

# A Guide to the Fees for Planning Applications in Wales

These fees apply to applications made from 16 March 2016 onwards.

This document is based upon [The Town and Country Planning \(Fees for Applications, Deemed Applications and Site Visits\) \(Wales\) Regulations 2015](#) and [The Town and Country Planning \(Fees for Applications, Deemed Applications and Site Visits\) \(Wales\) \(Amendment\) Regulations 2016](#)

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

<b>All Outline Applications</b>		
£380 per 0.1 hectare for sites up to and including 2.5 hectares	Not more than 2.5 hectares	£380 per 0.1 hectare
£9,500 + £100 for each 0.1 in excess of 2.5 hectares to a maximum of £143,750	More than 2.5 hectares	£9,500 + £100 per 0.1 hectare

<b>Householder Applications</b>		
Alterations/extensions to a <b>single dwelling</b> , including works within boundary (such as domestic garages, garden sheds, gates, fences, boundary walls etc)	Single dwelling (excluding flats)	£190

<b>FULL APPLICATIONS (and First Submissions of Reserved Matters)</b>		
Alterations/extensions to <b>two or more dwellings</b> , including works within boundaries	Two or more dwellings (or one or more flats)	£380
<b>New dwellings</b> (up to and including 50)	New dwellings (not more than 50)	£380 per dwelling
<b>New dwellings</b> (for <i>more</i> than 50) £19,000 + £100 per additional dwelling in excess of 50 up to a maximum fee of £287,500	New dwellings (more than 50)	£19,000 + £100 per additional dwelling

<b>Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):</b>		
• Increase of floor space	No increase in gross floor space or no more than 40m <sup>2</sup>	£190
• Increase of floor space	More than 40m <sup>2</sup> but no more than 75m <sup>2</sup>	£380
• Increase of floor space	More than 75m <sup>2</sup>	£380 for each 75m <sup>2</sup> or part thereof to a maximum of £287,500

<b>The erection of buildings (on land used for agriculture for agricultural purposes)</b>		
• Site area	Not more than 465m <sup>2</sup>	£70
• Site area	More than 465m <sup>2</sup> but not more than 540m <sup>2</sup>	£380
• Site area	More than 540m <sup>2</sup>	£380 for first 540m <sup>2</sup> + £380 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup> up to a maximum of £287,500

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Full Applications (and First Submissions of Reserved Matters) continued...

<b>Erection of glasshouses (on land used for the purposes of agriculture)</b>		
• Gross Floor space	Not more than 465m <sup>2</sup>	£70
• Gross Floor space	More than 465m <sup>2</sup>	£2,150
<b>Erection/alterations/replacement of plant and machinery</b>		
• Site area	Not more than 5 hectares	£385 for each 0.1 hectare (or part thereof)
• Site area	More than 5 hectares	£19,000 + additional £100 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £287,500

<b>Applications other than Building Works</b>		
<b>Car parks, service roads or other accesses</b> 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	£190

<b>Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)</b>		
• Site area	Not more than 15 hectares	£190 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£28,500 + £100 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £74,800

<b>Operations connected with exploratory drilling for oil or natural gas</b>		
• Site area	Not more than 7.5 hectares	£380 for each 0.1 hectare (or part thereof)
• Site area	More than 7.5 hectares	£28,500 + additional £100 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £287,500

<b>Other operations (winning and working of minerals)</b>		
• Site area	Not more than 15 hectares	£190 for each 0.1 hectare (or part thereof)
• Site area	More than 15 hectares	£28,500 + additional £100 for each 0.1 in excess of 15 hectare up to a maximum of £74,800
<b>Other operations</b> (not coming within any of the above categories)	Any site area	£190 for each 0.1 hectare (or part thereof) up to a maximum of £287,500

<b>Fees in respect of the monitoring of mining and landfill sites</b>		
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)

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<b>Lawful Development Certificate (LDC)</b>	
Existing use or operation	Same as Full
Existing use or operation - lawful not to comply with any condition or limitation	£190
Proposed use or operation	Half the normal planning fee

<b>Prior Approval</b>	
Agricultural and Forestry buildings & operations or demolition of buildings	£80
Telecommunications Code Systems Operators	£380

<b>Reserved Matters</b>	
Application for removal or variation of a condition following grant of planning permission	£190
Application for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £385 due

<b>Change of Use of a building to use as one or more separate dwelling houses, or other cases</b>		
Change of use of a single dwellings to be used for two or more dwellings	Not more than 50 dwellings	£380 for each
	More than 50 dwellings	£19,000 + £100 for each in excess of 50 up to a maximum of £287,500
Change of use of a building for 1 or more separate dwellings	Not more than 50 dwellings	£380 for each
	More than 50 dwellings	£19,000 + £100 for each in excess of 50 to a maximum of £287,500
<b>Other material change of use of a building or land</b>		£380

<b>Fees for post submission amendments to major development applications</b>	
Post submission amendments	£190

<b>Application for a Non-material Amendment Following a Grant of Planning Permission</b>	
Applications in respect of householder developments	£30
Applications in respect of other developments	£95

<b>Fees for Discharge of Conditions</b>	
Applications in respect of householder developments	£30
Applications in respect of other developments	£95

<b>Removal or Variation of a condition</b>	
Application for removal or variation of a condition following grant of planning permission	£190

<b>Renewal</b>	
Renew unimplemented permission within the time period	£190

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## Advertising

Relating to the business on the premises	£100
Advance signs which are not situated on or visible from the site, directing the public to a business	£100
Other advertisements	£380

## Enforcement Appeal

Fee based on the relevant fee category

## 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

<ul style="list-style-type: none"><li>• For alterations, extensions, etc. to a dwelling house for the benefit of a registered disabled person</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• Listed Building Consent</li></ul>
<ul style="list-style-type: none"><li>• Conservation Area Consent</li></ul>
<ul style="list-style-type: none"><li>• Works to Trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal</li></ul>
<ul style="list-style-type: none"><li>• If the proposal relates to works that require planning permission only by virtue of an Article 4 Direction of the Town &amp; 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.</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• 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?</li></ul>

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## CONCESSIONS - REDUCTIONS TO PAYMENTS

<ul style="list-style-type: none"><li>• 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 £385</li></ul>
<ul style="list-style-type: none"><li>• If the application is being made on behalf of a parish or community council then the fee is 50%</li></ul>
<ul style="list-style-type: none"><li>• 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%</li></ul>
<ul style="list-style-type: none"><li>• 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 £385</li></ul>
<ul style="list-style-type: none"><li>• If the application is for a Lawful Development Certificate for a Proposed use or development, then the fee is 50%</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• 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</li></ul>
<ul style="list-style-type: none"><li>• Where an application consists of the erection of dwellings and the erection of other types of buildings the fees are added together.</li></ul>

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