

Informal guidance for submitting applications in the World Heritage Site and Buffer Zone.

The considerations below are in no way intended to replace the more comprehensive guidance contained in the Supplementary Planning Document. Denbighshire's Planning Section encourage applicants to consider the advice below in addition to validation requirements outlined in Welsh Government Circular 002/12.

1. Is the proposed site located within the World Heritage Site (WHS) or its surrounding Buffer Zone (BZ)?

- a) WHS= If the site is located in the WHS, then prior to making an application, you are advised to contact CADW to establish whether Scheduled Ancient Monument (SAM) consent is required. If SAM consent is required, then this process will be in addition to the need for planning permission. Please contact the CADW Scheduled Ancient Monument section on 01443 33 6000, or visit their website for further info; cadw.wales.gov.uk.
- b) WHS= WHS are designated as 'sensitive areas' for the purpose of the Environment Impact Assessment (EIA) regulations, so an EIA might be required if the planning authority consider the proposal is likely to have a significant effect on the environment. For further advice, please phone the planning section on 01824 706727.
- c) BZ= If the site is within the Buffer Zone, then please advance to Q2.

2. Does the application require an accompanying Design and Access Statement (DAS)?

- a) The Town and Country Planning (General Development Procedure) (Amendment) (Wales) 2009 introduced the need for some planning application to be accompanied by a DAS. As outlined in these regulations, the following would not require a DAS:

*'(a) engineering or mining operations;
(b) development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse as such; or
(c) a material change in the use of land or buildings, provided that if the new use will necessitate access by an employee or involves the provision of services to the public or to a section of the public, with or without payment, then this article applies to the application as if—'*

- b) No= If your application falls into one of the above exceptions that do not require a DAS, then although not compulsory, a short statement to demonstrate how your proposal has considered the WHS & BZ would still be encouraged. Please note the impact of your planning application on the WHS & BZ would still be one element assessed by the Council.
- c) Yes= Coverage to the WHS and BZ in the DAS will be required. Please see para 6.3 of the SPD document for more guidance.