

Cyngor Tref Kinnel Bay & Towyn Town
Council
FAO Dylan Thomas
Community Resource Centre
The Square
Foryd Road
Kinnel Bay
Conwy
LL18 5BT

Gofynnwch am / Please ask for: **Ian Gibbons**

 **01492575703**



 **ian.gibbons@conwy.gov.uk**

Ein Cyf / Our Ref: **0/53466**

Eich Cyf / Your Ref:

Dyddiad / Date: **19/06/2026**

Deddf Cynllunio Gwlad a Thref 1990

Hysbysiad o Gais o dan Adran 191 am Dystysgrif Cyfreithlondeb

Defnydd neu Ddatblygiad sy'n Bodoli

Cais Rhif: 0/53466
Derbyniwyd: 09/06/2026
Datblygiad: Tystysgrif cyfreithlondeb ar gyfer defnydd presennol y tir ar gyfer B8 (Storio a Dosbarthu) a Sui Generis (Storio Carafanau)
Safle / Lleoliad: Land South of Gwellyn Avenue
Gwellyn Avenue
Kinnel Bay
Rhyl
LL18 5HR
Dwyrain: 299279
Ymgeisydd: Mr Sam De Gregory
Gogledd: 378918

Annwyl Syr/Fadam

Rydym wedi derbyn cais am Dystysgrif Cyfreithlondeb Defnydd Neu Ddatblygiad Sy'n Bodoli fel y disgrifir uchod.

Gallwch archwilio'r ffurflen gais a'r wybodaeth ategol ar-lein ar:

<http://www.conwy.gov.uk/poryddcynllunio>

Byddwn yn falch o dderbyn unrhyw wybodaeth a fyddai'n ein cynorthwyo i ganfod a yw'r datblygiad a gyflawnwyd wedi bod yn gyfreithlon dros amser. Sylwch nad yw'r ymgynghoriad hwn yn gofyn i chi am rinweddau'r datblygiad, h.y. p'un a ydych yn gwrthwynebu neu'n cynnig cefnogaeth. Yr unig beth y gallwn ei ystyried mewn ceisiadau fel hyn yw'r dystiolaeth sy'n berthnasol i gyfreithlondeb posibl y datblygiad a grynhowyd dros amser.

Os hoffwch drafod y cais hwn gyda Swyddog Cynllunio, ffoniwch Ian Gibbons ar 01492575703.

Mae'n rhaid i mi dynnu'ch sylw at y ffaith y bydd unrhyw ymateb a roddwch yn cael ei drin fel tystiolaeth bosibl a fydd yn sail i'n penderfyniad ffurfiol. Sylwch ei bod yn drosedd o dan adran 194 o Ddeddf Cynllunio Gwlad a Thref 1990 i wneud datganiadau anwir neu gamarweiniol er mwyn ceisio sicrhau bod penderfyniad penodol yn cael ei wneud ynglŷn â chais. Y gosb am

drosedd felly ar gollfarn ddiannod yw dirwy heb fod yn uwch na'r uchafswm statudol neu, ar gollfarn trwy ddiad, carchar am gyfnod heb fod yn fwy na dwy flynedd, neu ddirwy, neu'r ddau.

Os oes gennych unrhyw sylwadau i'w cyflwyno, gwnewch hynny'n ysgrifenedig trwy ddefnyddio'r cyfeiriad e-bost canlynol; cynllunioplanning@conwy.gov.uk neu ataf fi i'r cyfeiriad post uchod, gan ddyfynnu rhif y cais bob amser, erbyn **10/07/2026** fan bellaf, neu mae'n bosibl nad fydd y sylwadau'n cael eu hystyried cyn i'r cais gael ei benderfynu. Os na fyddaf wedi clywed gennych erbyn y dyddiad hwn, byddaf yn cymryd yn ganiataol nad oes gennych unrhyw sylwadau i'w cyflwyno.

Yn unol â'r gyfraith, mae'n ofynnol i unrhyw sylwadau a dderbynnir ynglŷn â chais gael eu gwneud yn ddogfennau cyhoeddus. Mae hyn yn golygu y gallai'r sylwadau gael eu darllen gan aelodau'r cyhoedd, yr ymgeisydd a gellir eu gweld ar-lein.

Town and Country Planning Act 1990

Notice of Application under Section 191 for a Certificate of Lawfulness for Existing Use or Development

Application No.:	0/53466		
Received:	09/06/2026		
Development:	Certificate of lawfulness for an existing use of the land for B8 (Storage and Distribution) and Sui Generis (Caravan Storage)		
Site / Location:	Land South of Gwellyn Avenue Gwellyn Avenue Kinmel Bay Rhyl LL18 5HR		
Easting:	299279	Northing:	378918
Applicant:	Mr Sam De Gregory		

Dear Sir/Madam

We have received an application for a Certificate of Lawfulness of existing use or development as described above.

You can inspect the application form and supporting information online at:

<http://www.conwy.gov.uk/planningexplorer>

I would be pleased to receive any information that would assist in ascertaining whether the development carried out is lawful through the passage of time. Please note that this consultation is not asking you about the merits of the development, i.e. whether you object or offer support. The only consideration we can give in such applications is with regards to evidence which has relevance to the possible lawfulness of the development accrued through the passage of time.

If you wish to discuss this application with a Planning Officer, please ring Ian Gibbons on 01492575703.

I must draw your attention to the fact that any response you give will be treated as potential evidence informing our formal decision. Please note that it is an offence under s.194 of the Town and Country Planning Act 1990 to make false or misleading statements for the purpose of procuring a particular decision on an application. The penalty for such an offence on summary conviction is a fine not exceeding the statutory maximum or on conviction on indictment to imprisonment for a term not exceeding two years, or a fine, or both.

If you have any observations to make then please do so in writing by using the following email address: cynllunioplanning@conwy.gov.uk or to me at the above postal address, quoting the application number at all times, not later than **10/07/2026** otherwise comments may not be

considered before the application is determined. If I do not hear from you by this date I will assume that you do not have any observations to make.

The law requires that any comments received regarding an application become public documents. This means that such comments may be seen by members of the public, the applicant and can be viewed online.

Yn gywir / Yours faithfully

Paula Jones

Rheolwr Rheoli Datblygu ac Adeiladu / Development and Building Control Manager