



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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CF10 3NQ CF10 3NQ mail:

Great House Energy Limited
c/o
Nicole Beckett
Neo Environmental Ltd.
(via e-mail)

Eich Cyf / Your Ref:

Ein Cyf / Our Ref: DNS/3252305

Dyddiad / Date: 26/01/2021

Dear Ms Beckett,

Town and Country Planning Act 1990
The Developments of National Significance (Wales) Regulations 2016
Application by: Great House Energy Limited
Site Address: Land at Penpergwm, Monmouthshire

THIS IS A NOTICE of Acceptance of a notice of a proposed application for a Development of National Significance under Article 6 of the Developments of National Significance (Procedure) (Wales) Order 2016

Thank you for submitting your notice of a proposed application for a Development of National Significance (DNS).

Having assessed the submitted documents, I can confirm that the proposal falls within the criteria to be considered as a DNS application, the documents required by the above Regulations have been provided, and the relevant fee has been paid; As such, I am writing to confirm the Planning Inspectorate's acceptance of the proposed application under Article 6 of the Developments of National Significance (Procedure) (Wales) Order 2016.

Please note that this notice of acceptance is only valid for **12 months** from the date of this letter; if the application is not formally submitted by that date a fresh notification of proposed development in accordance with Article 5 must be made.

As you may be aware, the applicant is now required to carry out publicity before the application is formally submitted. In accordance with Article 8 of the Order you must now publicise the proposed application by—

- (a) *giving requisite notice -*
- (i) *by site display in at least one place on or near the land to which the proposed application relates for not less than 42 days;*
- (ii) *in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and*

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- (iii) *by publication of the notice in a newspaper circulating in the locality in which the land to which the proposed application relates is situated; and*
- (b) *publishing the following information on a website maintained by the applicant, for not less than 42 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 9(2) are given –*
 - (i) *the draft application form published by the Welsh Ministers under article 12(1)(a) (or a form substantially to the like effect), including the particulars specified in or referred to in the form;*
 - (ii) *a plan which identifies the land to which the proposed application relates;*
 - (iii) *any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;*
 - (iv) *a copy of the notice required by article 6 which has not lapsed under paragraph (3) of that article;*
 - (v) *the design and access statement required by article 14;*
 - (vi) *subject to article 12(3), the particulars or evidence required by the Welsh Ministers under section 62(3) of the 1990 Act (applications for planning permission);*
 - (vii) *where applicable, a statement referred to as the environmental statement for the proposed development; and*
 - (viii) *a written statement about any secondary consent connected with the proposed application in respect of which the applicant considers a decision on that consent is to be made or should be made by the Welsh Ministers, together with the draft application form and documents associated with such consents.*

You are also required to carry out consultation in line with Article 9 of the Order:

- (1) *The following persons or descriptions of persons are specified for the purposes of section 61Z(4) of the 1990 Act –*
 - (a) *any community consultee;*
 - (b) *any specialist consultee; and*
 - (c) *any relevant person.*
- (2) *Where an applicant is required to consult a community consultee or a relevant person, the applicant must give the community consultee or the relevant person requisite notice in writing of the proposed application.*
- (3) *Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 8(1)(b) or provide a link to a website on which those documents can be found.*
- (4) *The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 10(1) before an application is submitted.*

You are required to submit a pre-application consultation report as part of the application submission in accordance with Article 11. The Inspectorate must be satisfied that the requirements of the Order have been met and that responses have helped inform the final scheme, before an application can be accepted for examination.

If you require a Purchase Order number to be quoted for payment to be processed, please provide this to the Inspectorate at your earliest convenience. Late provision of any such details could lead to delays in the invoicing process.

Finally, if you have any queries in relation to this letter, or the application process itself, please do not hesitate to contact me.

I am sending a copy of this letter to the Local Planning Authority.

Yours sincerely

Nina Kinsey

Case Officer
Swyddog Achos