IS-DDEDDFWRIAETH CYMRU

PRIFFYRDD, CYMRU

NOSC 2026 Rhif *

DEDDF CYNLLUNIO GWLAD A THREF 1990

GORCHYMYN CAU PRIFFYRDD (CARTREF PRESWYL TŶ GWYN, TY GWYN WAY, FAIRWATER, CWMBRÂN NP44 4TX) 202-

Gwnaed *********** 202-*

Yn dod i rym *********** 202-*

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 (Cartref Preswyl Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX) 202- a daw i rym ar ***** 202-.

Dehongli

2. Yn y Gorchymyn hwn—

ystyr "y Cyngor" ("*the Council*") yw Cyngor Bwrdeistref Sirol Torfaen;

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 adneuwyd" ("*the deposited plan*") yw'r plan sy'n dwyn yr enw "Gorchymyn Cau Priffyrdd (Cartref Preswyl Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX) 202-" o dan y cyfeirnod qA2336710 sy'n dod gyda'r Gorchymyn hwn.

(**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.

WELSH SUBORDINATE LEGISLATION

HIGHWAYS, WALES

NWSI 2026 No. *

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (TŶ GWYN RESIDENTIAL HOME, TY GWYN WAY, FAIRWATER, CWMBRÂN NP44 4TX) ORDER 202-

Made *********** 202-*

Coming into force *********** 202-*

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 (Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX) Order 202- and it comes into force on ****** 202-.

Interpretation

2. In this Order—

"the Council" ("*y Cyngor*") means Torfaen County Borough Council;

"the deposited plan" ("*y plan a adneuwyd*") means the plan entitled "The Stopping Up of Highways (Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX) Order 202-" with reference qA2336710 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.

(**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.

Cau Priffordd

3. Yn ddarostyngedig i erthyglau 4 i 7 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 adneuwyd. 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 gan y Cyngor ar 21 Chwefror 2025 o dan y cyfeirnod 23/P/0679/FUL ac a ddisgrifir yn Atodlen 4 i'r Gorchymyn hwn.

Priffordd Newydd

4. Rhaid creu, er boddhad rhesymol y Cyngor, y darnau newydd o briffordd a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn ac a ddangosir â dotwaith ar y plan a adneuwyd, sydd, at ddibenion Deddf Priffyrdd 1980(**1**), i fod yn briffordd i'w chynnal ar draul y pwrs cyhoeddus. Y Cyngor fydd yr awdurdod priffyrdd sy'n gyfrifol amdani.

Priffordd y Gwneir Gwelliannau Iddi

5. Rhaid gwneud gwelliannau, er boddhad rhesymol y Cyngor, i'r darn o briffordd a ddisgrifir yn Atodlen 3 i'r Gorchymyn hwn, sydd, at ddibenion Deddf Priffyrdd 1980, yn briffordd i'w chynnal ar draul y pwrs cyhoeddus. Y Cyngor fydd yr awdurdod priffyrdd sy'n gyfrifol amdani.

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

6. Ni chaniateir cau'r darn 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 darn o briffordd i'w gau;

(b) hyd nes y bydd y datblygwr wedi darparu'r darnau newydd o briffordd a ddisgrifir yn Atodlen 2 i'r Gorchymyn hwn er boddhad rhesymol y Cyngor;

(c) hyd nes y bydd y datblygwr wedi gwella'r darn o briffordd a ddisgrifir yn Atodlen 3 i'r Gorchymyn hwn er boddhad rhesymol y Cyngor;

(d) hyd nes y bydd y datblygiad a ddisgrifir yn Atodlen 4 i'r Gorchymyn hwn wedi ei ddechrau a bod y datblygwr wedi hysbysu'r Cyngor yn ysgrifenedig ei bod yn angenrheidiol cau'r darn o briffordd er mwyn i'r datblygiad fynd rhagddo; ac

(**1**) 1980 p. 66.

Stopping Up

3. Subject to articles 4 to 7 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 to be carried out in accordance with planning permission granted under Part 3 of the 1990 Act by the Council on 21 February 2025 with reference 23/P/0679/FUL and described in Schedule 4 to this Order.

New Highway

4. There will be created, to the reasonable satisfaction of the Council, the new lengths of highway described in Schedule 2 to this Order and shown by stipple on the deposited plan, which are to be highway maintainable at the public expense for the purposes of the Highways Act 1980(**1**) and the Council is to be the highway authority responsible for them.

Improved Highway

5. There must be improvements made, to the reasonable satisfaction of the Council, to the length of highway described in Schedule 3 to this Order, which is highway maintainable at the public expense for the purposes of the Highways Act 1980 and the Council is to be the highway authority responsible for it.

Provisions Necessary or Expedient before Stopping Up

6. The length 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 length of highway is to be stopped up;

(b) the developer has provided the new lengths of highway described in Schedule 2 to this Order to the reasonable satisfaction of the Council;

(c) the developer has improved the length of highway described in Schedule 3 to this Order to the reasonable satisfaction of the Council;

(d) the development described in Schedule 4 to this Order has commenced and the developer has informed the Council in writing of the necessity to stop up the length

(**1**) 1980 c. 66.

(e) hyd nes y bydd y Cyngor wedi ysgrifennu at y datblygwr i gadarnhau bod paragraffau (a), (b), (c) a (d) wedi eu bodloni.

Ymgymerwyr Statudol a Darparwyr

7. Pan fo gan ymgymerwyr statudol gyfarpar o dan y briffordd, ynddi, arni, drosti, ar ei hyd neu ar ei thraws yn union cyn dyddiad cau'r darn o briffordd a ddisgrifir yn Atodlen 1 i'r Gorchymyn hwn, bydd gan yr ymgymerwyr 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 ********** 2026

Nicci Hunter
Arweinydd y Tîm Busnes
Llywodraeth Cymru

ATODLEN 1
Y darn o briffordd sydd i'w gau

Darn afreolaidd ei siâp o briffordd ar y safle a elwid gynt yn Gartref Preswyl Tŷ Gwyn, ar Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, sydd ag arwynebedd o 31.3 o fetrau sgwâr ac sydd wedi ei farcio â llinellau sebra ar y plan a adneuwyd.

ATODLEN 2
Y priffyrdd newydd sydd i'w darparu

1. Darn petryalog ei siâp o briffordd ym mhen gogledd-ddwyreiniol y safle a elwid gynt yn Gartref Preswyl Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX,, sydd ag arwynebedd o 54.3 o fetrau sgwâr, sydd wedi ei farcio â dotwaith ac sydd wedi ei labelu'n "A" ar y plan a adneuwyd.

2. Darn afreolaidd ei siâp o briffordd sy'n gyfagos i ran gulaf y briffordd y bwriedir ei chau ar y safle a elwid gynt yn Gartref Preswyl Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, sydd â siâp crwn yn ei ben gogleddol, sydd wedyn yn ymestyn i gyfeiriad y de-ddwyrain i ffurfio siâp petryal yn y diwedd ar ei ochr ddeheuol. Cyfanswm ei arwynebedd yw 448.7 o fetrau sgwâr, ac mae wedi ei farcio â dotwaith ac wedi ei labelu'n "B" ar y plan a adneuwyd.

of highway to allow the development to proceed; and

the Council has confirmed in writing to the developer that paragraphs (a), (b), (c) and (d) are satisfied.

Statutory Undertakers and Providers

7. Where immediately before the date on which the length of highway described in Schedule 1 to this Order is stopped up, there is apparatus under, in, on, over, along or across the highway belonging to statutory undertakers, the undertakers shall 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 ********** 2026

Nicci Hunter
Business Team Leader
Welsh Government

SCHEDULE 1
Length of highway to be stopped up

An irregular shaped length of highway on the site previously known as Tŷ Gwyn Residential Home, located at Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, with an area of 31.3 square metres and marked with zebra hatching on the deposited plan.

SCHEDULE 2
New highways to be provided

1. A rectangular-shaped length of highway located at the north-east end of the site previously known as Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, with an area of 54.3 square metres, marked with stipple and labelled "A" on the deposited plan.

2. An irregular-shaped length of highway situated adjacent to the narrower part of the highway proposed to be stopped up in the site previously known as Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, with a rounded shape at its northern end, which then extends on a south-easterly direction to finally form a rectangular-shape at its southern side, with a total area of 448.7 square metres, marked with stipple and labelled "B" on the deposited plan.

ATODLEN 3
Y darn o briffordd sydd i'w wella

8.Darn siâp T o briffordd o fewn y safle a elwid gynt yn Gartref Preswyl Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX,, sydd â'i ran fyrraf yn ymestyn i gyfeiriad y gogledd-ddwyrain, a'i ran hiraf yn ymestyn i gyfeiriad y de-ddwyrain, sy'n cynnwys cerbytffordd 4.8 metr o led, sy'n cynnwys llwybr troed 1.8 metr o led a man troi o safon fabwysiadwy, ac sydd wedi ei farcio â chroeslinellau ar y plan a adneuwyd.

SCHEDULE 3
Length of highway to be improved

A T-shaped length of highway within the site formerly known as Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân NP44 4TX, with its shorter part stretching in a north-easterly direction, and its longest part stretching in a south-easterly direction, comprising of a 4.8 metre wide carriageway, incorporating a 1.8 metre wide footpath and an adoptable standard turning head, and marked with cross hatching on the deposited plan.

ATODLEN 4
Y Datblygiad

Dymchwel yr hen gartref preswyl yng Nghartref Cymorth Tŷ Gwyn, Ty Gwyn Way, Fairwater, Cwmbrân, NP44 4TX ac adeiladu 15 o unedau tai fforddiadwy a gwneud gwaith cysylltiedig.

SCHEDULE 4
The Development

Demolition of former residential home at Tŷ Gwyn Residential Home, Ty Gwyn Way, Fairwater, Cwmbrân, NP44 4TX and construction of 15 affordable housing units and associated works.