

Aberdeen City Council

Fees for Planning and Related Applications



March 2025

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1. Scope of guidance

1.1. This guidance applies to the following types of planning and associated applications.

- Planning applications
 - Detailed planning permission
 - Planning permission in principle
 - Approval of matters specified in conditions
 - Variation or removal of a planning condition (section 42 variation)
 - Non-material variations
 - Discharge of a planning condition
- Advertisement consent
- Certificate of lawfulness (existing use or development)
- Certificate of lawfulness (proposed use or development)
- Prior notification and approval
- Hazardous substances consent

1.2. The following types of application do not require a fee and are therefore not covered by this guidance.

- Certificate of appropriate alternative development
- Conservation area consent
- EIA screening opinion requests
- EIA scoping opinion requests
- Listed building consent
- Modification or discharge of planning obligations
- Pre-application screening notice
- Proposal of application notice
- Variation or discharge of conditions attached to a listed building consent or conservation area consent

1.3. Planning fees are set by the Scottish Government. The relevant legislation is [The Town and Country Planning \(Fees for Applications\) \(Scotland\) Regulations 2022](#) and all subsequent amendments. Further guidance is available in [Scottish Government Planning Circular 2/2022](#).

1.4. Enquiries regarding fees can be directed to –

Technical Team (Applications)
Strategic Place Planning
Aberdeen City Council
Business Hub 4 Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

pi@aberdeencity.gov.uk

01224 053746

2. Payment of fees

- 2.1. An application is not valid, and the Council will not start considering it until the full application fee has been paid.
- 2.2. Fees can be paid by credit or with debit card online, by selecting 'Planning Application Fees' at <https://www.aberdeencity.gov.uk/link/pay-fees>.
- 2.3. Once an application is valid, an acknowledgment letter will be issued which acts as a receipt for the payment of fees.

3. Calculation of fees

- 3.1. Where a fee is based on site area, that area is to be taken as consisting of the area of land to which the application relates. This must include the area of land that will be developed or built on and/or any land for which the use will change. On the submitted location plan, the boundary of the site must be outlined clearly in red.
- 3.2. Where a fee is based on floor space, the measurement is based on the gross floor space (gross external area) of all storeys of the of the new building measured externally (to the external face of the perimeter walls) at each floor level. Floor space does not include other areas inside a building which are not readily usable by humans or animals, such as lift shafts, tanks or loft spaces.
- 3.3. Where floor space or site area is not an exact multiple of the unit of measurement provided by the fees scale, the amount remaining is taken as a whole unit for the purposes of calculating the fee.
- 3.4. Where an application relates to two or more categories, an amount is to be calculated for each category of development and then only the highest of the amounts calculated under those categories is the fee charged.
- 3.5. All amounts include VAT where appropriate.

4. Fees – Detailed planning permission and approval of matters specified in conditions

Schedule 1, Table 1

- 4.1. The following schedule of fees applies to applications for –
- Detailed planning permission
 - Approval of matters specified in conditions

Mixed use developments

- 4.2. Where a development is partly within category 1 and partly within category 4 of table 1 the fee payable is the sum of—
- (a) the amount calculated and payable for the amount of gross floor space which is to be created by that part of the development which is within category 4 (“the non-residential floor space”), and
 - (b) the amount payable in respect of that part of the development which is within category 1.
- 4.3. Where any of the buildings is to contain floor space for the purposes of providing common access or common services or facilities for persons occupying or using that building for residential purposes, and for persons occupying or using that building for non-residential purposes (“common floor space”), the amount of non-residential floor space is to be assessed in relation to that building as including such proportion of the common floor space as the amount of non-residential floor space in the building bears to the total amount of gross floor space in the building.
- 4.4. Where an application to which this applies relates to development which is also within one or more of any other categories of table 1, an amount is to be calculated in accordance with each such category and if any of the amounts so calculated exceeds the amount calculated as above, that higher amount is the fee payable in respect of all of the development to which the application relates.

Alternative proposals

- 4.5. Where two or more applications for planning permission are made on the same date and by the same applicant and in respect of two or more proposals for the development of the same land, a single fee is calculated and payable in respect of the applications.
- 4.6. Similarly, where two or more applications are made for approval, consent or agreement required by the same condition imposed on a grant of planning permission in principle, and both applications are made on the same date and by the same applicant, a single fee calculated and is payable in respect of the applications.
- 4.7. Calculations are to be made, in accordance with table 1 of this schedule, of the fee appropriate to each of the applications and the single fee payable in respect of both applications is the sum of—
- (a) an amount equal to the highest fee calculated in respect of each of the applications, and
 - (b) an amount calculated by adding together the fees appropriate to all of the applications, other than the amount referred to in head (a) and dividing that total by 2.

Residential development

New dwellings



Category 1.

Construction of buildings, structures or erections for use as residential accommodation (other than development within categories 2 to 6).

- (a) where the number of dwellinghouses to be created by the development does not exceed 10, £691 for each dwellinghouse,
- (b) where the number of dwellinghouses to be created by the development is fewer than 50, £691 for the first 10 dwellinghouses, and £519 for each dwellinghouse thereafter,
- (c) where the number of dwellinghouses to be created by the development is 50 or more, £691 for the first 10 dwellinghouses, £519 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £288 for each dwellinghouse in excess of 50, subject to a maximum total of £172,856.

Existing dwellings



Category 2.

The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling.

- Where the application relates to—
- (a) one dwelling, £346,
 - (b) 2 or more dwellings, £692.

Category 3.

- (a) The carrying out of operations, including the erection of a building within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or
- (b) the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.

£346.

Non-residential buildings

Buildings, structure or erections



Category 4.

The construction of buildings, structures or erections including extensions (other than construction within categories 1, 5, and 6).

- (a) where no floor area is created or the gross floor space created does not exceed 50 square metres, £346,
- (b) where the gross floor space created exceeds 50 square metres, £691 in respect of any gross floor space up to 100 square metres,
- (c) where the gross floor space exceeds 100 square metres, £691 plus £691 per 100 square metres in respect of any gross floor space exceeding 100 square metres and up to 4,000 square metres,
- (d) 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,
- (e) where no buildings are to be created, £691 per 0.1 hectare of site area, subject to a maximum of £172,856.

Agricultural buildings



Category 5.

The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings in category 6).

- (a) Where the ground area to be covered by the development does not exceed 500 square metres, £576,
- (b) Where the ground area to be covered by the development exceeds 500 square metres, £576 plus £576 for each 100 square metres in excess of 500 square metres, subject to a maximum of £28,809.

Glasshouses and polytunnels



Category 6.

The erection of glasshouses or polytunnels to be used for agricultural purposes.

Glasshouse and polytunnel means a building which –

(a) has not less than three-quarters of its total external area comprised of glass or other translucent material,

(b) is designed for the production of flowers, fruit, vegetables, herb or other horticultural produce, and

(c) is used, or is to be used, solely for the purposes of agriculture.

£115 for each 100 square metres of ground area to be covered by the development subject to a maximum of £5,762.

Energy generation

Wind energy



Category 7.

The erection of wind turbines and the carrying out of other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.


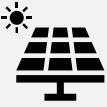

(a) Where the number of turbines does not exceed 3—

(i) where none of the turbines have a ground to hub height exceeding 15 metres, £1,1440,

(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.

Hydro energy		
<p>Category 8.</p> <p>The construction of a hydro-electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£576 for each 0.1 hectare of site area, subject to a maximum of £28,809.</p>	
Solar energy		
<p>Category 9.</p> <p>The construction of a solar electric generating station and the carrying out of any other operations in connection with the construction of the generating station, including the construction or installation of any means of access to the generating station, pipes or other conduits, and overhead lines.</p>	<p>£576 for each 0.1 hectare of site area, subject to a maximum of £28,809.</p>	
Oil and gas		
<p>Category 10.</p> <p>The carrying out of any operations connected with the exploratory drilling for oil or natural gas.</p>	<p>(a) Where the site area does not exceed 0.1 hectares, £1,152,</p> <p>(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.</p>	

Fish and shellfish farming

Fish farming



Category 11.

The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.

£230 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of fish farming and £75 for each 0.1 hectare of the seabed to be used in relation to such development, subject to a maximum of £28,809.

Shellfish farming



Category 12.

The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.

£125 for each 0.1 hectare of the surface area of the marine waters to be used in relation to the placement or assembly of any equipment for the purposes of shellfish farming, subject to a maximum of £28,809.

Other operations

Plant or machinery






Category 13.

The erection, alteration or replacement of plant or machinery.

(a) Where the site area does not exceed 5 hectares, £576 for each 0.1 hectare of site area,

(b) Where the site area exceeds 5 hectares, £28,880 plus £288 for each 0.1 hectare of the site area in excess of 5 hectares, subject to a maximum of £172,856.

Car parks, service roads and access		
Category 14. The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.	£576	
Minerals and peat		
Category 15. Operations for the winning and working of minerals (not including peat).	(a) Where the site area does not exceed 0.1 hectare, £1,152, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,152 plus £576 for each 0.1 hectare of the site area in excess of 0.1 hectare, (c) Where the site area exceeds 15 hectares, £86,976, plus £288 for each 0.1 hectare of site area in excess of 15 hectares, subject to a maximum of £172,856.	
Category 16. Operations for the extraction of peat.	(a) £576 for each 0.1 hectare of site area, subject to a maximum of £6,914.	
Other operations		
Category 17. The carrying out of any operations not coming within any of the above categories.	(a) Where the site area does not exceed 0.1 hectare, £1,152, (b) Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,152 plus £576 for each 1 hectare of the site area in excess of 0.1 hectare, (c) Where the site area exceeds 15 hectares, £9,792 plus £288 for each 0.1 hectare of the site area in excess of 15 hectares, subject to a maximum of £172,856.	

Use of land

Waste



Category 18.

The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land.

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

Mineral storage



Category 19.

The use of land for the storage of minerals in the open.

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

Change of use of buildings or land

Buildings – residential use



Category 20.

The change of use of a building to use as one or more dwellinghouses.

- (a) Where the number of dwellinghouses to be created by the development does not exceed 10, £691 for each dwellinghouse,
- (b) Where the number of dwellinghouses to be created by the development is fewer than 50,

£691 for the first 10 dwellinghouses, and £519 for each dwellinghouse thereafter,

(c) Where the number of dwellinghouses to be created by the development is 50 or more, £691 for each of the first 10 dwellinghouses, £591 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £288 for each dwellinghouse in excess of 50, subject to a maximum total of £172,856.

Buildings – non-residential uses



Category 21.

A material change in the use of a building (other than a change of use referred to in category 20).

(a) Where the gross floor space does not exceed 100 square metres, £691,

(b) Where the gross floor space exceeds 100 square metres, £691 plus £691 per 100 square metres up to 4,000 square metres,

(c) 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.

Land



Category 22.

A material change in the use of land (other than—

(a) a change of use within category 21, or

(b) a change of use within categories 18 or 19, or

(c) a change in the use of equipment placed or assembled in marine waters for the purposes of fish farming or shellfish farming).

(a) £576 per 0.1 hectare of site area subject to a maximum of £5,762.


5. Fees – Planning permission in principle

Schedule 1, Table 2

Residential development	
<p>Category 1.</p> <p>Construction of buildings, structures or erections for use as residential accommodation.</p>	<p>(a) where only one dwellinghouse is to be created, £691,</p> <p>(b) where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £691 for each 0.1 hectare of the site area,</p> <p>(c) where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £691 for each 0.1 hectare up to 2.5 hectares of the site area, and then £346 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £86,428.</p>
Non-residential buildings	
<p>Category 2.</p> <p>The construction of buildings, structures or erections including extensions.</p>	<p>£691 for each 0.1 hectare up to 2.5 hectares of the site area, and then £346 for each 0.1 hectare in excess of 2.5 hectares, subject to a maximum of £86,428.</p>

6. Fees – Variation or removal of a planning condition (section 42 variations)

Regulation 3(3)

Variation or removal of a planning condition (section 42 variations) 	
The development of land without complying with conditions subject to which a previous planning permission was granted.	£346.

7. Fees – request for a non-material variation

Regulation 4

- 7.1. A request to vary a planning permission under section 64 of the Town and Country Planning (Scotland) Act 1997 requires a fee. More than one variation may be sought per request.
- 7.2. This fee does not apply to planning permissions for householder development (categories 2 and 3 in Schedule 1, Table 1) or where no fee was paid under the circumstances identified in paragraphs 10.2, 10.4 and 10.6.

Request for a non-material variation	
Per request	£230.




8. Fees – request for discharge of conditions attached to planning permissions

Regulation 4

Applicable to applications granted after 11 July 2022 only

- 8.1. A request to consider a request for written confirmation of discharge of a condition imposed on the grant of planning permission requires a fee. Discharge of more than one condition may be sought per request.
- 8.2. This fee does not apply to planning permissions for householder development (categories 2 and 3 in Schedule 1, Table 1) or where no fee was paid under the circumstances identified in paragraphs 10.2, 10.4 and 10.6.

Discharge of a planning condition 	
Per request	£115.

9. Surcharges for planning applications made retrospectively

Regulation 6

- 9.1. An application for planning permission which is made after the carrying out of the development or use to which it relates, will have a surcharge imposed.
- 9.2. Where permission is being sought retrospectively, applicants must identify this on the application form. Where it is not apparent when an application is submitted that development has already been undertaken, but this is subsequently detected whilst the application is being considered, the additional surcharge will be requested, and the application will not be determined until the payment has been received.
- 9.3. Applications for development which has been undertaken without planning permission will be considered on the same basis as ordinary applications. The carrying out of development without the required planning permission is a breach of planning control and may lead to formal enforcement action being initiated by the Council.

Surcharges for retrospective planning applications	
Applications made where the development or use subject of the application has already been carried out, either in part or in full.	The standard amount that would be payable in respect of an application for planning permission to institute the use or carry out the development specified in the application, plus 25%.



10. Exemptions to fees for planning applications

10.1. Applications made in the following circumstances do not require a fee. Please ensure it is clear on submission that you wish to benefit from a fee exemption by highlighting this in a covering letter or e-mail.

Means of access etc. for disabled persons

Regulation 7

10.2. Applications which relate solely to the carrying out of the following operations do not require a fee.

- a) Operations in the curtilage or for the alteration or extension of a dwellinghouse, other than the erection of a dwellinghouse, for the purpose of providing means of access to or within the dwellinghouse for a disabled person who resides or proposes to reside in that dwellinghouse, or of providing facilities designed to secure that person's greater safety, health or comfort; or
- b) Operations for the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public are admitted.

"Disabled person" means someone who has a physical or mental impairment, and the impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities.

10.3. Applicants carrying out such alterations to their home will be required to provide written confirmation from a health professional (for example a doctor or physiotherapist) that they meet the criteria.

Restrictions on permitted development rights (article 4 directions)

Regulation 8

10.4. Where a planning application is required to be made only because a direction under Article 4 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is in force, the application is exempt from fees.

10.5. The only Article 4 direction currently in force within Aberdeen is at Burnbanks Village. Please contact us to determine whether the work proposed would be exempt.

Restrictions on permitted development rights (conditions)

Regulations 8 and 10

10.6. Where an application is required to be made only because the right to carry out development permitted by The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 has been removed by a condition attached to a planning permission, that application is exempt from fees. Similarly, applications required only because the right to make a change of use within a class of The Town and Country Planning (Use Classes) (Scotland) Order 1997 has been removed by a condition are exempt.

Repeat applications for planning permission

Regulations 11 and 12

10.7. Where an application has been withdrawn, approved, refused, is subject of an appeal to Scottish Ministers on the grounds of non-determination, or is subject of a notice of review to the Local Review Body on the grounds of non-determination, one further application may be made without paying a fee, subject to the conditions below.

10.8. The conditions are that the repeat application must –

- be made by the same applicant,
- relate to the same site as that to which the earlier application related, or to part of that site, and to no other land except land included solely for the purpose of providing a different means of access to the site,
- be the same application type as the earlier application, and
- be for development of the same character or description as development to which the earlier application related and for no other development

10.9. An applicant may benefit from this exemption only once for any given site or part of that site.

10.10. In the case of applications for approval of matters specified in conditions, the repeat application must relate to the same matters as the earlier application.

10.11. In all the cases, the revised application must be made within the timescales below.

Time limits for repeat applications	
Circumstances of earlier application	Time limit
Withdrawn	12 months from date of submission of the earlier application
Approved or refused	12 months from decision date of the earlier application
Appeal to Scottish Ministers or requirement to review by Local Review Body on grounds of non-determination	12 months from the expiry date of the period within which the planning authority were required to determine the application, or such extended period as may at any time have been agreed upon in writing between the applicant and the authority.



11. Reduced fees for planning applications

11.1. Applications made in the following circumstances benefit from a reduced fee. Please ensure it is clear that you wish to benefit from a reduced fee by highlighting it in a covering letter or e-mail.

Community councils

Schedule 1, paragraph 7

11.2. Where an application is made by a [community council](#) established under section 51 of the Local Government (Scotland) Act 1973, the fee payable shall be 50% of the amount that would otherwise be payable.

Householder development within conservation areas

Schedule 1, paragraph 8

11.3. A fee is reduced by 25% where all the following apply –

- the application relates solely to –
 - the alteration of a dwellinghouse, or
 - other operations within the curtilage of a dwellinghouse,
- the dwellinghouse is in a conservation area,
- the application relates solely to development within one or more of the classes specified in schedule 1 of the [General Permitted Development Order](#), and
- the only reason planning permission is not granted by the [General Permitted Development Order](#) is that the development would be in a conservation area.

11.4. The reduction does not apply to the extension of a dwellinghouse or the erection of a new dwellinghouse.

Sports or recreational clubs, societies, trusts or other organisations

Schedule 1, paragraph 9

11.5. Where an application is made by a club, society, trust or other organisation which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation, and the following conditions are satisfied, the fee payable shall be £691. The conditions are that –

- the application relates to either (i) the making of a material change in the use of land to use as a playing field or (ii) the carrying out of operations (such as earth-moving, draining or levelling) other than the erection of a building containing floor space, for purposes ancillary to the use of land as playing field, and to no other development.
- the development must be carried out on land which is, or is intended to be, occupied by the club, society, trust or organisation and used wholly or mainly for the carrying out of its objectives.

11.6. Playing fields include football, hockey or cricket pitches, but not squash courts, tennis courts or golf courses.

Approval of matters specified in conditions

Schedule 1, paragraph 10

11.7. Where an applicant has submitted an application and paid fees for an approval of matters specified in conditions under a planning permission in principle and the fees already paid are equal to or more than the amount which would apply if they were applying for all conditions as one application, the fee payable shall be £576.

11.8. This provision only applies where no application has been made under that planning permission in principle other than by the applicant.

Approval of matters specified in conditions attached to a planning permission in principle granted on or after 1 April 2022 and before 12 December 2024

Regulation 6A

11.9. Where an application is made for the approval, consent or agreement required by a condition imposed on a grant of planning permission in principle and—

- (a) the planning permission in principle was granted on or after 1 April 2022 and before 12 December 2024, and
- (b) the application relates to a development within categories 1, 4, 17, or 21, the fee payable is subject to a maximum of £150,000, rather than £172,856.

Development crossing the Aberdeen City and Aberdeenshire Council boundaries

Schedule 1, paragraph 11

11.10. Where a development crosses the boundaries between planning authority areas the applicant is required to apply to each authority in whose area parts of the land are situated.


11.11. The total fee payable in respect of all the applications is the lesser of –

- 150% of the fee which would have been payable for an application in respect of the same development but lying in the area of a single planning authority,
- the sum of the amounts of the fees which would have been payable in respect of all the applications.

11.12. The fee payable to a planning authority in respect of an application is the proportion of the total fee payable equal to the proportion of the total site area of the development which falls within the area of that planning authority.

12. Fees – Pre-application enquiries

Regulation 4

Pre-application enquires		
Type of development	Threshold	Fee
Householder development	Development ancillary or related to an existing residential use (i.e. an extension or alteration to an existing dwelling)	No fee
Advertisement consent	Proposals solely concerning signage and advertisements	No fee
Minor local development	<ul style="list-style-type: none"> • 1–4 dwellings • up to 999 sqm site area • up to 999 sqm development floorspace • change of use • section 42 applications • telecommunication developments 	£165
Local development	<ul style="list-style-type: none"> • 5-49 dwellings • 1,000–9,999 sqm of class 4/5/6 floorspace and site area less than 2 hectares • 1,000–4,999 sqm any other development floorspace and site area less than 2 hectares 	£825
Major or national development	<ul style="list-style-type: none"> • 50+ dwellings • 10,000+ sqm of class 4/5/6 floorspace or site area is or exceeds 2 Hectares • 5000+ sqm any other development floorspace, or site area is or exceeds 2 hectares • Any other major or national development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 	£2,200

13. Fees – Advertisement consent



Regulations 3(2)(b) and 9

Advertisement consent		
One or more advertisements within one site.	£346.	

13.1. Where the application relates to the display of advertisements on parking meters, litter bins, public seating benches or bus shelters within a specified area, the whole of the area to which the application relates shall be treated as one site.


14. Fees – Certificate of lawfulness (existing and proposed use or development)

Schedule 1, Table 3

Certificate of lawfulness (existing use or development) 	
<p>Category 1.</p> <p>An application under section 150(1)(a) or (b) of the 1997 Act (or both as the case may be).</p>	<p>The amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).</p>
<p>Category 2.</p> <p>An application under section 150(1)(c) of the 1997 Act.</p>	<p>£346.</p>
Certificate of lawfulness (proposed use or development) 	
<p>Category 3.</p> <p>An application under section 151(1) of the 1997 Act (apart from one within category 4).</p>	<p>Half the amount that would be payable in respect of an application for planning permission to institute the use or carry out the operations specified in the application (or an application to do both, as the case may be).</p>
<p>Category 4.</p> <p>An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses.</p>	<p>£691 for each dwellinghouse, subject to a maximum of £172,856.</p>

15. Fees – Prior notification and approval

Schedule 1, Table 4

Prior notification and approval 		
Class name	Class number	Fee
Domestic wind turbines	Class 6G	£200
Biomass development on agricultural or forestry land	Class 6K and 6L	£200
Alteration or replacement of a window in a conservation area	Class 7A	£200
Agricultural buildings and operations	Class 18	£200
Agricultural private ways	Class 18	No fee
Conversion of agricultural building to residential use	Class 18B	£600
Conversion of agricultural building to commercial use	Class 18C	£600
Peatland restoration schemes	Class 20A	£200
Forestry buildings and operations	Class 22	£200
Forestry private ways	Class 22	No fee
Conversion of forestry building to residential use	Class 22A	£600
Conversion of forestry building to commercial use	Class 22B	£600
Development under local or private acts or orders	Class 29	£200
Public gas transporters	Class 39	£200
Electricity undertakings	Class 40	£200
Development by electronic communications code operators	Class 67	£750
Demolition	Class 70	£200

16. Fees – Hazardous substances consent

The Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015 – Regulation 55

Hazardous substances consent	
When the quantity specified in the application as the maximum quantity proposed to be present is twice the controlled quantity or less.	£691.
When the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity	£1,383.
Removal of conditions attached to an existing hazardous substances consent.	£691.
Continuation of hazardous substances consent where there has been a change in the person in control of any part of the land.	£691.




17. Charges for press advertisement of applications

Standard press adverts

The Town and Country Planning (Charges for Publication of Notices) (Scotland) Regulations 2009 – Regulation 2

17.1. Some planning applications will require to be advertised in the local press, for example where they are a departure from the development plan, affecting a major hazard site, where there are no premises on neighbouring land to which a notification can be sent, where owners cannot be identified, or where the development is classified as a project of public concern. Where an advert fee is required, this is in addition to the application fee and will be requested following submission of the planning application.

Standard press advert 	
Advert required under regulation 20 of the Development Management Regulations 2013	£75.

Environmental impact assessment press adverts

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 – Regulation 21

17.2. Applications subject of environmental impact assessment require to be advertised in the local press and the Edinburgh Gazette. There are different requirements from standard adverts and the costs will vary between applications. The Council will advise the applicant of the cost on receipt of the application.