

Tŷ Penallta,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7PG

Penallta House,
Tredomen Park,
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Cyfarwyddwr Corfforaethol - Economi a'r Amgylchedd
Corporate Director - Economy and Environment

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Llanbradach & Pwllypant Community
Council
Ceri Mortimer - Clerk
38 Nant Fawr Road
Cyncoed
Cardiff
CF23 6JR

**Head of
Regeneration and
Planning**

**Pennaeth Adfywio a
Chynllunio**

Your Ref/Eich

Cyf:

Our Ref/Ein Cyf:

24/0006/REF

23/0540/FULL

(application ref)

Contact/Cysylltwc

Chantalle Lamnea

Telephone/Ffon:

01443 864426

E Mail/E Bost:

planning@caerphilly.gov.uk

Date/Dyddiad:

5 March 2024

Dear Consultee

TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78

LOCATION: 1 Station Road, Llanbradach, Caerphilly.

PROPOSED DEVELOPMENT: Convert property into four flats with single storey rear extension

APPELLANT(S): Mr S Kardar

PLANNING APPEAL REFERENCE: CAS-03096-C3Y5V8

START DATE: 4 March 2024

I am writing to let you know that an appeal has been made to Planning and Environment Decisions Wales (PEDW) in respect of the above development and follows the Council's refusal of planning consent.

The appeal is to be determined on the basis of **Written Representations** and a site visit by an Inspector appointed by Welsh Government.

Copies of any comments made following the original application for planning permission will be sent to PEDW and to the Appellant, and will be taken into account by the Inspector in determining the appeal.

Should you wish to withdraw or modify your earlier comments, or make any additional comments, you should email PEDW.casework@gov.wales or submit them, in writing, to Planning and Environment Decisions Wales, 2nd Floor West, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ within 4 weeks of the starting date quoting the Appeal Reference. If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.

Tim Caerffili
Yn Well gyda'n Gilydd
Team Caerphilly
Better Together

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PEDW will publish appeal documentation, including copies of representations received, on the Planning Casework Service portal. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact PEDW.

The Inspector's decision letter and other appeal documents can be inspected on the Planning Casework Service portal at <https://planningcasework.service.gov.wales/aspx>. If you want to receive a copy of the appeal decision, you should contact PEDW to request one.

A Guide to Engaging with Planning and Environment Decisions Wales is available at:
<https://gov.wales/planning-appeals-guidance-engaging-planning-and-environment-decisions-wales>.

Yours faithfully

HEAD OF REGENERATION AND PLANNING