



Gwasanaeth Rheolaeth Adeiladu / Building Control Service



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Building Regulations Application for Building Control Approval with Full Plans (Wales) for non-higher-risk building work

The Building Act 1984, The Building Safety Act 2022, The Building Regulations 2010, The Building Safety (Description of Higher-Risk Building) (Design and Construction Phase) (Wales) Regulations 2023

1. Applicant Details (person intending to carry out the work)

Full Name	
Address	
Post Code	
Phone	
E-mail	

2. Client Details (Owner of the property if different from the applicant)

Full Name	
Address	
Post Code	
Phone	
E-mail	

3. Principal Contractor / Sole Contractor Details (where known)

Full Name	
Address	
Post Code	
Phone	
E-mail	

4. Principal Designer/Sole or Lead Designer Details (where known)

Full Name	
Address	
Post Code	
Phone	
E-mail	

5. Regulatory Reform (Fire Safety) Order 2005 (as amended)

Is the building a building to which the **Regulatory Reform (Fire Safety) Order 2005** applies or will apply after completion of the building work?

Yes

No

6. Location of site to which the building work relates

Address	
Post Code	

7. Existing Buildings (append additional information where necessary)

Where applicable, provide a description of the existing building, including the following information: -

Details of the current use of the building, including the current use of each storey.

The height of the building.

The number of storeys in the building as determined in accordance with

[Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)

8. Proposed Works (append additional information where necessary)

Where applicable, please provide a description of the proposed works, including:

Description of works and details of the intended use of the building, including the intended use of each storey.

The height of the building after the proposed work

The number of storeys in the building after the proposed work as determined in accordance with [Regulation 5 of The Building Safety \(Description of Higher-Risk Building\) \(Design and Construction Phase\) \(Wales\) Regulations 2023](#)

The provision to be made for the drainage of the building

Where paragraph [H4 of Schedule 1](#) imposes a requirement, the precautions to be taken in the building over a drain, sewer or disposal main to comply with the requirements of that paragraph.

[H4 of Schedule 1](#) can be found at www.legislation.gov.uk/ukxi/2010/2214/schedule/1.

9. Commencement (append additional information where necessary)

State the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with [Regulation 46B](#) (lapse of building control approval, commencement of work: Wales); and where the work does not consist of work to which paragraph (2) or (3) of [Regulation 46B](#) applies, state the details of the work where the client considers building control input is required

10. Granting an application for building control approval with full plans subject to requirements.

Do you consent to the application for building control approval with full plans being granted with requirements?

Yes

No

Requirements are modifications that the building control authority may specify must be made in the full plans, or further plans as the authority may specify must be provided before work to which those plans relate starts.

11. Application Fee

Please refer to the guidance and separate Fee Tables (A, B & C) - Link to [Fee Tables](#)

Table A (Page 5)

Please state number of new dwellings	
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Table B (Page 6)

Please state floor area (m2)	
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Table C (Page 7)

Please state estimated cost of works excluding VAT :	£
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Quotation

<i>Please attach agreed / accepted quotation</i>
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Applicable charge for Full plans Application	Net £	VAT £	Gross £
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Please note that registration of the application can only be completed following the submission of information received in compliance with [Regulation 14](#), and the correct payment processed.

Please refer to Fee Table Page 2 for payment details [Fee Tables](#)

12. Declaration

This application for building control approval with full plans is in relation to the building work etc., as described above. It is submitted in accordance with [Regulation 12\(2\)\(b\)](#) and is accompanied by the appropriate charge

I understand that further applicable charges (such as inspection fees) may become payable by the building owner following the first inspection undertaken by Cyngor Gwynedd Building Control.

I / we apply for building control approval with full plans as described on this form and as detailed on any supplementary documents.

Signature of applicant	
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Date	
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I, the client, confirm I agree to the application being made and that the information contained in the application is correct.

Signature of Client (where the client is not the applicant):	
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Date	
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The application for building control approval with full plans to inform the building control authority of building work etc., is restricted to certain building types. Additional information will also be required to accompany your application for building control approval with full plans, depending upon the work proposed. Further information can be found in the attached notes and checklist. This form cannot be used for building control approval applications for higher-risk building work or stage of higher-risk building work or for work to existing higher-risk buildings.

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