

SAB Pre-Application Advice Services and Fees 2023/24

Service Level	Site Area	Fee (£) Exc. VAT	Fee (£) Inc. VAT	Description of Service
Preapplication advice	Single Residential Dwelling (excluding flats)	£262.50	£315.00	This function will provide a detailed technical review of the submitted preapplication form and supporting documents.
	Minor Development (29 dwellings; industrial / commercial buildings where internal floor space <1,000m ² ; Developments <1 Ha)	£525.00	£630.00	A 1-hr online meeting can be requested at no additional cost. The outcome of the service is a summary report of the application's compliance with the Welsh Government standards. The report will highlight where additional information is likely to be required in order to satisfy the drawing and supporting documentation requirements of the national standards.
	Major Development (10 or more dwellings; buildings within internal floor space of 1,000m ² or more; all sites of 1 Ha or greater)	£1,312.50	£1,575.00	The report will include a summary of known constraints and of what will be required to constitute a validly made application.
	Developments of National Significance (DNS) – as defined by Regulations ¹ / Sites requiring an Environmental Impact Assessment (EIA) – as defined by Regulations ²	POA	POA	<ol style="list-style-type: none"> 1. The Developments of National Significance (Specified Criteria and Prescribed Secondary Consents) (Wales) Regulations 2016 (legislation.gov.uk) 2. The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 (legislation.gov.uk)
Site Visit		£147	£176.40	Site visit to support a pre-application. A site visit can be requested as supplementary to pre-application advice and cannot be used in isolation to other services. The pre-application report will be enhanced by site discussions and observations.

Technical Advice		£63 / hr	£75.60 / hr	Additional technical advice in conjunction with pre-application advice. Examples include: follow-up meetings, review of amended designs; specific technical questions arising from initial review Service level and cost agreed prior to commencement of activity. Minimum of 2-hours to allow for technical support and administration of request.
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Mae'r ddogfen hon ar gael yn Gymraeg ac mewn ieithoedd a fformatau eraill ar gais.

This document is available in Welsh and in other languages and formats on request.