

Article 8(3A) or 23(5)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

NOTICE UNDER SECTION 62ZA(2) OR (4) OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO BE PROVIDED TO APPLICANT STATING THAT THE APPLICATION FOR PLANNING PERMISSION OR A CONSENT, AGREEMENT OR APPROVAL IS INVALID

Development at (a)	
Notice is hereby given that planning application (b)	
Received on (c)	
Is considered invalid for the following reasons (d)	
To validate the planning application the applicant should submit the following information to the planning authority (e)	

Appeals against notice of non-validation

Applicants for planning permission or a consent, agreement or approval required by any condition or limitation subject to which planning permission has been granted have a right of appeal against this notice to the Welsh Ministers under section 62ZB of the Town and Country Planning Act 1990 ('the Act'). **The time period within which the applicant must serve an appeal form and supporting documents on the Welsh Ministers is two weeks from the date of receipt of this notice.** The law governing the appeal process is set out in sections 62ZA to section 62ZD of the Act, article 24(C) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and the Town and Country Planning (Validation Appeals Procedure) (Wales) Regulations 2016. Appeal forms are obtainable from the Welsh Ministers at; <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/non-validation/appeals/?lang=en>

This notice has been issued in accordance with section 62ZA of the Act and article 8(3A) or 23(5) (delete as appropriate) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

SIGNED:..... DATE:.....

LOCAL PLANNING AUTHORITY.....

Notes

- (a) Insert address or describe the location of development and a description of the development
- (b) Insert the relevant planning application reference number
- (c) Insert the date that the application was received by the planning authority
- (d) If the application is for planning permission please insert the information required by section 62ZA(3) of the Act. If the application is for a consent, agreement or approval required by any condition or limitation subject to which planning permission has been granted please insert the information required by section 62ZA(5) of the Act.
- (e) Insert the information required for the application to be validated by the planning authority