

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 Former Principality House, Western Valley Road, Rogerstone, Newport, NP10 9DS

I give notice that GHR Developments Ltd is intending to apply for planning permission for the demolition of the existing building and redevelopment to provide residential development with associated access, parking, landscaping and works.



You may inspect copies of:

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

online at:

www.highlightplanning.co.uk/consultations/principality-house

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

Rogerstone Library, Tregwylm Road
Newport, NP10 9EL

Opening Hours: Monday 9:00–13:00 and 14:00–19:00; Tuesday, Thursday and Friday 9:00–13:00 and 14:00–18:00; Saturday 9:00–13:00.

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 4th November 2026.

A handwritten signature in blue ink, appearing to read 'J. AG' followed by a stylized flourish.

Signed: Joe Ayoubkhani for Highlight Planning Ltd on behalf of GHR Developments Ltd
7th 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 yn Cyn Principality House, Western Valley Road, Tŷ-du, Casnewydd, NP10 9DS

Rwy'n hysbysu bod GHR Developments Ltd yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer dymchwel yr adeilad presennol ac ailddatblygu i ddarparu datblygiad preswyl, ynghyd â mynediad, parcio, tirlunio a gwaith cysylltiedig.



Gallwch weld copïau o'r canlynol:

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

ar-lein yn:

www.highlightplanning.co.uk/consultations/principality-house

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

Llyfrgell Tŷ-du, Heol Tregwilym Casnewydd, NP10 9EL

Oriau Agor: Dydd Llun 09:00-13:00 a 14:00-19:00; Dydd Mawrth, Dydd Iau a Dydd Gwener 09:00-13:00 a 14:00-18:00; Dydd Sadwrn 09:00-13:00.

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

 joe@highlightplanning.co.uk

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

Erbyn: 4 Tachwedd 2026



Llofnod: Joe Ayoubkhani am Highlight Planning Ltd dros GHR Developments Ltd

Dyddiad: 7 Hydref 2026