

## **THE MAIN STATUTORY PROVISIONS GOVERNING PLANNING LAW AND PRACTICE IN WALES**

The following Acts and Statutory Instruments govern planning law and practice and provide the detailed procedural rules and regulations, prescribed forms and other matters in planning law.

Town and Country Planning Act 1990.

The 2008 Planning Act

Planning and Compulsory Purchase Act 2004

Planning and Compensation Act 1991

Planning (Listed Buildings and Conservation Areas) Regulations 1990

Town and Country Planning (General Development Procedure) Order 1995 as amended

Town and Country Planning (General Development Procedure) (Wales) (Amendment) Order 2004

Town and Country Planning (General Permitted Development) Order 1995 as amended

Town and Country Planning (Use Classes) Order 1987 as amended

Town and Country Planning (Environmental Impact Assessment) Regulations 1999 as amended

Town and Country Planning (Applications) Regulations 1988

Town and Country Planning (Fees for Applications and Deemed Planning Applications) Regulations 1989 as amended

Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992

Town and Country Planning (Appeals) (Written Representations Procedure) (Wales) Regulations 2003 (as amended)

Town and Country Planning (Hearings Procedure) (Wales) Rules 2003 (as amended)

Town and Country Planning (Inquiries Procedure) (Wales) Rules 2003 (as amended)

Town and Country Planning (Determination by Inspectors) (Inquiries Procedure) (Wales) Rules 2003 (as amended)

Town and Country Planning (Enforcement Notices and Appeals) (Wales) Regulations 2003

Town and Country Planning (Special Enforcement Notices) Regulations 1992

Town and Country Planning (Enforcement) (Inquiries Procedure) Rules 1992

Planning applications in Wales are determined in line with Government advice in Planning Policy Wales and Technical Advice Notes (TAN) as follows:-

Planning Policy Wales (Edition 3 - July 2010)  
TAN 1 - Joint Housing Land Availability Studies (2006)  
TAN 2 - Planning and Affordable Housing (2006)  
TAN 3 - Simplified Planning Zones (1996)  
TAN 4 - Retailing and Town Centres (1996)  
TAN 5 - Nature Conservation and Planning (2009)  
TAN 6 - Planning for Sustainable Rural Communities (2010)  
TAN 7 - Outdoor Advertisement Control (1996)  
TAN 8 - Renewable Energy (2005)  
TAN 9 - Enforcement of Planning Control (1997)  
TAN 10 - Tree Preservation Order (1997)  
TAN 11 - Noise (1997)  
TAN 12 - Design (2009)  
TAN 13 - Tourism (1997)  
TAN 14 - Coastal Planning (1998)  
TAN 15 - Development and Flood Risk (2004)  
TAN 16 - Sport, Recreation and Open Space (2009)  
TAN 18 - Transport (2007)  
TAN 19 - Telecommunications (2002)  
TAN 20 - The Welsh Language -  
Unitary Development Plans & Planning Control (2000)  
TAN 21 - Waste (2001)  
TAN 22 - Sustainable Buildings (2010)

**Head of Regeneration & Development**

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