

Erect rear and side single storey extension to existing farmhouse to include internal alterations. Change of use of two existing agricultural barns to residential use, together with access, parking, drainage, landscaping, public footpath diversion and associated works

Llancaiach Isaf Farm Gelligaer Road Nelson Treharris CF46 6EP

Publicity and Consultation before applying for Planning Permission

Notice under Articles 2C and 2D – Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that Mr Price is intending to apply for full planning permission for a proposed sports pitch and circular walkway footpaths along with the proposed extension to existing quarry operations including drainage, landscape bunds 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 Llancaiach Isaf Farm Gelligaer Road Nelson Treharris CF46 6EP

You may inspect copies of the proposed application, plans and other supporting documents online at <https://highlightplanning.co.uk/consultations/llancaiachisaf>

Computer facilities are available to view this information online at Ystrad Mynach Library, High Street, Ystrad Mynach, CF82 7BB during the hours of:

Library Opening Hours	
Monday	9.30am to 1pm & 2pm to 5pm
Tuesday	9.30am to 1pm & 2pm to 6pm
Wednesday	9.30am to 1pm & 2pm to 5pm
Thursday	9.30am to 1pm
Friday	9.30am to 1pm & 2pm to 6pm
Saturday	9.30am to 1pm
Sunday & Bank Holidays	Closed

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 5PJ

Please respond by 9th January 2026.



Signed: Joe Ayoubkhani for Highlight Planning Ltd on behalf of Mr Price
12th December 2025

Codi estyniad unllawr cefn ac ochr i ffermdy presennol i gynnwys newidiadau mewnol. Newid defnydd dwy ysgubor amaethyddol bresennol i ddefnydd preswyl, ynghyd â mynediad, parcio, draenio, tirlunio, dargyfeirio llwybr cyhoeddus a gwaith cysylltiedig

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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 Llancaiach Isaf Farm Gelligaer Road Nelson Treharris CF46 6EP

Rwyf yn hysbysu bod Mr Price

yn bwriadu gwneud cais am Codi estyniad unllawr cefn ac ochr i ffermdy presennol i gynnwys newidiadau mewnol. Newid defnydd dwy ysgubor amaethyddol bresennol i ddefnydd preswyl, ynghyd â mynediad, parcio, draenio, tirlunio, dargyfeirio llwybr cyhoeddus a gwaith cysylltiedig

Gellwch archwilio copïau o'r canlynol:

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

yn

<https://highlightplanning.co.uk/consultations/llancaiachisaf>

Gellwch weld yr wybodaeth hon yn Ystrad Mynach Library, High Street, Ystrad Mynach. CF82 7BB

rhwng yr oriau:

Oriau Agor	
Dydd Llun	9.30am to 1pm & 2pm to 5pm
Dydd Mawrth	9.30am to 1pm & 2pm to 6pm
Dydd Mercher	9.30am to 1pm & 2pm to 5pm
Dydd Iau	9.30am to 1pm
Dydd Gwener	9.30am to 1pm & 2pm to 6pm
Dydd Sadwrn	9.30am to 1pm
Dydd Sul & Wyliau Banc	Ar gau

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 5PJ

erbyn 9 Ionawr 2026



Joe Ayoubkhani am Highlight Planning Ltd
drosoch Mr Price
12 Rhagfyr 2025