Major developments

Your guide to minimum requirements for consultation in Wales

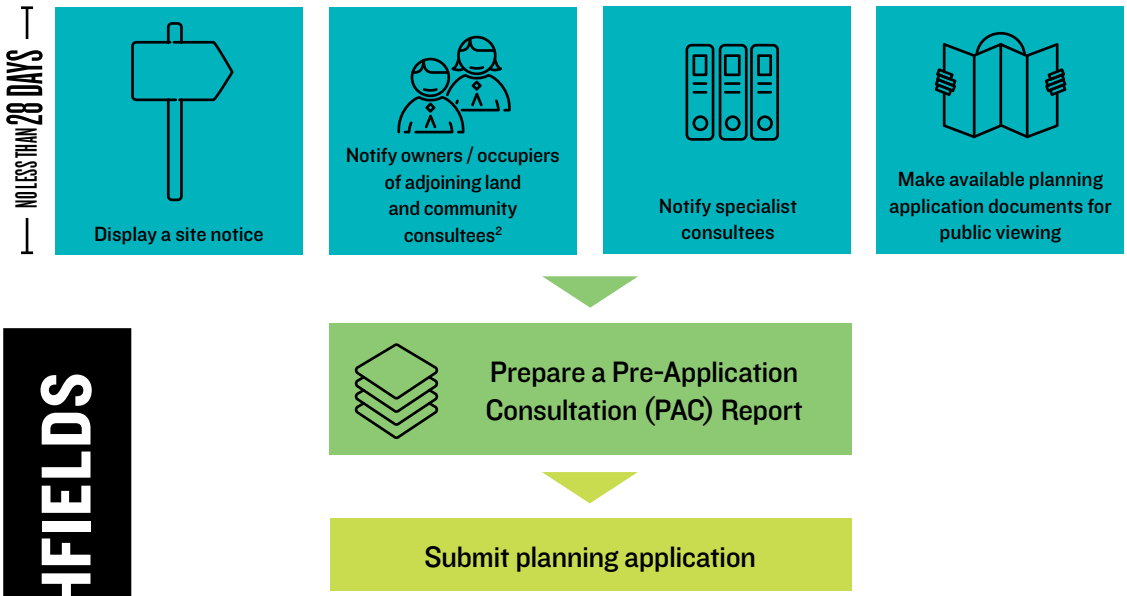
For major developments, the Welsh Government requires a minimum level of consultation to be undertaken prior to the submission of a planning application.

These do not apply to applications for reserved matters consent or for amendments through s73 or s73A of the Town and Country Planning Act 1990.

'Major development[1]' comprises:

- Residential development of 10 or more dwellings or site area of at least 0.5 ha
- Non-residential development with a site area of at least 1 ha
- Non-residential development creating at least 1,000 sqm of floorspace
- Waste or mineral development.

Figure I : Summary



LICHFIELDS

[1] As defined in the Town and Country Planning (Development Management Procedure (Wales) Order 2012 (As Amended)

[2] Relevant ward councillors and community councils

Lichfields recommends you:

01 Ensure the minimum statutory requirements are met in full to avoid delays and/or risk of procedural challenge

02 Allow sufficient time in your programme to address comments raised

03 Seek to engage with stakeholders and build relationships throughout the design stage

04 Carefully consider suitable engagement with Welsh speaking communities

05 Consider whether going beyond the minimum will achieve support for projects that might otherwise be missed

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