



## **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.

<b>Planning Application Type</b>	<b>Service</b>	<b>Pre-application Fee (Inc. VAT)</b>	<b>Follow up meetings fees (Inc. VAT)</b>
<b>Householder</b>	Householder	£192.50	N/A

	Householder	£354.20	N/A
<b>Minor Development</b>  Residential development of 1 to 9 Dwellings  Non-residential floorspace of less than 1000sq metres	Standard	£264 for 1 dwelling £396 2 to 4 dwellings £792 5 to 9 dwellings.  Non-residential: £561 (up to 499sqm); £957 (500 to 999sqm)	N/A
	Standard +	£343.20 for 1 dwelling £514.80 2 to 4 dwellings £1029.60 5 to 9 dwellings.  Non-residential: £729.30 (up to 499sqm); £1244.10 (500 to 999sqm)	55% of the pre-application fee per additional meeting
	Specialist	£508.20 for 1 dwelling £844.80 2 to 4 dwellings £1359.60 5 to 9 dwellings  Non-residential: £1059.30 (up to 499sqm); £1574.10 (500 to 999sqm)	55% of the pre-application fee per additional meeting
<b>Other Applications</b>  Changes of use where no operational development and floor area up to 1,000sqm;  Advertisements;  Alterations where no floor space is created;  Telecommunications;  Renewable energy (including wind turbines etc.) up to site area of 1Ha;	Standard	£264	N/A
	Standard +	£343.20	55% of the pre-application fee per additional meeting
	Specialist	£508.20	55% of the pre-application fee per additional meeting

Listed building Consent (Specialist service only)			
<b>Small Scale Major Development</b>	Standard	N/A	N/A
Residential 10 to 30 Houses/up to 1.99 Ha	Standard +	10 to 19 dwellings £1646.70 20 to 30 dwellings £2,470.60	55% of the pre-application fee per additional meeting
Commercial/non-res floor space 1,000 to 4,999sqm		Non-residential: 1 to 1.5 ha. or up to 3,500sqm £1029.60	
Site area between 1to 1.99 Ha.		1.5ha. to 1.99ha. £1524.60	
For mixed use schemes the combined residential units and commercial floorspace should be used to assess the category.	Specialist	10 to 19 dwellings £2141.70 20 to 30 dwellings £2,965	55% of the pre-application fee per additional meeting
		Non-residential: 1 to 1.5 ha. or up to 3,500sqm £1524.60	
		1.5ha. to 1.99ha. £1947	
<b>Medium Scale Major Development</b>	Standard	N/A	N/A
Residential 31 to 149 houses or site area 2 to 3.99Ha. or;	Standard +	£4118.40	55% of the pre-application fee per additional meeting
Commercial/non-residential floor space – 5000 to 9,999sqm or site area 2 to 3.99Ha.	Specialist	£4613.40	50% of the pre-application fee per additional meeting
For mixed use schemes the combined residential units and commercial floor space should be used to assess the category.			

<b>Large Scale Major Development</b>  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	
	Standard +	N/A	N/A
	Specialist	£7609.25	50% of the pre-application fee per additional meeting
<b>VAT</b>  These prices include VAT			