

**The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 (as amended 2020)**  
**Scale of Fees in Respect of Applications Made or Deemed to be Made**

Category of development	Fee Payable
<b>Operations</b>	
<p>1 The erection of dwellinghouses  (other than development within category <b>6</b> (Enlargement or Improvement Dwellinghouse) below)</p>	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;</p> <hr/> <p>(b) in other cases—</p> <p>(i) where the number of dwellinghouses to be created by the development is 50 or fewer, £460 for each dwellinghouse,</p> <p>(ii) where the number of dwellinghouses to be created by the development exceeds 50, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.</p>
<p>2 The erection of buildings  (other than buildings in categories <b>1</b> (Dwellinghouses), <b>3</b> (Agricultural), <b>4</b> (Glasshouses Agriculture), <b>5</b> (Plant/Machinery) or <b>7</b> (Curtilage Dwellinghouse &amp; Car Parks/Access)).</p>	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;</p>

	<p>(b) in other cases—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 40 square metres, £230,</p> <p>(ii) where the area of the gross floor space to be created by the development exceeds 40 square metres but does not exceed 75 square metres, £460,</p> <p>(iii) where the area of the gross floor space to be created by the development exceeds 75 square metres, £460 for each 75 square metres (or part thereof), subject to a maximum in total of £300,000.</p>
<p>3 The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes</p> <p>(other than buildings in category 4 (Glasshouses)).</p>	<p>(a) Where the application is for outline planning permission and—</p> <p>(i) the site area does not exceed 2.5 hectares, £460 for each 0.1 hectare of the site area,</p> <p>(ii) the site area exceeds 2.5 hectares, £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum in total of £150,000;</p> <p>(b) in other cases—</p> <p>(i) where no floor space is to be created by the development or where the area of gross floor space to be created by the development does not exceed 465 square metres, £85,</p> <p>(ii) where the area of gross floor space to be created by the development exceeds 465 square metres but does not exceed 540 square metres, £460,</p> <p>(iii) where the area of gross floor space to be created by the development exceeds 540 square metres, £460 and an additional £460 for each 75 square metres (or part thereof) in excess of 540 square metres, subject to a maximum in total of £300,000.</p>
<p>4 The erection of glasshouses on land used for the purposes of agriculture.</p>	<p>(a) Where the gross floor space to be created by the development does not exceed 465 square metres, £85;</p> <p>(b) where the gross floor space to be created by the development exceeds 465 square metres, £2,600.</p>
<p>5 The erection, alteration or replacement of plant or machinery.</p>	<p>(a) Where the site area does not exceed 5 hectares, £460 for each 0.1 hectare of the site area;</p>

	(b) where the site area exceeds 5 hectares, £23,000 and an additional £120 for each 0.1 hectare in excess of 5 hectares, subject to a maximum in total of £300,000.
6 The enlargement, improvement or other alteration of existing dwellinghouses	(a) Where the application relates to one dwellinghouse, £230;
	(b) where the application relates to 2 or more dwellinghouses, £460.
7 (a) 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; or  (b) the construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£230 in each case
8 The carrying out of any operations connected with exploratory drilling for oil or natural gas	(a) Where the site area does not exceed 7.5 hectares, £460 for each 0.1 hectares of the site area;
	(b) where the site area exceeds 7.5 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 7.5 hectares, subject to a maximum in total of £300,000.
9 The carrying out of any operations not coming within any of the above categories.	(a) In the case of operations for the winning and working of minerals—  (i) where the site area does not exceed 15 hectares, £230 for each 0.1 hectare of the site area,  (ii) where the site area exceeds 15 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £80,000;
	(b) in any other case, £230 for each 0.1 hectare of the site area, subject to a maximum of £300,000.
<b>Uses of land</b>	
10 The change of use of a building to use as one or more separate dwellinghouses	(a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses—  (i) where the change of use is to use as 50 or fewer dwellinghouses, £460 for each additional dwellinghouse,

	(ii) where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000;
	(b) in all other cases— (i) where the change of use is to use as 50 or fewer dwellinghouses, £460 for each dwellinghouse, (ii) where the change of use is to use as more than 50 dwellinghouses, £23,000 and an additional £120 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £300,000.
11 The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land, or for the storage of minerals in the open.	(a) Where the site area does not exceed 15 hectares, £230 for each 0.1 hectare of the site area; (b) where the site area exceeds 15 hectares, £34,500 and an additional £120 for each 0.1 hectare in excess of 15 hectares, subject to a maximum in total of £80,000.
12 The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£460.
<b>Develop Land without Compliance with Conditions</b>	
Per application	£230
<b>Non-Material Amendment</b>	
Householder	£35
Other	£115
<b>Certificate of Lawful Development</b>	
Proposed	50% of Normal Fee for Development
Existing	Normal Fee for Development
<b>Concessions</b>	
Community Council	50% of Normal Fee for Development
Non Profit Clubs, Society or Other Organisation	£460
Renewal (prior to expiry)	£230
Two or more Alternative Proposals relating to same Site	Highest normal fee and 50% of the sum of other fees

S73 application following refusal or withdrawal of a NMA:	
Householder:	£160
Other:	£115
<b>Exceptions (no Fee Payable)</b>	
<ul style="list-style-type: none"> <li>• Facilities required to secure safety, health or comfort of a disabled person;</li> <li>• Application required solely due to provisions of General permitted Development Order not applying;</li> <li>• Application relating to same Use Class due to condition of planning permission;</li> <li>• Consolidation of minerals permissions;</li> <li>• Application following withdrawal of earlier application or refusal of planning permission within 12 months.</li> </ul>	

**NB. This information is provided for guidance only. Please refer to the relevant Regulations, which are explicit, including exceptions and reductions, in terms of fee payable.**

The Town & Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015:

<https://www.legislation.gov.uk/wsi/2015/1522/regulation/11/made>

The Town & Country (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2016:

<https://www.legislation.gov.uk/wsi/2016/62/contents/made>

The Town & Country (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2017:

<https://www.legislation.gov.uk/wsi/2017/528/contents/made>

The Town & Country (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2020:

<https://www.legislation.gov.uk/wsi/2020/745/contents/made>

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