

**Town and Country Planning (Development Management Procedure) (Wales) Order 2012:
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D**

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Land off Pencoed Avenue, Cefn Fforest, Caerphilly.

I give notice that Hopgrove Construction Ltd is intending to apply for full planning permission for residential development, alterations to the existing estate road to facilitate access, parking, landscaping, public open space, drainage and associated works.

Scan to view the consultation webpage:



You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at:

www.highlightplanning.co.uk/consultations/central-avenue

and computer facilities are available to view this information online at:

Blackwood Library, 192 High Street,
Blackwood, NP12 1AJ

Opening Hours: Monday, Wednesday and Thursday 09:30–13:00 and 14:00–17:00; Tuesday and Friday 09:30–13:00 and 14:00–18:00; Saturday 09:30–16:00.

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 Monday 9 November 2026.

Signed: Joe Ayoubkhani for Highlight Planning Ltd on behalf of Hopgrove Construction Ltd

Date: 9 October 2026

**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 ar dir oddi ar Pencoed Avenue, Cefn Fforest, Caerffili.

Rwy'n hysbysu bod Hopgrove Construction Ltd yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer datblygiad preswyl, addasiadau i'r ffordd ystad bresennol er mwyn hwyluso mynediad, parcio, tirlunio, manau agored cyhoeddus, draenio a gwaith cysylltiedig.

Sganiwch i weld y dudalen ymgynghori:



Gallwch weld copïau o'r canlynol:

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

ar-lein yn:

www.highlightplanning.co.uk/consultations/central-avenue

ac mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn:

Llyfrgell Coed Duon, 192 Stryd Fawr, Coed Duon, NP12 1AJ

Oriau Agor: Dydd Llun, Dydd Mercher a Dydd Iau 09:30–13:00 a 14:00–17:00; Dydd Mawrth a Dydd Gwener 09:30–13:00 a 14:00–18:00; Dydd Sadwrn 09:30–16:00.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu atom yn:

joe@highlightplanning.co.uk

Highlight Planning, 15 Neptune Court, Vanguard Way, Caerdydd, CF24 5PJ

Erbyn dydd Llun 9 Tachwedd 2026.

Llofnod: Joe Ayoubkhani ar ran Highlight Planning Ltd, ar ran Hopgrove Construction Ltd

Dyddiad: 9 Hydref 2026