

Cat 1
Construction of buildings structures for use as residential accommodation. Other than development within categories 2 to 6)

Up to 10 £691 per dwelling - £6910

For developments up to and including 49 £691 for first 10 and then £519 for each dwelling up to 49 - £20,241

Developments of 50 or more Dwellings £691 for first 10 then £519 for next 39 and then £288 after that up to a maximum of £172,856
this equates to £27,151+(288 x D-49)

START
Planning application description
H / FUL / MSC
does NOT include Planning Permission in Principle

New Dwelling(s) or Existing Dwelling(s)?

1. Residential

What is the main character of the development?
1. Residential Building(s)
2. Non Residential Building(s) OR Structure(s)
• includes
Erection and Replacement of Plant and Machinery
Roads
Wind Turbines
3. Change of Use of existing Land or Building(s)

Type of NEW non residential building or Structure?
0. Use of Land
1. Agricultural
2. Glasshouses and polytunnels
3. Energy Generation
4. Structures and Extensions

Cat 5
£576 provided <=500m2
>500m2 = £576 plus £576 for each additional 100m2 to maximum of £28,809

Cat 6
£115 for each 100m2 to maximum of £5,762

Use of Land
Cat 18
The use of Land for disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land
(a) Where site area does not exceed 0.1 hectare £1,152
(b) Where the site area exceeds 0.1 hectare but not exceeds 15 hectares - £1,152 plus £576 for each 0.1 hectare in excess of 0.1 hectare.
(c) Where site area exceeds 15 hectares £89,976 plus £288 for each 0.1 hectare in excess of 15 hectares to a maximum of £172,856.

Cat 19
(a) Where site area does not exceed 0.1 hectare £1,152
(b) Where the site area exceeds 0.1 hectare but not exceeds 15 hectares - £1,152 plus £576 for each 0.1 hectare in excess of 0.1 hectare.
(c) Where site area exceeds 15 hectares £86,976 plus £288 for each 0.1 hectare in excess of 15 hectares to a maximum of £172,856.

Please note these are Amendments to original Table Regulations

Cat 7 WIND TURBINES
(a) Where the number of turbines does not exceed 3—
(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,440,
(ii) where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £2,880,
(iii) where one or more of the turbines has a ground to hub height exceeding 50 metres, £5,760.
(b) Where the number of turbines does exceed 3, £576 for each 0.1 hectare of site area, subject to a maximum of £172,856.

Choose type of development
1. Enlargement or Improvement
2. Ancillary Building
3. Garden structures not buildings

Material Change of use in
1. Land COU
2. Building(s) COU

Cat 22
£576 per 0.1 hectare to a max of £5,762
e.g Change of Use of Public Land to Garden

1. Non Residential buildings / NR Extensions - Structures eg fences
2. Plant & machinery / Access Roads / Paths

1. Non Residential with floor space or structures fences / eg New Shop or factory extension

Cat 8 HYDRO ELECTRIC
Construction of stations and connecting infrastructure.
£576 for each 0.1 hectare of site area, subject to a maximum of £28,809.

Cat 9 SOLAR ELECTRIC
Construction of stations and connecting infrastructure
£576 for each 0.1 hectare of site area, subject to a maximum of £28,809.

Modification of Fees
a) Applications by Community Councils reduced by 50%
b) Householder application in Conservation Area that would otherwise be PD reduced by 25%
c) Not for Profit Sports Bodies are allowed applications for sports pitches £691
d) Cross Boundary Applications - total fee payable in respect of all applications is the lesser of 1.5 times amount of fee if was lying in a single authority / the sum of the amounts of the fees which would have been payable in respect of all the applications and the fee payable to a planning authority is the proportion of the total fee payable equal to the proportion of the total site area within each authority.

Schedule 1 / Part 2 Modified Fees paras 7,8,9,10 and 11 - Town and Country Planning (Fees for Applications)(Scotland) Regulations 2022

Cat 2
1 Dwelling = £346
2 or more dwellings = £692
e.g House extension
Solar Panels

Cat 3(a)
£346
e.g Garages

Cat 3(b)
£346
e.g Fences / Walls

1. Dwelling(s)
2. Building(s) other than Dwelling(s)

Cat 20
<=10 - £691 x D
>10 and <=49- (£691 x 10) + (£519 x D-10)
>=50 - £27,151 + (£288 x D-49)
Where D = No of Dwellings

Cat 21
Where the gross floor space does not exceed 100 square metres, £691
Where the gross floor space exceeds 100 square metres, £691 plus £691 per 100 square metres up to 4,000 square metres
Where the gross floor space exceeds 4,000 square metres, £27,640 plus £346 per 100 square metres in respect of any gross floor space exceeding 4,000 square metres, subject to a maximum of £172,856.

1. ROAD+CAR PARKS +PATHS
2. PLANT & MACHINERY

Cat 14
Construction of Car Parks and Service Roads or Access (Paths) for purpose incidental to existing land use
£576

Cat 13
Plant And Machinery - no buildings
£576 per 0.1hectare to 5 hectares - Where site exceeds 5 hectares £28,800 + £288 per 0.1ha beyond 5ha to max of £172,856

What is the additional floor space created in m2?

Cat 4(a)
£346 fee

Cat 4(b)
£691 per 100m2

Cat 4(d)
£27,640 plus £346 per 100m2 for floor space exceeding 4000m2 to maximum of £27,640

Cat 10 OIL and GAS EXPLORATION
(a) Where the site area does not exceed 0.1 hectares, £1,152,
(b) Where the site area exceeds 0.1 hectares, £1,152 in respect of the first 0.1 hectares of site area, plus £576 for each 0.1 hectare of site area in excess of 0.1 hectares, subject to a maximum of £172,856.