

A Guide to the Fees for Planning Applications in Wales

[The Town and Country Planning \(Fees for Applications, Deemed Applications and Site Visits\) \(Wales\) \(Amendment\) Regulations 2020](#)

These fees apply to applications received on or after 24 August 2020 onwards.

The fee should be paid at the time the Application is submitted.

All Outline Applications – site area		
£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 £150,000	More than 2.5 hectares	£11,500 + £120 per 0.1 hectare

Householder Applications		
Alterations/extensions to a single dwelling , including works within boundary (such as domestic garages, garden sheds, gates, fences, boundary walls etc)	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 £300,000	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 £300,000

The erection of buildings (on land used for agriculture for agricultural purposes)		
• Site area	Not more than 465m ²	£85
• Site area	More than 465m ² but not more than 540m ²	£460
• Site area	More than 540m ²	£460 for first 540m ² + £460 for each 75m ² (or part thereof) in excess of 540m ² up to a maximum of £300,000

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Erection of glasshouses (on land used for the purposes of agriculture)		
• Gross Floor space	Not more than 465m ²	£85
• Gross Floor space	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 £300,000

Applications other than Building Works		
Car parks, service roads or other accesses On land used for or by a single undertaking, and where the development is required for a purpose incidental to the existing use of the land.	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 £80,000

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 of £300,000

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 £80,000
Other operations (not coming within any of the above categories)	Any site area	£230 for each 0.1 hectare (or part thereof) up to a maximum of £300,000

Fees in respect of the monitoring of mining and landfill sites		
The maximum number of site visits to any one such site for which a fee is payable under this regulation in any period of 12 months beginning with the date of the first visit during that period is: -	where the site is an active site: 8	£330 (where the whole or a part of the site is an active site)
	where the site is an inactive site: 1	£110 (where the site is an inactive site)

Lawful Development Certificate (LDC)	
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	£100
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
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 up to a maximum of £300,000
Change of use of a building for 1 or more separate dwellings	Not more than 50 dwellings	£460 for each
	More than 50 dwellings	£23,000 + £120 for each in excess of 50 to a maximum of £300,000
Other material change of use of a building or land		£460

Fees for post submission amendments to major development applications	
Post submission amendments (Major)	£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

Removal or Variation of a condition	
Application for removal or variation of a condition following grant of planning permission	£230

Renewal	
Renew unimplemented permission within the time period	£230

Appropriate Alternative Development	
Certificates of Appropriate Alternative Development	£230

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

Hazardous Substance Consent

New consent without previous conditions	£200	In excess of twice the control quantity	£400
All other cases	£250	Continuation of Hazardous Substance Consent	£250

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 (Proof of disabled person's registration required)
 - 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 1995. 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 1995
- If the application is the first revision of an application for development of the same character or description on the same site by the same applicant (including consent to display an advertisement only if withdrawn or refused):
- For a withdrawn application: Within 12 months of the date when the application was received
 - For a determined application: Within 12 months of the date the application was refused, or an appeal dismissed
 - For an application where an appeal was made on the grounds of non-determination: Within 12 months of the period when the giving of notice of a decision on the earlier valid application expired.

CONCESSIONS - REDUCTIONS TO PAYMENTS

- 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.

Enforcement Appeal

Fee based on the relevant fee category

Wales - August 2020