

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 adjacent to Virginia Park Youth Centre, Caerphilly

I give notice that GHR Developments Ltd is intending to apply for planning permission for the Construction of a mixed-use Local Centre comprising commercial floorspace (flexible A1/A2/A3/D1 use) at ground-floor level and 18 social rented affordable apartments above, together with vehicular and pedestrian access, parking, cycle and refuse storage, servicing, landscaping, green infrastructure, drainage and associated works.

You may inspect copies of:

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

online at:

www.highlightplanning.co.uk/consultations/vplocalcentre

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

Caerphilly Library, 2 The Twyn
Caerphilly, CF83 1JL

Opening Hours: Monday, Tuesday and Friday 9:30-13:00 and 14:00-17:00; Wednesday and Thursday 9:30-13:00 and 14:00-18:00; Saturday 9:30-16:00. Closed on Sunday and bank holidays.

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 7th September 2026.



Signed: Joe Ayoubkhani for Highlight Planning Ltd on behalf of GHR Developments Ltd
3rd August 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 ger Canolfan Ieuencid Virginia Park, Caerffili

Rwyfyn hysbysu bod GHR Developments Ltd yn bwriadu gwneud cais am ganiatâd cynllunio i: Adeiladu Canolfan Leol at ddefnydd cymysg yn cynnwys gofod llawr masnachol (defnydd hyblyg A1/A2/A3/D1) ar lefel y llawr gwaelod ac 18 fflat fforddiadwy ar rent cymdeithasol uwchben, ynghyd â mynediad i gerbydau a cherddwyr, parcio, cyfleusterau storio ar gyfer beiciau a sbwriel, trefniadau gwasanaethu, tirlunio, seilwaith gwyrdd, draenio a gweithiau cysylltiedig.

Gellwch archwilio copïau o'r canlynol:

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

ar-lein yn:

www.highlightplanning.co.uk/consultations/vplocalcentre

ac mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon ar lein yn:

Llyfrgell Caerffili, 2 The Twyn, Caerffili, CF83 1JL

Oriau Agor: Dydd Llun, Dydd Mawrth a Dydd Gwener 9:30-13:00 a 14:00-17:00; Dydd Mercher a Dydd Iau 9:30-13:00 a 14:00-18:00; Dydd Sadwrn 9:30-16:00. Ar gau ar Dydd Sul ac yn wyliau banc.

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, CF24 5PJ

Erbyn: 7 Medi 2026



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

Dyddiad: 3 Awst 2026