



Development Planning Advisory Service: consultation topics

What is this document about?

This document is a list of consultation topics to help our staff identify matters to comment on in response to planning consultations. The list is not exhaustive and does not replace any legislative, legal or other duty which may be imposed.

We will keep the list under review, for example to take account of changes in legislation, case law, feedback from local planning authorities and developers and our experience of its effectiveness.

Who is this document for?

The document is intended for use by Natural Resources Wales (NRW) Development Planning Advisory Service Teams and staff involved in development planning and management.

It is also useful for local planning authorities (LPA) and developers.

Contact for queries and feedback

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Version History

Document Version	Date Published	Summary of Changes
2.0	September 2018	Update of 2015 'Consultation checklist'
Review Date: September 2019		

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1	Within or likely to affect European sites: Special Areas of Conservation (SAC) (designated and candidate), Special Protection Areas (SPA) (classified and potential) and Ramsar sites (designated and proposed)
2	Within or likely to affect a site of special scientific interest; or is within a consultation area around a SSSI notified to the LPA by NRW
3	In or likely to affect national nature reserves (NNR) and Marine Conservation Zones (MCZ)
4	Likely to affect European Protected Species, when the need for a survey has been identified, a survey has been undertaken and LPA needs further advice
5	Likely to affect nationally fully protected species protected under the Wildlife and Countryside Act, when the need for a survey has been identified, a survey has been undertaken and LPA needs further advice
6	Likely to affect the purposes of National Parks or Areas of Outstanding Natural Beauty
7	<p>Likely to affect watercourse, including:</p> <ul style="list-style-type: none"> a) carrying out of any works operations to the bed or banks for watercourse for example ordinary watercourse or main river. This includes discharge to such watercourses b) development on, or within 8 metres of, the foot of the landward side of any flood defence embankment or wall, or where there is no embankment or wall, within 8 metres of the top of the riverbank c) development on, or within 16 metres of, the foot of the landward side of any sea defence embankment or wall d) culverting or regulating the flow within any watercourse, including any other flow control structure
8	Relating to the use of land as a cemetery, including extensions
9	For intensive animal facilities including fish farming, fisheries, poultry and pigs
10	Located in Zone C of the development advice maps contained in TAN15 and/or zones 2 or 3 NRW Flood Zone Maps, except for household applications.
11	Involving groundworks and/or non-mains foul or surface water disposal within a Source Protection Zone, and agricultural development in a Nitrate Vulnerable Zone.

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12	For new establishments; or modifications to existing establishments which could have significant repercussions on major accident hazards; or within 250 metres, where the sighting of development is such as to increase the risk of consequence of the major accident
13	On potentially contaminated land, which may pollute controlled waters
14	Involving a waste management facility where a Life Cycle Assessment has been prepared.
15	Any development involving groundworks which is on, or within 250 metres, of a historic, closed or active landfill site.
16	Involving or including mining operations
17	For the purpose of refining or storing mineral oils and their derivatives
18	Relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouse is in a line of sewers, the construction of septic tanks and cesspools serving single dwelling houses or single caravans or single buildings in which not more than 10 people will normally reside, work, or congregate, and works ancillary thereto)