

**Date:** 4<sup>th</sup> March 2022  
**Our Ref:** 21.8044/PAC

Pentyrch Community Council  
Email: [clerk@pentyrch.cc](mailto:clerk@pentyrch.cc)  
The Police Station  
1 Penuel Road,  
Cardiff,  
CF15 9LJ.

Third Floor, Park House  
Greyfriars Road  
Cardiff  
CF10 3AF

T 029 2073 6747  
F 029 2073 6631

Dear Sir / Madam,

**Planning (Wales) Act 2015 – Pre-Application Consultation  
Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)**

**Land Adjacent Llantrisant Road (A4119), J33 of the M4, Capel Llanilltern, Cardiff, CF5 6HF**

Our clients, Persimmon Homes (East Wales) Ltd, are proposing to submit a full planning application for residential development of circa 183 dwellings, new access from Llantrisant Road, green infrastructure, and associated infrastructure at Land adj. Llantrisant Road, J33 of M4, Capel Llanilltern, Cardiff.

In accordance with the Planning (Wales) Act 2015 and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the draft application documents are available to view via the web link below for a period of 28 days:

<https://www.boyerplanning.co.uk/public-consultation/j33-m4-cardiff>

You are able to review the application in full and we welcome your comments before the application is submitted. Commenting on the application at this stage does not prejudice your ability to make further comments via the statutory consultation period undertaken by Cardiff Council once the application has been submitted.

Please provide your comments in writing by 1<sup>st</sup> April 2022 either by email to:

[J33Cardiff@boyerplanning.co.uk](mailto:J33Cardiff@boyerplanning.co.uk); or by post to:

Boyer  
Third Floor  
Park House  
Greyfriars Road  
Cardiff  
CF10 3AF



**Dyddiad:** 4ydd o Fawrth 2022

Annwyl Preswlydd,

**Deddf Cynllunio (Cymru) 2015 - Ymgynghoriad Cyn Ymgeisio  
Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i  
diwygiwyd)**

**Tir gerllaw Heol Llantrisant (A4119), Cyffordd 33 yr M4, Capel Llanilltern, Caerdydd, CF5 6HF**

Mae ein cleientiaid, Persimmon Homes (East Wales) Ltd, yn cynnig cyflwyno cais cynllunio llawn ar gyfer datblygiad o tua 183 o anheddau, mynediad newydd o Heol Llantrisant, seilwaith gwyrdd, a seilwaith cysylltiedig ar dir gerllaw Heol Llantrisant, Cyffordd 33 yr M4, Capel Llanilltern, Caerdydd.

Yn unol â Deddf Cynllunio (Cymru) 2015 a Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (fel y'i diwygiwyd), mae'r dogfennau cais drafft ar gael i'w gweld trwy'r ddolen wefan isod am gyfnod o 28 diwrnod:

<https://www.boyerplanning.co.uk/public-consultation/j33-m4-cardiff>

Gallwch adolygu y cais yn llawn trwy'r wefan ac rydym yn croesawu eich sylwadau cyn i'r cais gael ei gyflwyno. Nid yw rhoi sylwadau ar y cais ar hyn o bryd yn niweidio'ch gallu i wneud sylwadau pellach trwy'r cyfnod ymgynghori statudol a gynhaliwyd gan Gyngor Caerdydd ar ôl i'r cais gael ei gyflwyno.

Gallwch rhoi eich sylwadau yn ysgrifenedig erbyn Ebrill 1af, 2022 naill ai trwy e-bost i:

[J33Cardiff@boyerplanning.co.uk](mailto:J33Cardiff@boyerplanning.co.uk); neu trwy'r post i:

Boyer  
Trydydd Llawr  
Tŷ'r Parc  
Ffordd Greyfriars  
Caerdydd  
CF10 3AF

Yours sincerely/ Yr eiddoch yn gywir,

**Katherine Dowdall**  
**Principal Planner/** prif gynllunydd

**Tel/ Ffôn: 07594511255**

**Email/ E-bost:** [J33Cardiff@boyerplanning.co.uk](mailto:J33Cardiff@boyerplanning.co.uk)

**Boyer**