

Changes to Planning Application Fees Implementation 11th April 2011

This amendment to the fees regulations went through the Northern Ireland Assembly on 14th March 2011 and formally comes into operation on 11th April 2011.

Reduced fees of £60 have been completely removed from the new fee scales.

Concessionary fees of £60 for Listed Building Consents, Conservation Area Consents, demolition within an Area of Townscape or Village Character and applications for planning permission or approval of reserved matters by a statutory authority have also been completely removed.

Significantly, planning applications requiring an Environmental Impact Assessment will now attract a separate fee of £10,000 per qualifying application, in addition to the actual planning application fee subject to a maximum for the category of development as specified in the fee scales.

Below is a comparison table to illustrate the key changes to the planning application fees. The highlighted rows in the table show where the key changes have occurred.

Please contact us to discuss in more detail how this affects you and your specific project.

EXISTING FEE CATEGORY	EXISTING FEE	PROPOSED FEE
Category 1 Outline planning consent for all buildings (other than a single dwelling house)	£237 for each 0.1 Hectare of the site area subject to a maximum of £9,467	No change - as before
Category 1 Outline planning consent for a single dwelling house	£237 for each 0.1 Hectare of the site area subject to a maximum of £9,467	To be fixed at £400
Category 2 (A) Full permission for a single dwellinghouse	£651	Increased to £800
Category 2 (A) Reserved matters permission for a single dwellinghouse	£651	Decreased to £400
Category 2 (B) Housing development applications	£651 for the first dwellinghouse and £237 for each additional dwellinghouse subject to a maximum of £11,834	<ul style="list-style-type: none"> • £335 per dwelling for the first 50 dwellings; • £16,750 + £100 for each dwelling in excess of 50 subject to a maximum of £250,000
Category 3 Alterations, extensions etc. to dwelling houses	£267 for each dwelling	No change - as before
Category 4 The erection of industrial, commercial, community & other buildings other than dwelling houses	Full & Reserved Matters £237 where no floor space is created or £237 for each 75m ² of floor subject to a maximum of £11,834	<ul style="list-style-type: none"> • £170 up to 40m²; • £335 between 40-75m²; • £335 per 75m² between 75-3750m²; • £16,750 + an additional £100 per 75m² in excess of 3750m² subject to a maximum of £250,000

Category 5 The erection, alteration or replacement of plant & machinery including telecommunications/ datacommunications equipment, a single wind turbine & wind farms	£237 for each 0.1 Hectare of the site area subject to a maximum of £11,834	<ul style="list-style-type: none"> • For a site not more than 5 Hectares, £335 for each 0.1 Hectare (or part thereof); • For more than 5 Hectares, £16,750 + an additional £100 for each 0.1 Hectare (or part thereof) in excess of 5 Hectares to a maximum of £250,000
Category 6 Buildings for agricultural purposes or agricultural and commercial glasshouses	£893 per 500m ² of floor space subject to a maximum of £11,834	No change - as before
Category 7 The winning and working of peat	£1,775 for each 5 hectares of the site area subject to a maximum of £31,950	No change - as before
Category 8 Applications for operations concerning minerals, oil, gas etc.	£1,775 for each 0.5 hectares of the site area subject to a maximum of £38,400	No change - as before
Category 9 Construction of single level car parks, service roads etc.	£237	No change - as before
Category 10 Continuance of a use of land, retention of buildings or works, developments without compliance with condition of previous planning permission etc.	£237	No change - as before
Category 11 (A) Material change of use relating to a dwelling house	£651 for the first dwelling house and £237 for each additional dwelling house subject to a maximum of £11,834	No change - as before
Category 11 (B) Material change of use for any other use	£237 per 75m ² of floor space subject to a maximum of £11,834	No change - as before
Former Category 12 Demolition in an area of townscape character or area of village character	£60	Fee category has been removed completely
Category 13 Any other application not falling within categories 1-12	£781	Changed to Category 12 with the removal of the above but remains at £781 as before