

**The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016
Fees in Respect of Requests for Pre-Application Services.**

This document is based upon [`The Town and Country Planning \(Fees for Applications, Deemed Applications and Site Visits\) \(Wales\) Regulations 2015`](#)

The fee should be paid at the time the Application/Request is submitted. If you are unsure of the fee applicable, please consult your Local Planning Authority.

Fees in Respect of Requests for Pre-Application Services		
Householder		
Householder application	Any householder applications relating to single dwelling (excluding flats)	£25
New Dwellings		
New dwellings (1 to 9) or where the number of dwellings is not known and the proposed site area does not exceed 0.49 hectares. Fee not applicable for single affordable dwellings where need has been proven.	1 to 9 dwellings or less than 0.49 hectares	£250
New dwellings (10 to 24) or where the number of dwellings is not known and the proposed site area is 0.5 to 0.99 hectares	10 to 24 dwellings or site area is 0.5 to 0.99 hectares	£600
New dwellings (more than 24) or where the number of dwellings is not known and the proposed site area exceeds 0.99 hectares	More than 24 dwellings or site area exceeds 0.99 hectares	£1200
The Erection of Buildings (NOT Dwellings)		
New Buildings; Gross floor space not more than 999m ² or Site area does not exceed 0.49 hectares	Gross floor space is <999m ² or if not known; Site area <0.49 hectares	£250
New Buildings; Gross floor space is more than 1000m ² but no more than 1999m ² or Site area is 0.5 to 0.99 hectares	Gross floor space is 1000m ² - 1999m ² or if not known; Site area 0.5 - 0.99 hectares	£600
New Buildings; Gross floor space is more than 1999m ² or Site area exceeds 0.99 hectares	Gross floor space is <1999m ² or if not known; Site area <0.99	£1200

Material Change of Use of a building or land		
Change of Use; Buildings - gross floor space does not exceed 999 m ² or Land site area does not exceed 0.49 hectares	Buildings gross floor space >99 m ² or Land Site area >0.49 hectares	£250
Change of Use; Buildings- gross floor space is more than 1000m ² but no more than 1999m ² or Land site area is 0.5 to 0.99 hectares	Buildings gross floor space 1000m ² - 1999m ² or Land Site area 0.5 – 0.99 hectares	£600
Change of Use; Buildings - gross floor space is more than 1999m ² or Site area exceeds 0.99 hectares	Buildings gross floor space <1999m ² or Land Site area <0.99 hectares	£1200
Winning and working of minerals		
The winning and working of minerals or the use of land for mineral working deposits		£600
Waste development		
Waste development		£600
Very large-scale or complex developments		
Some complex cases other than the above may warrant discussion with PPA	To be discussed by means of a Planning Performance Agreement	

Fees in Respect of Planning Application

All Outline Applications		
£460 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£460 per 0.1 hectare
£11,500 + £120 for each 0.1 in excess of 2.5 hectares to a maximum of £143,750	More than 2.5 hectares	£11,500 + £120 per 0.1 hectare

Householder Applications		
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (excluding flats)	£230

Full Applications (and First Submissions of Reserved Matters)		
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£460
New dwellings (up to and including 50)	New dwellings (not more than 50)	£460 per dwelling

New dwellings (for <i>more</i> than 50) £23,000 + £120 per additional dwelling in excess of 50 up to a maximum fee of £287,500,	New dwellings (more than 50)	£23,000 + £120 per additional dwelling
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery)		
Increase of floor space	No increase in gross floor space or no more than 40m ²	£230
Increase of floor space	More than 40m ² but no more than 75m ²	£460
Increase of floor space	More than 75m ²	£460 for each 75m ² or part thereof, to a maximum of £287,500
Erection of glasshouses on land used for the purposes of agriculture		
Site area	Not more than 465m ²	£85
Site area	More than 465m ²	£2,600
Erection/alterations/replacement of plant and machinery		
Site area	Not more than 5 hectares	£460 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£23,000 + additional £120 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £287,500

Applications other than Building Works		
Car parks, service roads or other accesses	for existing uses	£230
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)		
Site area	Not more than 15 hectares	£230 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£34,500 + £120 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £74,800
Operations connected with exploratory drilling for oil or natural gas		
Site area	Not more than 7.5 hectares	£460 for each 0.1 hectare (or part thereof)

Site area	More than 7.5 hectares	£34,500 + additional £120 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum £287,500
Other operations (winning and working of minerals)		
Site area	Not more than 15 hectares	£230 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£34,500 + additional £120 for each 0.1 in excess of 15 hectare up to a maximum of £74,800
Other operations (not coming within any of the above categories)		
Site area	Any site area	£230 for each 0.1 hectare (or part thereof) up to a maximum of £287,500

Lawful Development Certificate		
Existing use or Operation		Same as Full
Existing use or operation - lawful not to comply with any condition or limitation		£230
Proposed use or operation		Half the normal planning fee

Prior Approval		
Agricultural and Forestry buildings & operations or demolition of buildings		£80
Telecommunications Code Systems Operators		£460

Reserved Matters		
Application for removal or variation of a condition following grant of planning permission		£230
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £460 due

Change of Use of a Building to Use as one or more separate dwelling houses, or other cases		
Change of use of a single dwellings to be used for two or more dwellings	Not more than 50 dwellings	£460 for each new dwelling
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 to a maximum of £287,500
Change of use of a building for 1 or more separate dwellings	Not more than 50 dwellings	£460 for each new dwelling
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 to a maximum of £287,500
Other material change of use of a building or land		£460

Advertising	
Relating to the business on the premises	£120
Advance signs which are not situated on or visible from the site, directing the public to a business	£120
Other advertisements	£460

Application for a post Submission Minor Amendment to Major Development Applications	
Minor Amendment to a valid application for major development	£230

Application for a Non-material Amendment Following a Grant of Planning Permission	
Applications in respect of householder developments	£35
Applications in respect of other developments	£115

Fees for Discharge of Conditions		
Applications in respect of householder developments		£35
Applications in respect of other developments		£115
Fee for dealing with an application for Planning History (per hour)	NO VAT	£47.00 (price per hour)
Processes and deal with applications to modify common land registers	NO VAT	£913 (price per hour)

CROSS BOUNDARY APPLICATIONS
Where applications are made for planning permission, for approval of reserved matters or for certificates of lawful use or development which relate to land in the area of two or more local planning authorities, a fee is payable to each local planning authority. The fee payable is calculated in the normal manner.

CONCESSIONS

Exemptions From Payment

For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person

An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted

Listed Building Consent

Conservation Area Consent

Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal

If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town & Country Planning (General Permitted Development) Order 19115. i.e. where the application is required only because of a direction or planning condition removing permitted development rights.

If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation

If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person

If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the Control of Advertisements Regulations 1992, dis-applying deemed consent under Regulation 6 to the advertisement in question

If the application is for alternate proposals for the same site by the same applicant, in order to benefit from the permitted development right in Schedule 2 Part 3 Class E of the Town and Country Planning (General Permitted Development) Order 19115

If the proposal is the first revision of an application for development of the same character, on the same site, by the same applicant within 12 months of the date of original application if withdrawn or of the date of decision where planning permission has been refused

If the application is being made on behalf of a non-profit making sports club for works for playing fields not involving buildings then the fee is £460

If the application is being made on behalf of a parish or community council then the fee is 50%

If the application is an alternative proposal being submitted on the same site by the same applicant on the same day, where this application is of lesser cost then the fee is 50%

In respect of reserved matters you must pay a sum equal to or greater than what would be payable at current rates for approval of all the reserved matters. If this amount has already been paid then the fee is £460

If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%

If two or more applications are submitted for different proposals on the same day and relating to the same site then you must pay the fee for the highest fee plus half sum of the others

Where an application relates to development which is within more than one fee category, the correct fee is simply the highest of the fees payable

Where an application consists of the erection of dwellings and the erection of other types of buildings the fees are added together.