

FEES FOR PRE APPLICATION SERVICE 2025

The fees charged for statutory pre application services are the same across Wales and vary depending upon the size and scale of the proposal. Following the completion of the statutory service if further advice is sought through a meeting with officers an additional fee is required, again this fee will vary upon the size and scale of the proposal.

	Category of development	Statutory fee payable (not subject to VAT)	Fee for discretionary additional meeting (Inclusive of VAT)
1	Householder development	£33	£25
2	The erection of dwelling houses	Where:	£50
		(i) 1 Dwelling £332	£100
		(ii) 2 to 9 dwellings, or site area less than 0.49 Ha £332.	£150
		(iii) 10 to 24, dwellings, or site area is between 0.5 & 0.99Ha £797	£300
		(iv) greater than 24 dwellings, or site area exceeds 0.99 h £1,328.	£300
3	The erection of buildings (other than dwelling houses)	(i) Where: floor space created does not exceed 100sqm £332	£50
		(ii) The floor space created does not exceed 999m ² , or the site does not exceed 0.49Ha £332.	£100
		(iii) The floor space created is between 1000 & 1,999 m ² , or the site area is between 0.5 & 0.99 Ha £797.	£150
		(iv) The floor space created exceeds 1,999m ² , or the site area exceeds 0.99Ha, £1,328.	£300
4	The making of a material change in the use of a building or land	(i) Where: floor space of the development is less than 100sqm £332	£50
		(ii) The floor space of the proposed development does not exceed 999m ² , or the site does not exceed 0.49Ha £332,	£100
		(iii) The floor space of the proposed development is between 1,000 & 1,999m ² , or the site area is between 0.5 & 0.99 Ha £797	£150
		(iv) The floor space of the proposed development exceeds 1,999 m ² , or the site area exceeds 0.99Ha £1,328.	£300
5	The winning and working of minerals or the use of land for mineral-working deposits	£797	£150
6	Waste development	£797	£150
7	Adverts and other minor development	N/A	£100 (includes letter)