

NOTES AND AN EXPLANATION OF THE PLANNING PROCESS FOR PARC DYFFRYN

Following early engagement with the Vale of Glamorgan County Council and Community Councils and other groups, CENIN submitted a scoping request to the Welsh Government to request the scope of the Environmental Impact Assessment (EIA), as defined by the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

CENIN formally gave notification to the Welsh Ministers of its intention to make an application for Developments of National Significance known as a “DNS process “under section 62D of the Town and Country Planning Act.

CENIN has undertaken an Environmental Impact Assessment (EIA) and Habitats Regulations Assessment (HRA).

The Planning Inspectorate published a Notice of acceptance which sets out a 12-month deadline for CENIN to carry out further statutory consultation and formally submit the application to the Planning Inspectorate.

Statutory Pre-application Consultation

It is a requirement of the DNS process that CENIN must consult on their plans for a period of 42 days. This is to provide technical and community stakeholders, and local people, a further opportunity to provide feedback on the project and the assessments produced in support of our plans.

In support of this consultation, CENIN will write formally to specific community consultees, including representatives from the Vale of Glamorgan County Council and Community Councils, to inform them of our proposals and directing them to the documents uploaded on to the Parc Dyffryn website.

In addition, CENIN will continue to provide information to everyone in the local area to inform every one of the consultation and directing them to the website to allow them to view the proposals and provide feedback.

CENIN will be placing notices around the site to ensure people in close proximity are informed.

Public Consultation

CENIN has decided to engage meaningful consultation with a state-of-the-art online consultation with expert planning advisers RPS.

*CENIN will present proposals and invite questions from local people and interested parties online **from the 20th of June 2022.***

Interested parties will be able ask for further information on www.parcdyffryn.co.uk

Submission and Determination

Once formal consultation has been completed, CENIN will be undertaking a period of review to reflect on all the feedback received from all consultees during the public consultation process. All feedback will be recorded, and we will provide specific details of how CENIN intend to respond to each point in turn.

The final project designs along with all the application documentation will then be submitted to the Planning Inspectorate. Once submitted, the Planning Inspectorate has a period of 28 days to decide whether the application is valid and contains the minimum general requirements that a DNS application must contain.

The determination period for the Welsh Ministers to make a decision on a DNS application is 36 weeks from the date of acceptance of the valid application.

Planning and Sources for Interested Parties

The Planning (Wales) Act 2015 amended the Town and Country Planning Act 1990 (TCPA 1990) to create a new category of development projects in Wales, named developments of national significance (DNS). Together with the Developments of National Significance (Procedure) (Wales) Order 2016, SI 2016/55 (the DNSO 2016), the Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016, SI 2016/53 (DNS(SC)R 2016) and the Developments of National Significance (Wales) Regulations 2016 (DNS(W)R 2016), SI 2016/56, it established a faster and more streamlined route for obtaining planning permission for DNS to be determined, with applications being made directly to the Welsh Ministers, bypassing consideration by local planning authorities (LPAs) (the DNS regime).

The DNS process is managed by PEDW.