Wirral Planning Pre-application Advice Fees 2026-27

All charges inclusive of VAT.

Planning application type	Baseline fee (does not include any meetings or MEAS consultation)	What service is provided for baseline fee	Meetings prior to response	MEAS consultation fee	Post response review meeting
Householder	£207.60	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	£80	55% of baseline fee
Other- adverts	£207.60	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	N/A	55% of baseline fee
Other- changes of use, no floorspace created	£467.10	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	N/A	55% of baseline fee
Minor- single dwelling	£519	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	£165	55% of baseline fee
Minor- 2 to 4 dwellings or commercial up to 499m2	£830.40	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	£335	55% of baseline fee

Minor- 5 to 9 dwellings or commercial from 500m2 to 1000m2	£1,245.60	Written response provided within 20 working days if no meetings required. Written response within 25 working days with meeting.	£186.84 per site meeting. £103.80 per MS Teams meeting	£335	55% of baseline fee
Major 10 to 24 dwellings or commercial from 1001m2 to 3000m2.	£2,595	Written response provided within 30 working days if no meetings required. Written response within 35 working days with meeting.	£207.60 per site meeting. £124.56 per MS Teams meeting	£520	55% of baseline fee
Major 25 to 50 dwellings or commercial 3001m2 to 4999m2. Where number of dwellings or floorspace unknown, site area up to 1.99Ha	£3,633	Written response provided within 30 working days if no meetings required. Written response within 35 working days with meeting.	£207.60 per site meeting. £124.56 per MS Teams meeting	£775	55% of baseline fee
Major 50 to 99 dwellings or commercial 5000m2 to 9999m2. Where number of dwellings or floorspace unknown, site area 2 to 3.99H	£5,190	Written response provided within 30 working days if no meetings required. Written response within 35 working days with meeting.	£259.50 for site meeting. £155.70 for MS Teams meeting	£1,035	55% of baseline fee
Major 100+ dwellings or commercial 10000m2+ or EIA development. Where number of dwellings or floor space unknown, site over 4Ha	£7,266	Written response provided within 30 working days if no meetings required. Written response within 35 working days with meeting.	£259.50 for site meeting. £155.70 for MS Teams meeting	£1,300	55% of baseline fee