

Decision under section 46 of the Fast-track Approvals Act 2024**August 2026****DECISION ON COMPLETENESS AND SCOPE for the Bangor Village substantive application under section 46 of the Fast-track Approvals Act 2024**

1. This document records the EPA's decision on whether the substantive application submitted by Hughes Developments Limited on 14 July 2026 complies with section 46 of the Fast-track Approvals Act 2024 (the Act).
2. In consultation with all relevant administering agencies and relevant consent authorities and in consideration of the completeness and scope requirements of section 46 of the Act, I have determined that the substantive application for Bangor Village **complies** with all the requirements of section 46(2) of the Act.

Conflict of interest

3. The EPA Board has delegated the decision-making power in section 46 to me under an instrument of delegation dated 31 March 2026. I confirm that I do not have any conflict of interest in respect of this application that would prevent me making this decision.

Signed

Daya Thomson
Team Leader, Fast Track Applications

Dated: 25 August 2026