



SUMMARY OF CHARGES FOR PRE-PLANNING APPLICATION SERVICE

May 2016

A flat rate fee of £76 for **Householder Developments**

£46 is charged for follow up meetings/written advice following initial pre-application advice

A flat rate fee of £56 for **Advertisement Developments**

£46 is charged for follow up meetings/written advice

A basic fee of £206 applies for **Minor Developments**

Minor Developments:

- Less than 10 dwellings
- Offices / Research / Business and light Industry <1000m² or <1 ha
- Heavy industry / manufacturing / storage and warehousing <1000m² or <1ha
- Change of use / barn conversions
- Retail distribution and servicing <1000m² or <1ha
- Listed building and conservation area consent proposals
- All other minor developments (including discharge of condition proposals)

£102 is charged for follow up meetings/written advice

Specialist Transport, Environmental Protection and Tree advice can be provided at a charge of £62 for each requested specialism (£31 follow up). Transport advice is mandatory for minor proposals with additional floor space.

A flat rate fee of £1,221 applies for **Major Developments**

Major Developments:

- More than 10 dwellings

- 1-4 wind turbines
- Offices / Research / Business and light Industry >1000m² or >1 ha
- Heavy industry / manufacturing / storage and warehousing >1000m² or >1ha
- Retail distribution and servicing >1000m² or >1ha
- All other major developments

£533 is charged for follow up meetings/written advice

A flat rate fee of £1,947 applies for **Significant Major Developments**

Significant Major Developments:

- 5 or more wind turbines
- 30 or more dwellings (for outline applications a density of 30 dwellings to the hectare will be applied)
- 2000 sq m or more of commercial floorspace

£966 is charged for follow up meetings/written advice

The fee for dealing with **Discharge of Condition** applications advice is the same as the “follow up” fee for the relevant application category.

Viability

For pre-application advice proposals that are contrary to policy and a proposal is being justified on the basis of viability there will be a requirement for enquirers to pay for the Council to get viability reports independently assessed by a qualified consultant surveyor/accountant. The Council will normally ask enquirers to pay the consultant direct and in advance of a pre-application advice response.

Note

This information should be read in conjunction with the document “Pre-Planning Application advice – Charges and Procedures” as well as the “Pre-application advice note for wind turbines”.

Payment must be received at the time of the enquiry; cheques should be made payable to Warrington Borough Council. Work on the pre-application advice query will only commence upon receipt of the relevant fee.

In respect of requests for written advice following the refusal of planning permission the full fee is incurred. This would not apply if pre application advice was obtained prior to the submission of the planning application. In this instance the follow up fee would apply.