



# **PLANNING**

## **APPLICATIONS**

**Fees are set by Welsh Assembly Government and are detailed in the following schedule. You are advised that in a few circumstances fees may be exempt or reduced. Please take time to read this information to decide which is applicable to your application. The Local Planning Authority cannot determine your application until the correct fee has been submitted. Once an application has been registered fees are not refundable, irrespective of the eventual Council decision or if you withdraw your application.**

**The fee should be submitted with your application and cheque made payable to 'Wrexham County Borough Council', payments by Credit/Debit Cards are also accepted.**

**These fees will apply from 6th April 2009**

TYPE OF DEVELOPMENT	DETAILS	FEE (£)	MAX. FEE (£)
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**OUTLINE APPLICATIONS:-**

<ul style="list-style-type: none"> <li>• Dwelling houses</li> <li>• Other Buildings</li> <li>• Agricultural Buildings (excluding glasshouses)</li> </ul>	per 0.1 ha of site area or part thereof (up to 2.5ha)	£330	£125,000
	Over 2.5ha	£8,232 + £84 per 0.1 ha thereafter	

**FULL APPLICATIONS / MATTERS RESERVED FOR APPROVAL FOLLOWING GRANT OF OUTLINE PERMISSION:-**

<b>Residential Development</b> <ul style="list-style-type: none"> <li>• New Dwellings</li> </ul>	For each single dwelling (50 or fewer)	£330	£250,000
	Over 50 dwellings	£16,464 + £84 per dwelling	
<b>Householder Applications</b> <ul style="list-style-type: none"> <li>• Enlargements, improvements or other alterations to your home including alterations to vehicular access</li> </ul>	For single dwelling	£166	
	For two or more dwellings	£330	
<b>Other Operations within the curtilage of a dwelling house</b> <ul style="list-style-type: none"> <li>• Erection of buildings, gates, fences, walls and means of enclosure (other than extensions to dwellings)</li> </ul>	Per application	£166	
<b>Erection of Other Buildings</b> i.e. Industrial, commercial, stables etc	If no floorspace provided or up to 40sq.m floorspace	£166	£250,000
	40-75 sqm floorspace	£330	
	per 75 sqm or part thereof above 75 sqm	£330	
<b>Change of Use</b> <ul style="list-style-type: none"> <li>• Change of use of building to 1 or more separate dwellings</li> </ul>	For each additional dwelling fewer than 50.	£330	£250,000
	For each additional dwelling over 50	£16,464 + £84 per dwelling thereafter	

**SUBSEQUENT RESERVED MATTERS:-**

subsequent applications for reserved matters once full fee for reserved matters has been paid	£330
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**USES OF LAND:-**

<ul style="list-style-type: none"> <li>• Disposal of refuse or waste</li> <li>• Storage of minerals in the open</li> </ul>	per 0.1 ha of site area / part thereof (up to 15ha) £166	Over 15ha £24,852 + £84 per 0.1 ha thereafter	£65,000
<ul style="list-style-type: none"> <li>• Material change in use of building or land other than within other categories</li> </ul>	per application		£330
<b>Agricultural/Forestry Buildings and Operations</b> <ul style="list-style-type: none"> <li>• Prior approval determinations</li> </ul>	per application	£61	£250,000
	<ul style="list-style-type: none"> <li>• Erection of agricultural buildings</li> </ul>	up to 465 sq.m 466 to 540 sq.m per 75 sqm or part thereof above 540 sqm	

TYPE OF DEVELOPMENT	DETAILS	FEE (£)	MAX. FEE (£)
<b>Glasshouses and Poly tunnels</b> (on agricultural land)	up to 465 sq.m over 465 sq.m	£61 £1,870	
<b>Plant and Machinery</b> • Erection, alteration, replacement of plant and machinery	per 0.1 ha of site area or part thereof (up to 5ha)	£335	£250,000
	Over 5ha	£16,464 + £84 per 0.1 ha	
<b>Drilling Operations</b> • Any operation relating to exploratory drilling for oil or natural gas	per 0.1 ha of site area or part thereof (up to 7.5 ha)	£330	£250,000
	Over 7.5 ha	£24,852 + £84 per 0.1 ha	
• The winning and working of minerals	per 0.1 ha of site area or part thereof (up to 15ha)	£166	£65,000
	Over 15ha	£24,852 + £84 per 0.1 ha	
<b>Deletion, variation of condition(s) on existing permission</b>	per application		£166
<b>Renewals</b> • Renewals of an unexpired permission	per application		£166
<b>Advertisements</b> • Signs relating to business/ premises • Advance directional signs not visible from the business site • All other signs & advertisements	per application		£90
	per application		£90
	per application		£330
• Car Parks/ Service Roads/ Access for purposes incidental to existing uses	per application		£166
<b>Playing Fields</b> (non profit making sport/ recreational bodies only)	per application		£330
<b>The carrying out of any operations not coming within any of the above categories</b> • In case of the operations for the winning minerals	per 0.1 ha of site area or part thereof (up to 15ha)	£166	£250,000
	Over 15ha		
<b>Telecommunications</b> • Prior approval determination (56 days) • Planning application	per application		£330 £330
<b>Lawful Use</b> • Certificate of Lawfulness of an existing use or development (s.191)	<ul style="list-style-type: none"> <li>• Use as separate dwelling</li> <li>• Any other use or development</li> <li>• Failure to comply with condition(s)</li> </ul>		<ul style="list-style-type: none"> <li>• £330 per dwelling (up to 50 dwellings)</li> <li>• Amount payable if made as an application for planning permission</li> <li>• £166 per application</li> </ul>
• Certificate of Lawfulness of a proposed use or development (S192)			Half the amount payable for a planning application
Listed Building Consent	No Fee		
Conservation Area Consent	No Fee		

## GENERAL NOTES

- Fees for the site area are based on the whole of the area to which the application relates, i.e. all the land being developed or changed by the proposal
- Fees for floorspace are based on the gross floorspace of the building (all floors) and is measured to include the width of external walls
- Applications to regularise unauthorised development are assessed on the same fee scale as new development
- Where an application involves two or more different categories, then only the highest of the separate fees is payable. One exception, where fees are added, is if the proposal is for the erection of dwellings together with other non-residential buildings
- Particular arrangements exist for applications where a development site crosses over to another Local Authority boundary. You are advised to check with the Planning Control Section for further details

## EXEMPT FEES

### No fee is payable for the following types of application:-

- Extension or alteration to a dwelling to improve the welfare of a person with disability or when works are to allow access by people with disabilities to a building to which the general public has access. Proof of registration should be provided.
- Where the proposed work would normally be classed as permitted development and permitted development rights have been removed
- Where the proposed works would normally be classed as permitted development and an Article 4 Direction is in place
- Re-submission of an application made within 12 months following refusal, or of the making of an earlier application if withdrawn, or within 12 months of expiry of the 8-week period where the applicant has appealed to the Secretary of State on the grounds of non-determination.
- Where the proposed use would have been a permitted change within the 'use class' but for the imposition of a restrictive condition on an earlier planning permission.

## REDUCED FEES

### The following type of applications are eligible for a reduced fee:-

- When the application is made by, or on behalf of, a Community or Town Council, the fee is reduced by 50%.
- For alternative applications submitted at the same time for one site, the full fee for the highest value application and 50% of the fees for the remaining application(s) is payable

## PLEASE NOTE

This document is only a summary of the main provisions of the Fees Regulations. A more detailed interpretation of sections may be necessary in some instances and you should contact the telephone number below for further advice.  
Tel: 01978 292016

## CONTACT DETAILS

Planning Department,  
Wrexham County Borough Council  
Lambpit Street  
Wrexham  
LL11 1AR  
Tel: 01978 292016  
Web site: [www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning)