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WELSH STATUTORY INSTRUMENTS

2025 Rhif 1095 (Cy. 182)

CYNLLUNIO GWLAD A THREF, CYMRU

Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025

2025 No. 1095 (W. 182)

TOWN AND COUNTRY PLANNING, WALES

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025

NODYN ESBONIADOL

(Nid yw'r nodyn hwn yn rhan o'r Rheoliadau)

Mae'r Rheoliadau hyn yn diwygio Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) 2015 ("Rheoliadau 2015").

Mae rheoliad 2 o'r Rheoliadau hyn yn mewnosod rheoliad newydd 2ZA yn Rheoliadau 2015. Mae rheoliad 2ZA yn nodi'r broses ar gyfer diweddaru'r ffioedd sy'n daladwy o dan reoliad newydd 2ZA(4).

Rhaid i Weinidogion Cymru gyhoeddi dogfen ffioedd ar eu gwefan yn manylu ar swm y ffioedd sy'n daladwy o dan reoliad 2ZA(4). Rhaid i'r ddogfen gynnwys gwybodaeth am y dull a ddefnyddir i gyfrifo ffioedd, swm y ffioedd sy'n daladwy o dan baragraff (4), y cyfnod amser y mae newidiadau i ffioedd yn ymwneud ag ef ac amseriad ac amlder cyhoeddi'r ddogfen ffioedd y mae'n ofynnol ei chyhoeddi dim llai na 4 wythnos cyn iddi ddod i rym.

Rhaid i'r ddogfen ffioedd hefyd ddarparu gwybodaeth am ymgynghori ar unrhyw newidiadau arfaethedig i'r dull a ddefnyddir i gyfrifo ffioedd, y cyfnod amser y mae newidiadau arfaethedig i ffioedd yn ymwneud ag ef ac amseriad ac amlder cyhoeddi'r ddogfen ffioedd.

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations amend the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015 ("the 2015 Regulations").

Regulation 2 of these Regulations inserts new regulation 2ZA into the 2015 Regulations. Regulation 2ZA sets out the process for updating the fees payable under new regulation 2ZA(4).

The Welsh Ministers must publish a fee document on their website detailing the amount of fees payable under regulation 2ZA(4). The document must include information about the method used to calculate fees, the amount of fees payable under paragraph (4), the time period to which fee changes relate and the timing and frequency of publication of the fee document which is subject to a requirement that it be published not less than 4 weeks before it comes into force.

The fee document must also provide information about consultation on any proposed changes to the method used to calculate fees, the time period to which proposed fee changes relate and the timing and frequency of publication of the fee document.

Mae rheoliad 3 o'r Rheoliadau hyn yn diwygio Rheoliadau 2015 i'r perwyl bod y symiau ariannol a nodir yn rheoliad 3 i gael eu cyhoeddi gan Weinidogion Cymru yn unol â rheoliad newydd 2ZA.

Mae paragraff (2)(c) o reoliad 3 o'r Rheoliadau hyn yn dileu paragraff (6) o reoliad 11 o Reoliadau 2015 am fod darpariaeth i'r un perwyl wedi ei darparu ym mharagraff (3) o reoliad 11. Mae paragraff (2)(a) a (d) o reoliad 3 o'r Rheoliadau hyn yn gwneud darpariaeth sy'n ganlyniadol ar hepgor rheoliad 11(6) o Reoliadau 2015.

Mae rheoliad 4 o'r Rheoliadau hyn yn diwygio paragraffau 1 a 10 o Ran 2 o Atodlen 1 i Reoliadau 2015, gan ostwng y trothwyon ffioedd amrywiadwy ar gyfer datblygiad preswyl.

Mae rheoliad 5 o'r Rheoliadau hyn yn gwneud darpariaeth drosiannol mewn cysylltiad â cheisiadau, diwygiadau ac ymweliadau safle sy'n ymwneud â'r darpariaethau a restrir yn is-baragraffau (a) i (j) o reoliad newydd 2ZA(4).

Ystyriwyd Cod Ymarfer Gweinidogion Cymru ar gynnal Asesiadau Effaith Rheoleiddiol mewn perthynas â'r Rheoliadau hyn. O ganlyniad, lluniwyd asesiad effaith rheoleiddiol o'r costau a'r manteision sy'n debygol o ddeillio o gydymffurfio â'r Rheoliadau hyn. Gellir cael copi oddi wrth: Llywodraeth Cymru, Parc Cathays, Caerdydd CF10 3NQ ac ar wefan Llywodraeth Cymru ar www.llyw.cymru.

Regulation 3 of these Regulations amends the 2015 Regulations to the effect that the monetary amounts set out in regulation 3 are to be published by the Welsh Ministers in accordance with new regulation 2ZA.

Paragraph (2)(c) of regulation 3 of these Regulations removes paragraph (6) of regulation 11 of the 2015 Regulations because provision to the same effect is provided for in paragraph (3) of regulation 11. Paragraph (2)(a) and (d) of regulation 3 of these Regulations makes provision consequential on the omission of regulation 11(6) of the 2015 Regulations.

Regulation 4 of these Regulations amends paragraphs 1 and 10 of Part 2 of Schedule 1 to the 2015 Regulations, lowering the variable fee thresholds for residential development.

Regulation 5 of these Regulations makes transitional provision in respect of applications, amendments and site visits relating to the provisions listed in sub-paragraphs (a) to (j) of new regulation 2ZA(4).

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, a regulatory impact assessment has been prepared as to the likely costs and benefits of complying with these Regulations. A copy can be obtained from the Welsh Government at Cathays Park, Cardiff CF10 3NQ and on the Welsh Government website at www.gov.wales.

2025 Rhif 1095 (Cy. 182)

CYNLLUNIO GWLAD A THREF, CYMRU

Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025

Gwnaed	*15 Hydref 2025*
Yn dod i rym	*20 Hydref 2025*

Mae Gweinidogion Cymru, drwy arfer y pwerau a roddir iddynt gan adrannau 303(1), (2), (5)(c) a 333(2A) a (2B) o Ddeddf Cynllunio Gwlad a Thref 1990(**1**), yn gwneud y Rheoliadau a ganlyn.

Yn unol ag adran 333(3E) o'r Ddeddf honno(**2**), gosodwyd drafft o'r offeryn hwn gerbron Senedd Cymru(**3**) ac fe'i cymeradwywyd ganddi drwy benderfyniad.

Enwi, dod i rym a dehongli

1.—(1) Enw'r Rheoliadau hyn yw Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025.

(**1**) 1990 p. 8. Amnewidiwyd adran 303 gan adran 199 o Ddeddf Cynllunio 2008 (p. 29). Mae diwygiadau eraill nad ydynt yn berthnasol i'r offeryn hwn. Ystyr "prescribed" yw wedi ei ragnodi drwy reoliadau; gweler adran 336 o Ddeddf Cynllunio Gwlad a Thref 1990. Gweinidogion Cymru yw'r "appropriate authority" o ran Cymru; gweler adran 303(7)(b) o Ddeddf Cynllunio Gwlad a Thref 1990. Mewnosodwyd adran 333(2A) gan adran 118(1) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 (p. 5), a pharagraffau 1 a 14 o Atodlen 6 iddi. Mewnosodwyd adran 333(2B) gan adran 130(1)(a) o Ddeddf Ffyniant Bro ac Adfywio 2023 (p. 55).

(**2**) Mewnosodwyd adran 333(3E) gan baragraff 3 o Atodlen 7 i Ddeddf Cynllunio (Cymru) 2015 (dccc 4).

(**3**) Mae'r cyfeiriadau yn adran 333(3E) at Gynulliad Cenedlaethol Cymru bellach yn cael effaith fel cyfeiriadau at Senedd Cymru yn rhinwedd adran 150A(2) o Ddeddf Llywodraeth Cymru 2006 (p. 32).

2025 No. 1095 (W. 182)

TOWN AND COUNTRY PLANNING, WALES

The Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025

Made	*15 October 2025*
Coming into force	*20 October 2025*

The Welsh Ministers, in exercise of the powers conferred on them by sections 303(1), (2), (5)(c) and 333(2A) and (2B) of the Town and Country Planning Act 1990(**1**), make the following Regulations.

In accordance with section 333(3E) of that Act(**2**), a draft of this instrument was laid before and approved by resolution of Senedd Cymru (**3**).

Title, coming into force and interpretation

1.—(1) The title of these Regulations is the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025.

(**1**) 1990 c. 8. Section 303 was substituted by section 199 of the Planning Act 2008 (c. 29). There are other amendments which are not relevant to this instrument. "Prescribed" means prescribed by regulations; see section 336 of the Town and Country Planning Act 1990. The Welsh Ministers are the "appropriate authority" in relation to Wales; see section 303(7)(b) of the Town and Country Planning Act 1990. Section 333(2A) was inserted by section 118(1) of, and paragraphs 1 and 14 of Schedule 6 to, the Planning and Compulsory Purchase Act 2004 (c. 5). Section 333(2B) was inserted by section 130(1)(a) of the Levelling-up and Regeneration Act 2023 (c. 55).

(**2**) Section 333(3E) was inserted by paragraph 3 of Schedule 7 to the Planning (Wales) Act 2015 (anaw 4).

(**3**) The references in section 333(3E) to the National Assembly for Wales now have effect as references to Senedd Cymru by virtue of section 150A(2) of the Government of Wales Act 2006 (c. 32).

(2) Daw'r Rheoliadau hyn i rym ar 20 Hydref 2025.

(3) Yn y Rheoliadau hyn ystyr "Rheoliadau 2015" yw Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) 2015(**1**).

Cyhoeddi dogfen ffioedd

2.—(1) Mae Rheoliadau 2015 wedi eu diwygio fel a ganlyn.

(2) Yn rheoliad 2(1) (dehongli), yn y lle priodol, mewnosoder "ystyr "dogfen ffioedd" ("*fee document*") yw'r ddogfen ffioedd y cyfeirir ati yn rheoliad 2ZA(2);".

(3) Ar ôl rheoliad 2 (dehongli) mewnosoder—

"**Cyhoeddi dogfen ffioedd**

2ZA.—(1) Rhaid i Weinidogion Cymru—

(a) llunio a chyhoeddi dogfen ffioedd ar wefan a gynhelir gan neu ar ran Gweinidogion Cymru; a

(b) rhoi copïau caled o'r ddogfen ffioedd ar gael ar gais.

(2) Rhaid i'r ddogfen ffioedd nodi—

(a) y dull a ddefnyddir i gyfrifo ffioedd;

(b) swm y ffioedd sy'n daladwy o dan baragraff (4);

(c) y cyfnod amser sy'n ymwneud ag unrhyw newidiadau i ffioedd;

(d) yn ddarostyngedig i baragraff (3), amseriad ac amlder cyhoeddi'r ddogfen ffioedd;

(e) gofynion ymgynghori yn ymwneud ag unrhyw newidiadau arfaethedig i'r materion y cyfeirir atynt yn is-baragraffau (a), (c) a (d); ac

(f) y dyddiad y daw'r ddogfen ffioedd i rym.

(3) Rhaid i Weinidogion Cymru gyhoeddi'r ddogfen ffioedd ar eu gwefan dim llai na 4 wythnos cyn y diwrnod y daw'r ddogfen ffioedd i rym.

(2) These Regulations come into force on 20 October 2025.

(3) In these Regulations "the 2015 Regulations" means the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) Regulations 2015(**1**).

Publication of fee document

2.—(1) The 2015 Regulations are amended as follows.

(2) In regulation 2(1) (interpretation), at the appropriate place, insert ""fee document" ("*dogfen ffioedd*") means the fee document referred to in regulation 2ZA(2);".

(3) After regulation 2 (interpretation) insert—

"Publication of fee document

2ZA.—(1) The Welsh Ministers must—

(a) prepare and publish a fee document on a website maintained by or on behalf of the Welsh Ministers; and

(b) make hard copies of the fee document available on request.

(2) The fee document must set out—

(a) the method used to calculate fees;

(b) the amount of fees payable under paragraph (4);

(c) the time period relating to any fee changes;

(d) subject to paragraph (3), the timing and frequency of publication of the fee document;

(e) consultation requirements relating to any proposed changes to the matters referred to in sub-paragraphs (a), (c) and (d); and

(f) the date on which the fee document comes into force.

(3) The Welsh Ministers must publish the fee document on their website not less than 4 weeks before the day on which the fee document comes into force.

(**1**) O.S. 2015/1522 (Cy. 179) fel y'i diwygiwyd gan O.S. 2016/62 (Cy. 32), O.S. 2017/528 (Cy. 111), O.S. 2019/283 (Cy. 65) ac O.S. 2020/745 (Cy. 168).

(**1**) S.I. 2015/1522 (W. 179) as amended by S.I. 2016/62 (W. 32), S.I. 2017/528 (W. 111), S.I. 2019/283 (W. 65) and S.I. 2020/745 (W. 168).

(4) Y ffioedd sy'n daladwy, fel y'i crybwyllir ym mharagraff (2)(b), yw'r ffioedd sy'n daladwy, gan gynnwys unrhyw ffioedd ychwanegol, o dan y darpariaethau a restrir yn is-baragraffau (a) i (j) isod—

(a) rheoliad 2A(2) a Rhan 1 o Atodlen 4 (ffioedd taladwy o dan reoliad 2A), paragraff 2 a Rhan 2 o Atodlen 4 (ffioedd mewn cysylltiad ag archiadau am wasanaethau cyn ymgeisio);

(b) rheoliad 3(2) (ffioedd am geisiadau cynllunio) a Rhan 1 o Atodlen 1 (ffioedd mewn cysylltiad â cheisiadau a cheisiadau tybiedig am ganiatâd cynllunio neu am gymeradwyaeth ar gyfer materion a gadwyd yn ôl), paragraffau 3(1), 4(2) a (3), 5, 5A, 6(b), 7, 13(2)(a) a (b) a Rhan 2 o Atodlen 1;

(c) rheoliad 11(3)(b) (ffioedd am geisiadau am dystysgrifau defnydd neu ddatblygiad cyfreithlon);

(d) rheoliad 12(2) ac Atodlen 2 (ffioedd am hysbysebion graddfa ffioedd mewn cysylltiad â cheisiadau am ganiatâd i arddangos hysbysebion);

(e) rheoliad 13(1)(a) a (b) (ffioedd am geisiadau penodol o dan y Gorchymyn Datblygu Cyffredinol a Ganiateir);

(f) rheoliad 14(4) a (5) (ffioedd mewn cysylltiad â monitro safleoedd mwyngloddio a thirlenwi);

(g) rheoliad 15(1)(a) a (b) (ffioedd am geisiadau a wneir o dan amod cynllunio) a Rhan 2 o Atodlen 1 (graddfa ffioedd mewn cysylltiad â cheisiadau a wnaed neu y tybir iddynt gael eu gwneud);

(h) rheoliad 16(1)(a) a (b) (ffioedd am geisiadau am newidiadau ansylweddol i ganiatâd cynllunio);

(i) rheoliad 16A(3) (ffioedd am ddiwygiadau ar ôl cyflwyno, i geisiadau am ddatblygiad mawr);

(j) rheoliad 16B(2) (ffioedd am geisiadau am dystysgrifau datblygiad arall priodol).”

(4) The fees payable, as mentioned in paragraph (2)(b), are the fees payable, including any additional fees, under the provisions listed in sub-paragraphs (a) to (j) below—

(a) regulation 2A(2) and Part 1 of Schedule 4 (fees payable under regulation 2A), paragraph 2 and Part 2 of Schedule 4 (fees in respect of requests for pre-application services);

(b) regulation 3(2) (fees for planning applications) and Part 1 of Schedule 1 (fees in respect of applications and deemed applications for planning permission or for approval of reserved matters), paragraphs 3(1), 4(2) and (3), 5, 5A, 6(b), 7, 13(2)(a) and (b) and Part 2 of Schedule 1;

(c) regulation 11(3)(b) (fees for applications for certificates of lawful use or development);

(d) regulation 12(2) and Schedule 2 (fees for advertisements scale of fees in respect of applications for consent to display advertisements);

(e) regulation 13(1)(a) and (b) (fees for certain applications under the General Permitted Development Order);

(f) regulation 14(4) and (5) (fees in respect of the monitoring of mining and landfill sites);

(g) regulation 15(1)(a) and (b) (fees for applications made under planning condition) and Part 2 of Schedule 1 (scale of fees in respect of applications made or deemed to be made);

(h) regulation 16(1)(a) and (b) (fees for applications for non-material changes to planning permission);

(i) regulation 16A(3) (fees for post submission amendments to major development applications);

(j) regulation 16B(2) (fees for applications for certificates of appropriate alternative development)”.

Diwygio ffioedd

3.—(1) Mae Rheoliadau 2015 wedi eu diwygio ymhellach fel a ganlyn.

(2) Yn rheoliad 11 (ffioedd am geisiadau am dystysgrifau defnydd neu ddatblygiad cyfreithlon)—

(a) ym mharagraff (3), yn lle "Yn ddarostyngedig i baragraffau (6) i (9)" rhodder "Yn ddarostyngedig i baragraffau (7) i (9)";

(b) ym mharagraff (3)(b), yn lle "£230" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(c) hepgorer paragraff (6);

(d) ym mharagraff (9), yn lle "yn unol â pharagraffau (3), (6) a (7)", rhodder "yn unol â pharagraffau (3) a (7)".

(3) Ym mharagraff (1) o reoliad 13 (ffioedd am geisiadau penodol o dan y Gorchymyn Datblygu Cyffredinol a Ganiateir)—

(a) yn is-baragraff (a), yn lle "£100" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) yn is-baragraff (b), yn lle "£460" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(4) Yn rheoliad 14 (ffioedd mewn cysylltiad â monitro safleoedd mwyngloddio a thirlenwi)—

(a) ym mharagraff (4), yn lle "yw £400" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) ym mharagraff (5), yn lle "yw £135" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(5) Ym mharagraff (1) o reoliad 15 (ffioedd am geisiadau a wneir o dan amod cynllunio)—

(a) yn is-baragraff (a), yn lle "£35" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) yn is-baragraff (b), yn lle "£115" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

Amendment of fees

3.—(1) The 2015 Regulations are further amended as follows.

(2) In regulation 11 (fees for applications for certificates of lawful use or development)—

(a) in paragraph (3), for "Subject to paragraphs (6) to (9)" substitute "Subject to paragraphs (7) to (9)";

(b) in paragraph (3)(b), for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(c) omit paragraph (6);

(d) in paragraph (9), for "in accordance with paragraphs (3), (6) and (7)", substitute "in accordance with paragraphs (3) and (7)".

(3) In paragraph (1) of regulation 13 (fees for certain applications under the General Permitted Development Order)—

(a) in sub-paragraph (a), for "£100" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) in sub-paragraph (b), for "£460" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(4) In regulation 14 (fees in respect of the monitoring of mining and landfill sites)—

(a) in paragraph (4), for "£400" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) in paragraph (5), for "£135" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(5) In paragraph (1) of regulation 15 (fees for applications made under planning condition)—

(a) in sub-paragraph (a) for "£35" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) in sub-paragraph (b), for "£115" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(6) Ym mharagraff (1) o reoliad 16 (ffioedd am geisiadau am newidiadau ansylweddol i ganiatâd cynllunio)—

(a) yn is-baragraff (a), yn lle "£35" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) yn is-baragraff (b), yn lle "£115" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(7) Ym mharagraff (3) o reoliad 16A (ffioedd am ddiwygiadau ar ôl cyflwyno, i geisiadau am ddatblygiad mawr), yn lle "yw £230" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(8) Ym mharagraff (2) o reoliad 16B (ffioedd am geisiadau am dystysgrifau datblygiad arall priodol), yn lle "yw £230" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(9) Yn Rhan 1 o Atodlen 1 (ffioedd mewn cysylltiad â cheisiadau a cheisiadau tybiedig am ganiatâd cynllunio neu am gymeradwyaeth ar gyfer materion a gadwyd yn ôl)—

(a) ym mharagraff 3(1), yn lle "yw £460" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) ym mharagraff 4(2), yn lle "yw £460" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(c) ym mharagraff 4(3), yn lle "yw £460" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(d) ym mharagraff 5, yn lle "yw £230" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(e) ym mharagraff 5A(3)—

(i) ym mharagraff (a), yn lle "£190" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(ii) ym mharagraff (b), yn lle "£115" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(6) In paragraph (1) of regulation 16 (fees for applications for non-material changes to planning permission)—

(a) in sub-paragraph (a), for "£35" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) in sub-paragraph (b), for "£115" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(7) In paragraph (3) of regulation 16A (fees for post submission amendments to major development applications), for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(8) In paragraph (2) of regulation 16B (fees for applications for certificates of appropriate alternative development), for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(9) In Part 1 of Schedule 1 (fees in respect of applications and deemed applications for planning permission or for approval of reserved matters)—

(a) in paragraph 3(1), for "£460" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) in paragraph 4(2), for "£460" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(c) in paragraph 4(3), for "£460" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(d) in paragraph 5, for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(e) in paragraph 5A(3)—

(i) in paragraph (a), for "£190" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(ii) in paragraph (b), for "£115" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(f) ym mharagraff 6(b), yn lle "£230" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(g) ym mharagraff 7, yn lle "yw £230" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(h) ym mharagraff 13(2)(a), yn lle "£460" rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(i) ym mharagraff 13(2)(b)—

(i) yn lle "£11,500", rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(ii) yn lle "£120 ychwanegol", rhodder "swm ychwanegol a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(iii) yn lle "o £150,000", rhodder "o'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(10) Yn Rhan 2 o Atodlen 1 (graddfa ffioedd mewn cysylltiad â cheisiadau a wnaed neu y tybir iddynt gael eu gwneud), yng ngholofn y tabl o dan y pennawd "ffi daladwy"—

(a) yn lle unrhyw swm, ac eithrio swm a ddisgrifir yn is-baragraff (b) neu (c), rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(b) yn lle unrhyw swm a ddilynir gan y gair "ychwanegol", ynghyd â'r gair "ychwanegol" ei hun, rhodder "swm ychwanegol a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)";

(c) yn lle unrhyw swm sy'n dilyn y geiriau "cyfanswm uchaf o" neu "uchafswm o", ynghyd â'r gair "o" ei hun, rhodder "o'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(11) Yn Atodlen 2 (ffioedd am hysbysebion graddfa ffioedd mewn cysylltiad â cheisiadau am ganiatâd i arddangos hysbysebion), yng ngholofn y tabl o dan y pennawd "ffi daladwy", yn lle unrhyw ffi o swm a bennir rhodder "Y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(f) in paragraph 6(b), for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(g) in paragraph 7, for "£230" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(h) in paragraph 13(2)(a), for "£460" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(i) in paragraph 13(2)(b)—

(i) for "£11,500", substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(ii) for "£120", substitute "amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(iii) for "£150,000", substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(10) In Part 2 of Schedule 1 (scale of fees in respect of applications made or deemed to be made), in the "fee payable" column of the table—

(a) for any amount, other than an amount described in sub-paragraph (b) or (c), substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(b) for any amount described as being additional, substitute "amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)";

(c) for any amount described as being subject to a maximum in total or a maximum, substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(11) In Schedule 2 (fees for advertisements scale of fees in respect of applications for consent to display advertisements) in the "fee payable" column of the table, for any fee of an amount specified, substitute "The amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(12) Yn Rhan 1 o Atodlen 4 (ffioedd taladwy o dan reoliad 2A), ym mharagraff 2, yn lle "yw £25" rhodder "yw'r swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

(13) Yn Rhan 2 o Atodlen 4 (ffioedd mewn cysylltiad ag archiadau am wasanaethau cyn ymgeisio) yng ngholofn y tabl o dan y pennawd "ffi daladwy", yn lle unrhyw ffi o swm a bennir rhodder "y swm a gyhoeddir gan Weinidogion Cymru yn unol â rheoliad 2ZA (cyhoeddi dogfen ffioedd)".

Diwygio trothwyon ffioedd amrywiadwy ar gyfer datblygiad preswyl

4.—(1) Mae Rheoliadau 2015 wedi eu diwygio ymhellach fel a ganlyn.

(2) Yn Rhan 2 o Atodlen 1 (graddfa ffioedd mewn cysylltiad â cheisiadau a wnaed neu y tybir iddynt gael eu gwneud)—

(a) yng nghategori 1(a) yng ngholofn y tabl o dan y pennawd "ffi daladwy", yn lle "fwy na 2.5 hectar" ym mhob lle y mae'n digwydd rhodder "fwy nag 1.2 hectar" ac yn lle "dros 2.5 hectar" rhodder "dros 1.2 hectar";

(b) yng nghategorïau 1(b) a 10(a) a (b), yng ngholofn y tabl o dan y pennawd "ffi daladwy", yn lle pob cyfeiriad at "50" rhodder "25".

Darpariaeth Drosiannol

5.—(1) Nid yw rheoliadau 3 na 4 yn gymwys i geisiadau, diwygiadau ac ymweliadau safle sy'n ymwneud â'r darpariaethau hynny a restrir yn is-baragraffau (a) i (j) o reoliad 2ZA(4) o Reoliadau 2015, a wnaed neu y tybir iddynt gael eu gwneud cyn y dyddiad y daw'r ddogfen ffioedd y cyfeirir ati yn rheoliad 2ZA(2) i rym yn unol â rheoliad 2ZA(2)(f).

(2) Yn y rheoliad hwn mae i "ymweliad safle" yr ystyr a roddir yn adran 2(1) o Reoliadau 2015.

(12) In Part 1 of Schedule 4 (fees payable under regulation 2A), in paragraph 2, for "£25" substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

(13) In Part 2 of Schedule 4 (fees in respect of requests for pre-application services) in the "fee payable" column of the table, for any fee of an amount specified substitute "the amount published by the Welsh Ministers in accordance with regulation 2ZA (publication of fee document)".

Amendment of variable fee thresholds for residential development

4.—(1) The 2015 Regulations are further amended as follows.

(2) In Part 2 of Schedule 1 (scale of fees in respect of applications made or deemed to be made)—

(a) in category 1(a) in the "fee payable" column of the table, for each reference to "2.5 hectares", substitute "1.2 hectares";

(b) in categories 1(b) and 10(a) and (b), in the "fee payable" column of the table, for each reference to "50" substitute "25".

Transitional Provision

5.—(1) Regulations 3 and 4 do not apply to applications, amendments and site visits relating to those provisions listed in sub-paragraphs (a) to (j) of regulation 2ZA(4) of the 2015 Regulations, made or deemed to be made before the date on which the fee document referred to in regulation 2ZA(2) comes into force in accordance with regulation 2ZA(2)(f).

(2) In this regulation "site visit" has the meaning given in regulation 2(1) of the 2015 Regulations.

Rebecca Evans

Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio, un o Weinidogion Cymru
15 Hydref 2025

Cabinet Secretary for Economy, Energy and Planning, one of the Welsh Ministers
15 October 2025

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