



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

Scale of fees from 24th August 2020

Category of Development	Fee
Householder extension and alterations (including outline applications) Where the application relates to one dwelling Where the application relates to 2 or more dwelling houses	£230 per application £460 per application
New Dwellings Outline applications Site area defined as area edged red on your site plan Site area exceeding 2.5 hectares Full and Reserved Matters applications Where the number of dwelling houses exceeds 50	£460 per 0.1 hectare (or part thereof) £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectares. Maximum £150,000 £460 per dwelling £23,000 and additional £120 for each dwelling in excess of 50 dwelling houses. Maximum £300,000
Non-residential and non-agricultural building works Outline applications Site area defined as area edged red on your site plan. Site area exceeding 2.5 hectares Full and Reserved Matters applications: <ul style="list-style-type: none"> (i) Creating not more than 40sqm additional floor space (ii) Creating 41 – 75sqm additional floor space (iii) Thereafter £460 per 75sqm (or part thereof) 	£460 per 0.1 hectare (or part thereof) £11,500 and additional £120 for each 0.1 hectare in excess of 2.5 hectares. Maximum £150,000 (i) £230 per application (ii) £460 per application (iii) Maximum £300,000
Agricultural Buildings (other than glasshouses) Outline applications; Site area defined as area edged in red on your site plan Site exceeding 2.5 hectare Full and Reserved Matters applications: <ul style="list-style-type: none"> (i) 465sqm of floor space or less (ii) 466 – 540sqm of floor space (iii) Thereafter £460 per 75sqm (or part thereof) 	£460 per 0.1 hectare (or part thereof) £11,500 and an additional £120 for each 0.1 hectare in excess of 2.5 hectare. Maximum £300,000 (i) £85 per application (ii) £460 per application (iii) Maximum £300,000
Erection of glasshouse etc. on land for the purpose of agriculture (including outline applications) <ul style="list-style-type: none"> (i) 465sqm of floor space or less (ii) More than 465 sqm of floor space 	(i) £85 per application (ii) £2,600 per application
Application for Approval of Reserved Matters	£460 per application
Change of use to/sub-division of dwelling Where the change of use is to use more than 50 dwelling houses	£460 per application £23,000 and an additional £200 for each dwelling in excess of 50 dwellings. Maximum £300,000

Category of Development	Fee
Use of land for the winning and working of minerals, the storage of minerals or the disposal of refuse or waste materials Site area exceeds 15 hectare	£230 per 0.1 hectare (or part thereof) £34,500 and an additional £120 for each 0.1 hectare in excess of 15 hectares. Maximum £80,000
Other changes of use N.B. Changes of use involving building or other 'works' will be charged at a rate for the works where the fee is higher than £460	£460 per application
Plant and machinery Site area defined as area edged in red on your site plan Site area exceeding 5 hectare	£460 per 0.1 hectare (or part thereof) £23,000 and an additional £120 for each 0.1 hectare in excess of 5 hectares. Maximum £300,000
Playing fields For non-profit making clubs or recreational organisations N.B. this does not apply to the erection of buildings	£460 per application
Car parks, service roads and means of access for existing development	£230 per application
Operations connected with exploratory drilling for oil or natural gas Site area exceeding 7.5 hectare	£460 per 0.1 hectare (or part thereof) £34,500 and an additional £120 for each 0.1 hectare in excess of 7.5 hectare. Maximum £300,000
All other operations (including the winning and working of minerals)	£230 per 0.1 hectare (or part thereof) of the site to a maximum of £300,000
Variation or removal of conditions (including applications to renew planning permissions, where development has not begun and the consent has not yet become time expired)	£230 per application
Advertisements (i) A sign erected on business premises in connection with that business (ii) An advance sign to business premises but not visible from the premises (iii) All other advertisements including multiple	(i) £120 per site (ii) £120 per site (iii) £460 per site
Prior approval Applications under Part 6 (agricultural and operations), Part 7 (forestry buildings and operations) or Part 31 (demolition of buildings) An application under Part 24 (development by electronic communications code operators)	£100 per application £460 per site
Discharge of conditions Where the application related to extending or altering a dwelling house or other development in the curtilage of a dwelling house All other types	£35 £115 per application
Non-material Amendment Where the application related to householder extension and alteration All other types	£35 per application £115 per application
Lawful Development Certificates Application for existing use or development not supported by and established use certificate Application for a proposed use or development	See normal fee schedule Half the normal fee