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

**Planning Services  
Manager**

**Rheolwr Gwasanaethau  
Cynllunio**

Our Ref/Ein Cyf:

26/0015/REF  
25/0099/OUT (application  
ref)

Contact/Cysylltwch â:

Lorna Berrow

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planning@caerphilly.gov.uk

Date/Dyddiad:

31 March 2026

Dear Consultee

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78**

**LOCATION:** Land At Grid Ref 314944 190088, School Street East UI, Llanbradach.

**PROPOSED DEVELOPMENT:** Erect new dwelling with all matters reserved

**APPELLANT(S):** Mr P Kidley

**PLANNING APPEAL REFERENCE:** CAS-04797-F6K8C8

**START DATE:** 30 March 2026

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](mailto:PEDW.casework@gov.wales) or submit them, in writing, to Planning and Environment Decisions Wales, 2<sup>nd</sup> 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.

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>. 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

A handwritten signature in black ink, appearing to read 'A. Thomas', is written over the typed name.

PLANNING SERVICES MANAGER