

Fees in Respect of Requests for Pre-Application Services

[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.

PART 1

Fees payable under Regulation 2A

- 1.—(1) Subject to paragraph 2 of this Part, the fee payable under regulation 2A is calculated in accordance with the table set out in Part 2 and paragraphs 3 to 5.
(2) In this Part—
(a) a reference to a category is to a category of proposed development specified in the table set out in Part 2; and a reference to a numbered category is to the category so numbered in the table; and
(b) “householder application” (“*cais deiliad tŷ*”) has the same meaning as in article 2(1) of the Development Management Procedure Order.
2. Where a request for pre-application services relates to a proposed **householder** application, the fee payable is **£33**.
3. Where, in respect of any category, the fee is to be calculated by reference to the site area, that area must be taken as consisting of the area of land to which the proposed application relates.
4. In relation to proposed development within category 2 or 3, the area of the gross floor space to be created by the proposed development must be ascertained by external measurement of the floor space, whether or not it is to be bounded (wholly or partly) by external walls of a building.
5. Where a request for pre-application services relates to proposed development within more than one category, a single fee is payable which is the higher or highest of the fees calculated in accordance with each such category.

PART 2

Fees in Respect of Requests for Pre-Application Services

Category of proposed development	Fee Payable
1. The erection of dwellinghouses	(a) Where— (i) the number of dwellinghouses to be created by the proposed development is one to nine, £332, (ii) the number of dwellinghouses to be created by the proposed development is 10 to 24, £797, (iii) the number of dwellinghouses to be created by the proposed development exceeds 24, £1,328; (b) where the number of dwellinghouses to be created is not known and— (i) the proposed site area does not exceed 0.49 hectares, £332, (ii) the proposed site area is 0.5 to 0.99 hectares, £797, (iii) the proposed site area exceeds 0.99 hectares, £1,328.
2. The erection of buildings (other than dwellinghouses)	(a) Where— (i) the area of the gross floor space to be created by the proposed development does not exceed 999 square metres, £332, (ii) the area of the gross floor space to be created by the proposed development is 1,000 to 1,999 square metres, £797, (iii) the area of the gross floor space to be created by the proposed development exceeds 1,999 square metres, £1,328;

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Category of proposed development	Fee Payable
2. The erection of buildings (other than dwellinghouses)	(b) where the gross floor space to be created by the proposed development is not known and— (i) the proposed site area does not exceed 0.49 hectares, £332, (ii) the proposed site area is 0.5 to 0.99 hectares, £797, (iii) the proposed site area exceeds 0.99 hectares, £1,328.
3. The making of a material change in the use of a building or land	(a) Where the request for pre-application services relates to a proposed application for permission for a material change in the use of a building and— (i) the area of the gross floor space of the proposed development does not exceed 999 square metres, £332, (ii) where the area of the gross floor space of the proposed development is 1,000 to 1,999 square metres, £797, (iii) where the area of the gross floor space of the proposed development exceeds 1,999 square metres, £1,328;
	(b) where the request for pre-application services relates to a proposed application for permission for a material change in the use of land and— (i) the site area does not exceed 0.49 hectares, £332, (ii) the site area is 0.5 to 0.99 hectares, £797, (iii) the site area exceeds 0.99 hectares, £1,328.
4. The winning and working of minerals or the use of land for mineral-working deposits	£797.
5. Waste development	£797.