

PRIFFYRDD, CYMRU

LLC25-87

DEDDF CYNLLUNIO GWLAD A THREF 1990

GORCHYMYN CAU PRIFFYRDD
(ROSE COTTAGE, BRYN Y GARREG, SIR Y
FFLINT, CH6 5QU) 2025

Gwnaed 10 Rhagfyr 2025

Yn dod i rym 19 Rhagfyr 2025

Mae Gweinidogion Cymru, drwy arfer eu pwerau o dan adran 247 o Ddeddf Cynllunio Gwlad a Thref 1990(1), yn gwneud y Gorchymyn hwn.

Enwi a Chychwyn

1. Enw'r Gorchymyn hwn yw Gorchymyn Cau Priffyrdd (Rose Cottage, Bryn y Garreg, Sir y Fflint, CH6 5QU) 202- a daw i rym ar 19 Rhagfyr 2025.

Dehongli

2. Yn y Gorchymyn hwn—

ystyr “y Cyngor” (“*the Council*”) yw Cyngor Sir y Fflint;

ystyr “y datblygwr” (“*the developer*”) yw'r person sy'n gwneud y datblygiad y mae'r caniatâd cynllunio wedi ei roi ar ei gyfer;

ystyr “Deddf 1990” (“*the 1990 Act*”) yw Deddf Cynllunio Gwlad a Thref 1990;

ystyr “y plan a adnewwyd” (“*the deposited plan*”) yw'r plan o'r enw “Gorchymyn Cau Priffyrdd (Rose Cottage, Bryn y Garreg, Sir y Fflint CH6 5QU) 2025” o dan y cyfeirnod qA2342045 sy'n dod gyda'r Gorchymyn hwn.

Cau Priffyrdd

3. Yn ddarostyngedig i erthyglau 4 a 5 o'r Gorchymyn hwn, mae Gweinidogion Cymru yn awdurdodi cau'r darn o briffordd a ddisgrifir yn Atodlen 1 i'r Gorchymyn hwn ac a ddangosir â llinellau sebra ar y plan a adnewwyd. Mae Gweinidogion Cymru wedi eu bodloni bod angen cau'r briffordd er mwyn gwneud y datblygiad yn unol â'r caniatâd cynllunio a roddwyd o dan Ran 3 o Ddeddf 1990

(1) 1990 p. 8; diwygiwyd adran 247 gan adran 20(4) o Ddeddf Llywodraeth Leol (Cymru) 1994 (p. 19) a pharagraff 24 o Atodlen 6 iddi. Yn rhinwedd O.S. 1999/672, ac adran 162 o Ddeddf Llywodraeth Cymru 2006 (p. 32), a pharagraff 30 o Atodlen 11 iddi, mae'r swyddogaethau hyn yn arferadwy bellach gan Weinidogion Cymru o ran Cymru.

HIGHWAYS, WALES

WG25-87

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS
(ROSE COTTAGE BRYN Y GARREG,
FLINTSHIRE, CH6 5QU) ORDER 2025

Made 10 December 2025

Coming into force 19 December 2025

The Welsh Ministers, in exercise of their powers under section 247 of the Town and Country Planning Act 1990(1), make this Order.

Title and Commencement

1. The title of this Order is the Stopping Up of Highways (Rose Cottage Bryn y Garreg, Flintshire CH6 5QU) Order 202- and it comes into force on 19 December 2025.

Interpretation

2. In this Order—

“the Council” (“*y Cyngor*”) means Flintshire County Council;

“the deposited plan” (“*y plan a adnewwyd*”) means the plan entitled “The Stopping Up of Highways (Rose Cottage Bryn y Garreg, Flintshire CH6 5QU) Order 2025” with reference qA2342045 which accompanies this Order;

“the developer” (“*y datblygwr*”) means the person carrying out the development for which the planning permission has been granted;

“the 1990 Act” (“*Deddf 1990*”) means the Town and Country Planning Act 1990.

Stopping Up

3. Subject to articles 4 and 5 of this Order, the Welsh Ministers authorise the stopping up of the length of highway described in Schedule 1 to this Order and shown by zebra hatching on the deposited plan. The Welsh Ministers are satisfied that the stopping up is necessary to enable development in accordance with planning permission granted under Part 3 of the 1990 Act by the Council on 5 June 2025

(1) 1990 c. 8; section 247 was amended by section 20(4) of, and paragraph 24 of Schedule 6 to, the Local Government (Wales) Act 1994 (c. 19). By virtue of S.I. 1999/672, and section 162 of, and paragraph 30 of Schedule 11 to, the Government of Wales Act 2006 (c. 32), these functions are now exercisable by the Welsh Ministers in relation to Wales.

gan y Cyngor ar 5 Mehefin 2025 o dan y cyfeirnod FUL/000158/25 a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn.

Y Darpariaethau sy'n Angenrheidiol neu'n Hwylus cyn Cau Priffyrdd

4. Ni chaniateir cau'r darnau o briffordd a ddisgrifir yn Atodlen 1 i'r Gorchymyn hwn—

- (a) hyd nes y bydd y datblygwr wedi darparu, er boddhad rhesymol y Cyngor, blaniau sy'n dangos sut y mae'r darnau o briffordd i'w cau,
- (b) hyd nes y bydd y datblygiad a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn wedi ei ddechrau a bod y datblygwr wedi hysbysu'r Cyngor yn ysgrifenedig ei bod yn angenrheidiol cau'r darnau o briffordd er mwyn i'r datblygiad fynd rhagddo, ac
- (c) hyd nes y bydd y Cyngor wedi ysgrifennu at y datblygwr i gadarnhau bod paragraffau (a) a (b) wedi eu bodloni.

Ymgymrwyr Statudol a Darparwyr

5. Pan fo gan ymgymrwyr statudol unrhyw gyfarpar o dan y briffordd, ynddi, arni, drosti, ar ei hyd neu ar ei thraws yn union cyn cau'r darn o briffordd, bydd gan yr ymgymrwyr yr un hawliau mewn cysylltiad â'r cyfarpar ag a oedd ganddynt cyn cau'r briffordd.

Llofnodwyd ar ran Ysgrifennydd y Cabinet dros Drafnidiaeth a Gogledd Cymru, un o Weinidogion Cymru.

Dyddiedig 10 Rhagfyr 2025

Nicci Hunter
Arweinydd y Tîm Busnes
Llywodraeth Cymru

reference FUL/000158/25 and described in Schedule 2 to this Order.

Provisions Necessary or Expedient before Stopping Up

4. The lengths of highway described in Schedule 1 to this Order must not be stopped up until—

- (a) the developer has provided, to the reasonable satisfaction of the Council, plans showing how the lengths of highway are to be stopped up,
- (b) the development described in Schedule 2 to this Order has commenced and the developer has informed the Council in writing of the necessity to stop up the lengths of highway to allow the development to proceed, and
- (c) the Council has confirmed in writing to the developer that paragraphs (a) and (b) are satisfied.

Statutory Undertakers and Providers

5. Where immediately before the length of highway is stopped up, there is under, in, on, over, along or across the highway any apparatus of statutory undertakers then the undertakers continue to have the same rights in respect of the apparatus as they had before the stopping up.

Signed on behalf of the Cabinet Secretary for Transport and North Wales, one of the Welsh Ministers.

Dated 10 December 2025

Nicci Hunter
Business Team Leader
Welsh Government

ATODLEN 1

Y darn o briffordd sydd i'w gau

Darn petryalog ei siâp o briffordd ar ochr ogleddol yr eiddo o'r enw Rose Cottage, Bryn y Garreg, Sir y Fflint CH6 5QU, sy'n 14 o fetrau ac yn 1.25 metr, a ddangosir â llinellau sebra ar y plan a adneuwyd.

ATODLEN 2

Y Datblygiad

Estyniad 2 lawr ag addasiadau mewnol yn Rose Cottage Bryn y Garreg, Sir y Fflint CH6 5QU.

SCHEDULE 1

Length of highway to be stopped up

A rectangular shaped length of highway on the northern side of the property known as Rose Cottage Bryn y Garreg, Flintshire CH6 5QU, with a length of 14 metres, and a width of 1.25 metres, as shown by zebra hatching on the deposited plan.

SCHEDULE 2

The Development

2 storey extension with internal alterations at Rose Cottage Bryn y Garreg, Flintshire CH6 5QU.