

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 2025](#)

These fees apply to applications received on or after 1 December 2025 onwards

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

All Outline Applications – site area		
Erection of Buildings - £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
Erection of Buildings - £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
New dwellings - the site area does not exceed 1.2 hectares, £667 for each 0.1 hectare of the site area	Not more than 1.2 hectares	£667 per 0.1 hectare
New dwellings - the site area exceeds 1.2 hectares, £8,004 and an additional £154 for each 0.1 hectare in excess of 1.2 hectares, subject to a maximum total of £203,380	More than 1.2 hectares	£8,004 + £154 per 0.1 hectare in excess of 1.2 hectares up to a maximum of £203,380

Householder Applications		
The enlargement, improvement or other alteration of existing dwellinghouses.	One dwellinghouse	£585
	2 or more dwellinghouses	£820
The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse		£283 in each case

FULL APPLICATIONS (and First Submissions of Reserved Matters)		
The enlargement, improvement or other alteration of existing dwellinghouses.	- One dwellinghouse	£585
	- 2 or more dwellinghouses	£820
New dwellings - where the number of dwellinghouses to be created by the development is 25 or fewer	New dwellings (not more than 25)	£667 per dwelling
New dwellings - where the number of dwellinghouses to be created by the development exceeds 25	New dwellings (more than 25)	£16,675 + £154 per additional dwelling up to maximum £406,761

Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):		
• No floor space created or increase of floor space	No increase in gross floor space or no more than 40m ²	£383
• Increase of gross floor space	More than 40m ² but no more than 75m ²	£667
• Increase of gross floor space	More than 75m ²	£585 for each 75m ² or part thereof to a maximum of £406,761

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The erection of buildings (on land used for agriculture for agricultural purposes)		
• Site area	Not more than 465m ²	£205
• Site area	More than 465m ² but not more than 540m ²	£667
• Site area	More than 540m ²	£585 for first 540m ² + £585 for each 75m ² (or part thereof) in excess of 540m ² up to a maximum of £406,761

Erection of glasshouses (on land used for the purposes of agriculture)		
• Gross Floor space	Not more than 465m ²	£205
• Gross 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 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	£383 in each case

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 of £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)	Any site area	£296 for each 0.1 hectare (or part thereof) up to a maximum of £406,761

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 whole or part of the site is an active: 8	£493 per visit (subject to a maximum of 8 visits per 12 months)
	where the site is inactive: 1	£166 per visit (subject to 1 visit per 12 months)

Lawful Development Certificate (LDC)

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 normal planning fee

Prior Approval

Agricultural and Forestry buildings & operations or demolition of buildings (Parts 6, 7, 11)	£223
Telecommunications Code Systems Operators (Part 24 - Communications)	£667

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 dwellinghouses

Change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses	Not more than 25 dwellings	£667 for each additional dwellinghouse
	More than 25 dwellings	£16,675 + £197 for each dwellinghouse in excess of 25 up to a maximum of £406,761
In all other cases - Change of use of a building for 1 or more separate dwellings	Not more than 25 dwellings	£585 for each dwellinghouse
	More than 25 dwellings	£14,625 + £197 for each dwellinghouse in excess of 25 to a maximum of £406,761
Other material change of use of a building or land		£667

Fees for post-submission amendments to major development

Where an amendment to a valid application for major development is submitted to a local planning authority in accordance with Article 22(1A) of the DMP(W)O 2012 a fee must be paid	£283
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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

Fees for Discharge of Conditions (Article 23)

Applications in respect of householder developments	£123
Applications in respect of other developments	£242

Removal or Variation of a condition	
Application for removal or variation of a condition following grant of planning permission	£383
Application for removal or variation of condition following refusal of a Non-Material Amendment (NMA)	The difference between S73 and NMA

Section 73A applications	
Retrospective applications or continuation without compliance with a condition	The normal fee payable

Renewal	
Renew unimplemented permission within the time period	£383

Appropriate Alternative Development	
Certificates of Appropriate Alternative Development	£283

Alternative Developments	
An application for planning permission containing two or more alternative proposals (all alternatives being submitted on the same site by the same applicant)	Highest of the normal fees plus half the sum of the others

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
All other advertisements	£667

Hazardous Substance Consent - The Planning (Hazardous Substances) (Wales) Regulations 2015			
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	
Applications made for planning permission or for reserved matters that straddle the boundary or boundaries between the areas of two or more LPAs.	The normal fee payable to each LPA.

Exemptions	
Listed Building and Conservation Area Consents	Exemption from payment.
If the proposal relates to 'permitted development' works that require planning permission only by virtue of an Article 4 direction or condition	Exemption from payment.
Change within use class requires planning permission by virtue of a condition	Exemption from payment.
Consolidation of minerals permission	Exemption from payment.
Works to a Tree covered by a TPO or in a CA hedgerow removal	Exemption from payment.
Alterations/extensions to a dwelling house for the benefit of a disabled person	Exemption from payment.
An application solely for the purposes of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.	Exemption from payment.
If the application is for a lawful development certificate, for existing / proposed use and or operations, 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.	Exemption from payment.
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 on behalf of the same person.	Exemption from payment.
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.	Exemption from payment.
Revised applications following withdrawal, refusal, or non-determination which qualify under the terms of Regulation 8 (the 'free go').	Exemption from payment.

Concessions	
Planning Applications submitted on behalf of Town and Community Councils.	50% of the normal fee for the application in question.
Advertisement applications submitted on behalf of Town and Community Councils.	50% of the normal fee for the application in question.
Lawful Development Certificate applications submitted by Town and Community Councils.	50% of the fee.
Planning Applications made on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation including the making of a material change of use to the land as a playing field or the carrying out of operations for purposes ancillary to the use of land as a playing field (other than the erection of a building)	£475

Enforcement Appeal
Appeal under Ground A - twice the amount payable for a planning application