



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

# DNS Pre-application Advice

## 3214873: Llantarnam Peaking Gas

05 December 2018

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**This advice should be read in conjunction with the Planning Inspectorate's procedural guidance on Developments of National Significance. Advice is provided on the basis of the information submitted to the Planning Inspectorate on 31 October 2018. The advice is not binding and does not prejudice any recommendation made by an Inspector or any decision made by the Welsh Ministers in relation to a development of this nature on this site.**

## 1. Engagement & Consultation Expectations

The requirement for statutory pre-application consultation arises from Section 61Z of the Town & Country Planning Act 1990 (as amended), which was inserted by the [Planning Wales Act 2015](#) (see Part 4). Our [Guidance](#) provides an explanation regarding Pre-App Consultation in paragraphs 2.8 to 2.13. The table under 2.9 illustrates the requirements as to 'Community Consultees', lists the 'Specialist Consultees' which are defined [in the Order](#) (referring to the Order should help you identify which, if any, are relevant in this case).

As our Guidance states, we encourage developers to go above and beyond the statutory minimum. However, the Inspectorate also recognises that the consultation measures should be proportionate to the type and scale of the scheme and the level of public interest / affected parties.

## 2. Scope of Application

The statutory requirements are set out on Article 12 of the [Developments of National Significance \(Procedure\) \(Wales\) Order 2016](#).

Along with the statutory requirements, it is the applicant's stated intention to provide:

- Noise Impact Assessment
- Air Quality Assessments
- Highways Statement
- Phase 1 Ecology Survey
- Planning Statement

Based on the information provided, including the pre-application response you received from the LPA, I do not recommend or suggest any other technical supporting documents at this stage. I recommend that you adhere to the standards highlighted by the LPA, and address their concerns in your submission.

### Planning Statement

The applicant should provide a statement as to the planning history of the site, and why you consider the development is acceptable in planning policy terms. The LPA have highlighted that the loss of this employment land would be contrary to their LDP; it is for the applicant to address this in the submission. You may wish to cross-refer to the relevant section in your DAS. You may also want to consider expressing how you consider that granting permission for this proposal would comply with the Well-being Goals set out in the [Well-being of Future Generations \(Wales\) Act 2015](#). Planning Policy Wales has now been updated to [edition 10](#). You are advised to address this in your application.