



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

# Developments of National Significance

## Appendix 6: Planning Obligations



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- 6.1 Advice on the use of planning obligations can be found in Circular 13/97. Reference should also be made to The Community Infrastructure Levy Regulations 2010 and whether the local planning authority has adopted a Community Infrastructure Levy (CIL) Charging Schedule.
- 6.2 In accordance with the DNS regulations, it is a requirement that an application should include a written statement about the status of discussions between the applicant and the LPA regarding planning obligations. An application will not be validated without such a statement.
- 6.3 Any discussions on the matter of planning obligations will need to start well before any application is submitted.
- 6.4 As part of the LIR, the LPA should include any draft obligations considered necessary to mitigate the impact of the proposed development.
- 6.5 A completed Section 106 Agreement should be deposited to the Inspectorate by week 15 of the DNS examination process. The Inspector may agree to accept a completed agreement on the opening day of the Hearing or Inquiry (where such an event is to be held).
- 6.6 The issuing of a recommendation report (or the decision in cases of overhead electric lines) to Welsh Ministers will not be delayed if a completed planning obligation has not been submitted.