

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*'(as amended)

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)	£33
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	£332
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	£797
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	£1328
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 no more than 999m ² or if not known; Site area no more than 0.49 hectares	£332
New Buildings; Gross floor space is more than 1200m 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	£797
New Buildings; Gross floor space is more than 1999m ² or Site area exceeds 0.99 hectares	Gross floor space is more than 1999m ² or if not known; Site area more than 0.99	£1328

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 not more than 99 m ² or Land Site area not more than 0.49 hectares	£332
Change of Use; Buildings- gross floor space is more than 1200m 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	£797
Change of Use; Buildings - gross floor space is more than 1999m ² or Site area exceeds 0.99 hectares	Buildings gross floor space more than 1999m ² or Land Site area more than 0.99 hectares	£1328
Winning and working of minerals		
The winning and working of minerals or the use of land for mineral working deposits		£797
Waste development		
Waste development		£797
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		
£667 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£667 per 0.1 hectare
£16,675 + £154 for each 0.1 in excess of 2.5 hectares to a maximum of £203,380	More than 2.5 hectares	£16,675 + £154 per 0.1 hectare up to a maximum of £203,380
£667 per 0.1 hectare for the erection of dwellinghouses on sites up to and including 1.2 hectares	For the erection of dwellinghouses where the site area does not exceed 1.2 hectares	£667 per 0.1 hectare
£8,004 + £154 for each 0.1 hectare in excess of 1.2 hectares to a maximum of £203,380 for the erection of dwellinghouses	For the erection of dwellinghouses where the site area exceeds 1.2 hectares	£8,004 + £154 per 0.1 hectare up to a maximum of £203,380

Householder Applications

Alterations/extensions to a single dwelling ,	Single dwelling (excluding flats)	£585
The carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling for purposes ancillary to the enjoyment of the dwelling and/or the erection or construction of gates, fences, walls or other means of enclosure along the curtilage boundary of an existing dwelling house	Single dwelling (excluding flats)	£283 in each case
Full Applications (and First Submissions of Reserved Matters)		
Alterations/extensions to two or more dwellings ,	Two or more dwellings (or one or more flats)	£820
New dwellings (up to and including 25)	New dwellings (not more than 25)	£667 per dwelling
New dwellings (for more than 25) £16,675 + £154 per additional dwelling in excess of 25 up to a maximum fee of £406,761	New dwellings (more than 25)	£16,675 + £154 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	£383
Increase of floor space	More than 40m ² but no more than 75m ²	£667
Increase of floor space	More than 75m ²	£585 for each 75m ² or part thereof, to a maximum of £406,761
Erection of buildings for the purpose of agriculture on land used for the purposes of agriculture		
Increase of floor space	Not more than 465m ²	£205
Increase of floor space	More than 465m ² but does not exceed 540m ²	£667
Increase of floor space	More than 540m ²	£585 + £585 for each additional 75m ² or part thereof to a maximum of £406,761

Erection of glasshouses on land use for the purposes of agriculture.		
Increase of floor space	Not more than 465m ²	£205
Increase of floor space	More than 465m ²	£3,313
Erection/alterations/replacement of plant and machinery		
Site area	Not more than 5 hectares	£667 for each 0.1 hectare (or part thereof)
Site area	More than 5 hectares	£33,350 + additional £197 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £406,761
Applications other than Building Works		
Car parks, service roads or other accesses	for existing uses	£383
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	£374 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£56,100 + £197 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £108,470
Operations connected with exploratory drilling for oil or natural gas		
Site area	Not more than 7.5 hectares	£667 for each 0.1 hectare (or part thereof)
Site area	More than 7.5 hectares	£50,025 + additional £197 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum £406,761

Other operations (winning and working of minerals)		
Site area	Not more than 15 hectares	£374 for each 0.1 hectare (or part thereof)
Site area	More than 15 hectares	£56,100 + additional £197 for each 0.1 in excess of 15 hectare up to a maximum of £108,470
Other operations (not coming within any of the above categories)		
Site area	Any site area	£296 for each 0.1 hectare (or part thereof) up to a maximum of £406,761
Lawful Development Certificate		
Existing use or Operation		The amount that would be payable for the use specified in the application
Existing use or operation - lawful not to comply with any condition or limitation		£383
Proposed use or operation		Half the amount that would be payable for the use specified in the application
Prior Approval		
Agricultural and Forestry buildings & operations or demolition of buildings		£223
Telecommunications Code Systems Operators		£667
Demolition of buildings		£223
Reserved Matters		
Application for removal or variation of a condition following grant of planning permission		£383
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £592 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 25 dwellings	£667 for each new dwelling
	More than 25 dwellings	£16,675 + £197 for each in excess of 25 to a maximum of £406,761
Change of use of a building for 1 or more separate dwellings	Not more than 25 dwellings	£585 for each new dwelling
	More than 25 dwellings	£14,625 + £197 for each in excess of 25 to a maximum of £406,761
Other material change of use of a building or land		£667
Advertising		
Relating to the business on the premises		£248
Advance signs which are not situated on or visible from the site, directing the public to a business		£197
Other advertisements		£667
Application for a post Submission Minor Amendment to Major Development Applications		
Minor Amendment to a valid application for major development		£283
Application for a Non-material Amendment Following a Grant of Planning Permission		
Applications in respect of householder developments		£123
Applications in respect of other developments		£242
Applications made under section 73 of the Town and Country Planning Act 1990, following refusal of an application under section 96A for a non-material amendment, or where the local planning authority have not given notice of their decision		The fee set out is the difference between the cost of a s73 application and the s96a application
Fees for Discharge of Conditions		
Applications in respect of householder developments		£123
Applications in respect of other developments		£242

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.

EXEMPTIONS AND 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.

Change within use class requires planning permission by virtue of a condition

Consolidation of minerals permission

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

Concessions

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 £475

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 £592

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.