

Pre-Application Fee Schedule

Householder Service

This pre-application service is for householder applications only and primarily for works to a residential dwelling which would fall outside permitted development rights. The pre-application service includes a desktop study and a formal written response. Should it be deemed that the proposals are likely to comply with permitted development rights, this will be communicated in the pre-application letter and the submission of a lawful development certificate for formal confirmation will be advised.

A householder pre-application response will be issued within 20 working days of receipt of the pre-application request. This is increased to 30 working days where additional third-party specialist advice is required.

Standard Service

This new streamlined pre-application service includes a desk-based study with no site visit or pre-application meeting. This service is useful to establish the principle of development, acceptability of land uses and/or for development proposals, which are unlikely to be contentious. This service is not suitable for Major applications.

The revised Standard service pre-application will seek to issue a response within 20 working days of receipt of the pre-application enquiry.

Standard + Service

This extended pre-application service includes one site visit and one pre-application meeting to provide an opportunity for the applicant to present and discuss their proposals with the Council's planning officers.

The Standard + service is for sites with a complex planning history, fall within a designated Conservation Area (excluding listed building works), Minors and Major development proposals.

The Wirral's Local Lead Flood Authority (LLFA) will provide advice on draining and/or flood matters for all Major development proposals as part of the Standard + pre-application service.

A pre-application response will be issued within 30 working days of receipt of the pre-application request unless a longer period is agreed with the applicant.

Specialist Service

This pre-application service must be sought where specific technical advice is required to assess minor, major, and other proposals from an environmental and/or heritage (listed building works) specialist.

The service includes one site visit, one 'Standard +' pre-application meeting and the cost of an additional technical pre-application meeting with the following services where necessary:

- MEAS pre-application service:
- Wirral's Urban Design advice
- Wirral's Conservation (Listed Buildings only) advice

The cost of the additional specialist advice / technical pre-application meeting **included** within the pre-application fee is equal to:

- Householder: £150 inc. VAT
- Minor Applications: £300 inc. VAT
- Major Applications: £540 inc. VAT

**The above stated specialist service fees accord to third party costs and therefore may be subject to change.*

Where specialist consultees advise that further information and meetings are required beyond the first technical pre-application meeting, it may be necessary for a bespoke pre-application service and costs to be formulated outside of the standardised pre-application fee schedule. For the avoidance of doubt, such additional costs would be in addition to the requisite follow up pre-application meeting fees stated in the table below.

A Specialist service pre-application response will be issued within 40 working days of receipt of the pre-application enquiry, or no later than 10 working days following receipt of comments from the third-party specialist consultee.

Planning Application Type	Service	Pre-application Fee (Inc. VAT)	Follow up meetings fees (Inc. VAT)
Householder	Householder	£175	N/A
	Householder Specialist	£322	N/A
Minor Development Residential development of 1 to 9 Dwellings Non-residential floorspace of less than 1000sq metres	Standard	£240 for 1 dwelling £360 2 to 4 dwellings) £720 5 to 9 dwellings. Non-residential: £510 (up to 499sqm); £870 (500 to 999sqm)	N/A
	Standard +	£312 for 1 dwelling £468 2 to 4 dwellings £936 5 to 9 dwellings. Non-residential: £663 (up to 499sqm); £1131 (500 to 999sqm)	50% of the pre-application fee per additional meeting

	Specialist	£462 for 1 dwelling £768 2 to 4 dwellings £1236 5 to 9 dwellings Non-residential: £963 (up to 499sqm); £1431 (500 to 999sqm)	50% of the pre-application fee per additional meeting
Other Applications	Standard	£240	N/A
Changes of use where no operational development and floor area up to 1,000sqm;	Standard +	£312	50% of the pre-application fee per additional meeting
Advertisements; Alterations where no floor space is created; Telecommunications; Renewable energy (including wind turbines etc.) up to site area of 1Ha; Listed building Consent (Specialist service only)	Specialist	£462	50% of the pre-application fee per additional meeting
Small Scale Major Development	Standard	N/A	N/A
Residential 10 to 30 Houses/up to 1.99 Ha Commercial/non-res floor space 1,000 to 4,999sqm Site area between 1to 1.99 Ha.	Standard +	10 to 19 dwellings £1497 20 to 30 dwellings £2,246 Non-residential: 1 to 1.5 ha. or up to 3,500sqm £936 1.5ha. to 1.99ha. £1497	50% of the pre-application fee per additional meeting
For mixed use schemes the combined residential units and commercial	Specialist	10 to 19 dwellings £1947 20 to 30 dwellings £2,696 Non-residential: 1 to 1.5 ha. or up to 3,500sqm £1386	50% of the pre-application fee per additional meeting

floorspace should be used to assess the category.		1.5ha. to 1.99ha. £1947	
Medium Scale Major Development Residential 31 to 149 houses or site area 2 to 3.99Ha. or; Commercial/non-residential floor space – 5000 to 9,999sqm or site area 2 to 3.99Ha. For mixed use schemes the combined residential units and commercial floor space should be used to assess the category.	Standard	N/A	N/A
	Standard +	£3744	50% of the pre-application fee per additional meeting
	Specialist	£4194	50% of the pre-application fee per additional meeting
Large Scale Major Development Residential – Greater than 150 houses or site area over 4Ha, or Commercial/non-res floor space - Over 10,000sqm or site area over 4Ha. Significant Minerals and Waste Development Environmental Impact Assessment (EIA) Development	Standard	N/A	N/A
	Standard +	N/A	N/A
	Specialist	£6917.50	50% of the pre-application fee per additional meeting
VAT These prices include VAT			