - 1pm and 2pm - 5pm
- Dydd Gwener: 9.30am - 1pm and 2pm - 6pm
- Dydd Sadwrn: 9.30am - 4pm

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn



joe@highlightplanning.co.uk



Highlight Planning, 15 Neptune Court, Vanguard Way, Cardiff, CF24 9PJ

erbyn 13 Hydref 2025.

Joe Ayoubkhani am Highlight Planning Ltd drosodd GHR Developments Ltd

12 Medi 2024