

SCHEDULE 1

Fees in respect of applications for planning permission or for approval of reserved matters

PART 1

GENERAL PROVISIONS

1. Subject to paragraphs 2 to 4, the fee payable under regulation 3(2) in respect of an application shall be calculated in accordance with the provisions of Part 2 and (where applicable) paragraphs 5 to [F17]. In the case of an application for approval of reserved matters references in this Schedule to the category of development to which an application relates shall be construed as references to the category of development authorised by the relevant outline planning permission.

F1 Word in Sch. 1 para. 1 substituted (31.12.2015) by [The Planning \(Fees\) \(Amendment\) Regulations \(Northern Ireland\) 2015 \(S.R. 2015/398\)](#), regs. 1, 2(2)(a)

2. Where an application relates to development carried out without planning permission, or in accordance with planning permission granted for a limited period or without complying with some condition subject to which planning permission was granted, the amount of the fee payable shall be calculated in accordance with the provisions of Part 2 as if the application were one for permission to carry out that development.

3. Where an application to renew planning permission is made, and the application has been submitted before the time limit imposed on the extant permission has expired, the fee payable shall be one-quarter of the amount that would otherwise be payable.

4.—(1) This paragraph applies where—

- (a) an application is made for approval of one or more reserved matters (“the current application”);
- (b) the applicant has previously applied for such approval under the same outline planning permission and paid fees in relation to one or more such applications; and
- (c) no application has been made under that permission other than by or on behalf of the applicant.

(2) Where this paragraph applies and the amount of the fees paid as mentioned in sub-paragraph (1)(b) is not less than the amount which would be payable if the applicant were by their current application seeking approval of all the matters reserved by the outline permission (and in relation to the whole of the development authorised by the permission), the amount of the fee payable in respect of the current application shall be [F2£634]

(3) Where—

(i) this paragraph applies;

(ii) a fee has been paid as mentioned in sub-paragraph (1)(b) at a rate lower than that prevailing at the date of the current application; and

(iii) sub-paragraph (2) would apply if that fee had been paid at the rate applying at that date,

the amount of the fee in respect of the current application shall be [F3£634]

F2 Sum in Sch. 1 Pt. 1 para. 4(2) substituted (6.4.2023) by [The Planning \(Fees\) \(Amendment\) Regulations \(Northern Ireland\) 2023 \(S.R. 2023/37\)](#), regs. 1, 2(6)(a)

Changes to legislation: There are currently no known outstanding effects for the *The Planning (Fees) Regulations (Northern Ireland) 2015, PART 1*. (See end of Document for details)

F3 Sum in Sch. 1 Pt. 1 para. 4(3) substituted (6.4.2023) by [The Planning \(Fees\) \(Amendment\) Regulations \(Northern Ireland\) 2023 \(S.R. 2023/37\)](#), regs. 1, **2(6)(a)**

5. Where, in respect of any category of development specified in Part 2, the fee is to be calculated by reference to the site area—

- (a) that area shall be taken as consisting of the site area to which the application relates; and
- (b) where the area referred to in sub-paragraph (a) is not an exact multiple of the unit of measurement specified in respect of the relevant category of development, the fraction of a unit remaining after division of the total area by the unit of measurement shall be treated, for the purposes of calculating the fee, as a complete unit.

6.—(1) In relation to development within category 5, 7 or 12(b) specified in Part 2, the area of gross floor space to be created by the development shall be ascertained by external measurement of the floor space, whether or not it is to be bounded (wholly or partly) by external walls of a building.

(2) In relation to development within category 5 or 12(b) where the area of gross floor space is not an exact multiple of 75 square metres, the area remaining after division of the total number of square metres of gross floor space by the figure of 75 shall be treated as being 75 square metres.

(3) In relation to development within category 7 where the area of gross floor space is not an exact multiple of 500 square metres, the area remaining after division of the total number of square metres of gross floor space by the figure of 500 shall be treated as being 500 square metres.

[^{F47}—(1) Where an application for planning permission includes more than one of the categories of development specified in Part 2 the fee for that application shall be calculated in accordance with the following provisions.

(2) Unless the application includes any of categories 6, 8 and 9 an amount shall be calculated in accordance with the provisions of Part 2 for each category of development included in the application and the total of the amounts calculated for each of the categories of development shall be the fee.

(3) Where the application includes any of categories 6, 8 and 9 an amount shall be calculated in respect of each category of development included in the application and the highest of the amounts so calculated shall be the fee.

(4) Where a building is to contain floor space which it proposes to use for the purposes of providing common access or common services or facilities for persons occupying or using that building for development within category 3 and for persons occupying or using it for development within category 5 and/or category 7 (such floor space being referred to below as “common floor space”), the category 5 and/or category 7 floor space shall be assessed, in relation to that building, as including such proportion of the common floor space as the category 5 and/or category 7 floor space in the building bears to the gross floor space in the building.]

F4 Sch. 1 Pt. 1 para. 7 substituted (31.12.2015) for Sch. 1 Pt. 1 para. 7, 8 by [The Planning \(Fees\) \(Amendment\) Regulations \(Northern Ireland\) 2015 \(S.R. 2015/398\)](#), regs. 1, **2(2)(b)**

Changes to legislation:

There are currently no known outstanding effects for the The Planning (Fees) Regulations (Northern Ireland) 2015, PART 1.