Planning and Local Reviews Fees Charter
and Scale of Fees

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Part 1 – Planning Fees

Scope of guidance

Planning fees are set by the Scottish Government. The relevant legislation is The Town and Country Planning (Fees for Applications) (Scotland) Amendment Regulations 2026 which came in to effect on 1st April 2026. These Regulations amend the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022. Further guidance is available in Scottish Government Planning Circular 1/2026.

Discretionary Charging – Reduced Fees

Regulation 5 of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 provides local authorities with the discretionary power to reduce fees in the following circumstances:

- Where the application relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not for profit enterprise or a social enterprise, AND
- Where the application relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents in the area to which the application relates.

Applications must meet both the above criteria to be considered for an exemption.

Edinburgh Council will reduce the required fee by 25%. The amount levied will depend on the type of application. For example, a £371 fee would be reduced to £278.25. The full statutory fee should be paid when the application is submitted. The Council will make a decision on receipt of an application as to whether a 25% reduction is applicable and will refund the applicant accordingly.

Prospective applicants should make clear in their supporting information if they are seeking a reduction in the application fee. Clear justification should be given for why the applicant believes that a reduction in the fee is applicable.

The statutory definition of what constitutes a 'not for profit' enterprise is set out within the Town and Country Planning (Scotland) Act 1997 (as amended) as follows:

- "not for profit enterprise" means an organisation which a person might reasonably consider to exist wholly or mainly to provide benefits for society,
- "social enterprise" means an organisation whose activities are wholly or mainly activities which a person might reasonably consider to be activities carried on for the benefit of society ("its social objects"), and which -
    - *generates most of its income through business or trade,*

- *reinvests most of its profits in its social objects,*
- *is independent of any public authority, and*
- *is owned, controlled and managed in a way that is consistent with its social objects*

If prospective applicants are of the opinion that their organisation meets the above criteria to be considered a not for profit or social enterprise, they should provide a supporting statement outlining why. Any statement should clearly cover the criteria described above. Supporting evidence should also be supplied.

There is no statutory definition of a proposal which is 'improving the health of residents'. Prospective applicants should provide supporting information with any application detailing why they are of the opinion that that their proposal will improve the health of residents in the local area.

If a required fee is not paid, the application will not be progressed to determination.

Discretionary Charging - Surcharges

Regulation 6 of the Town and Country Planning (Fees for Applications) (Scotland) Regulations 2022 provides the planning authority with the power to levy a surcharge of up to 25% on retrospective applications.

A retrospective application is an application for planning permission for a development which has already commenced or has been completed without the benefit of a grant of planning permission. Retrospective applications often result from Enforcement enquiries but can also be the result of other factors. A surcharge on retrospective applications is intended primarily to provide a means of recovering the costs of undertaking enforcement investigations.

Edinburgh Council will be imposing the maximum 25% surcharge allowed by the regulations. The amount levied will depend on the type of application. For example, a householder application involving a retrospective application for a summerhouse, section of decking or installation of windows would attract a surcharge of £92.75. This is 25% of the normal application fee of £371.

If you are submitting a retrospective application it is important that you highlight this at the time of submission. The surcharge will not be calculated when an application is submitted on e-planning. This is because e-planning is a national service which does not consider individual charges levied by local authorities, and will therefore be requested when your application is registered.

If the required surcharge is not paid, your application will not be progressed to determination.

If a retrospective application relating to an enforcement investigation is not determined due to failure to pay the surcharge, the Planning Service may elect to proceed to formal enforcement action to resolve the matter.

Surcharges for retrospective applications came into force on 1 October 2022.

Payment of fees

An application is not valid, and the Council will not start considering it until the full application fee has been paid. Once an application is valid, an acknowledgment letter will be issued which acts as a receipt for the payment of fees.

Calculation of fees

Where a fee is based on floorspace, this means the gross floorspace (all storeys) for the development. It should be measured externally and includes the thickness of external and internal walls. It excludes areas which are not readily usable by people or animals eg. liftshafts, tanks, loft space.

Where a fee is based on site area, the site of the development should be clearly outlined in red on the drawings.

Where floorspace 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.

Where a building is to be demolished and a new building is to be erected on the site, the fee is based on the floor area of the new building.

'Dwellinghouse' means a building, or part of a building, which is used as a single private dwelling house and for no other purpose.

Valid applications made on or after 1 April 2022 and before 12 December 2024 will be subject to the 2022 regulations. For AMC applications predominantly involving the change of use of an area of land, or the development of non-residential floorspace, the fee will be capped at £150,000. Please refer here for more details.

Valid applications made on or after 12 December 2024 and before 9 June 2025 will be subject to the 2024 regulations. For AMC applications predominantly involving the change of use of an area of land, or the development of non-residential floorspace, the fee will be capped at £172,856. Please refer here for more details.

Valid applications made on or after 9 June 2025 and before 1 April 2026 will be subject to the 2025 regulations. For AMC applications predominantly involving the change of use of an area of land, or the development of non-residential floorspace, the fee will be capped at £178,560. Please refer here for more details.

The fee for a development which is on land situated in more than one planning authority is the lesser of the following: the total fee payable in respect of all the applications is the lesser of -

a. one and a half times the amount 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, OR

b. the sum of the amounts of the fees which would have been payable in respect of all the applications.

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.

All amounts include VAT where appropriate.

Fees - Detailed planning permission and approval of matters specified in conditions

The following applies to applications for –

- Detailed planning permission
- Approval of matters specified in conditions

Mixed use developments

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.

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.

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

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.

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.

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.

Table 1 - Fees for applications for planning permission and for applications for matters specified by condition on a planning permission in principle

Category of development	Fee payable
Residential Development	
New dwellings 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 dwellings to be created by the development does not exceed 10, £742 for each dwelling; b. Where the number of dwellings to be created by the development is fewer than 50, £742 for each of the first 10 dwellings, and £557 for each dwellings thereafter; c. Where the number of dwellings to be created by the development is 50 or more, £742 for the first 10 dwellings, £557 for each dwellings in excess of 10 up to 49 dwellings, and £310 for each dwellings thereafter, subject to a maximum total of £185,524.
Existing dwellings 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, £371, b. 2 or more dwellings, £742.
3. Where the application is for – a. The carrying out of operations, including the erection of a building within the curtilage of an existing dwelling, for purposes ancillary to the enjoyment of the dwelling as such; or	£371
b. The erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwelling.	£371

Non-Residential Buildings	
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, £371, (e.g. new shop front, perimeter fence, flagpoles, filling station canopy); b. Where the gross floor space created exceeds 50 square metres but does not exceed 100 square metres, £742; c. Where the gross floor space created exceeds 100 square metres, £742 plus £742 per 100 square metres up to 4,000 square metres (or part thereof); d. Where the gross floor space created exceeds 4,000 square metres, £29,680 plus £369 for each additional 100 square metres (or part thereof), subject to a maximum of £185,524; e. Where no buildings or floor space is to be created, £742 per 0.1 hectare (or part thereof) of site area, subject to a maximum of £185,542.
Agricultural buildings 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). *As defined in the Town and Country Planning (Scotland) Act 1997, section 277*	a. Where the ground area to be covered by the development does not exceed 500 square metres, £618; b. Where the ground area to be covered by the development exceeds 500 square metres, £618 plus £618 for each additional 100 square metres (or part thereof), subject to a maximum of £30,921.

Glasshouses and polytunnels 6. The erection of glasshouses or polytunnels to be used for agricultural purposes. Glasshouse and polytunnels are defined under part 1 Regulation 5 of the order as 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.	£124 for each 100 square metres of ground area to be covered by the development subject to a maximum of £6,184.
Energy Generation	
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, £1,546; ii. where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £3,092; iii. where one or more of the turbines has a ground to hub height exceeding 50 metres, £6,184. b. Where the number of turbines does exceed 3, £618 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £185,524.

8. 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.	£618 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £30,921.
9. 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.	£618 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £30,921.
10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.	a. Where the site area does not exceed 0.1 hectares, £1,236; b. Where the site area exceeds 0.1 hectares, £1,236 plus £618 for each additional 0.1 hectare (or part thereof) of site area, subject to a maximum of £185,524.
Fish and Shellfish Farming	
11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£247 for each 0.1 hectare (or part thereof) 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 £92 for each 0.1 hectare (or part thereof) of the sea bed to be used in relation to such development, subject to a maximum of £30,921.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£134 for each 0.1 hectare (or part thereof) 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 £30,921.

Other Operations	
13. The erection, alteration or replacement of plant or machinery. This would include plant or machinery for energy storage and heat network developments.	a. Where the site area does not exceed 5 hectares, £618 for each 0.1 hectare (or part thereof) of site area; b. Where the site area exceeds 5 hectares, £30,900 plus £310 for each additional 0.1 hectare (or part thereof) of the site, subject to a maximum of £185,524.
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.	£618
15. Operations for the winning and working of minerals (not including peat).	a. Where the site area does not exceed 0.1 hectare, £1,236; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £1,236 plus £618 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £93,318 plus £310 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £185,524.
16. Operations for the extraction of peat.	£618 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £7,421.
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, £1,236; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £1,236 plus £618 for each additional 1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £10,506 plus £310 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £185,524.

Use of Land	
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, £1,236; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £1,236 plus £618 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £93,318 plus £310 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £185,524.
19. The use of land for the storage of minerals in the open.	a. Where the site area does not exceed 0.1 hectare, £1,236; b. Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £1,236 plus £618 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £93,318 plus £310 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £185,524.
Change of Use of Buildings or Land	
20. The change of use of a building to use as one or more dwellings.	a. Where the number of dwellings to be created does not exceed 10, £742 for each dwelling; b. Where the number of dwellings to be created is fewer than 50, £742 each for the first 10 dwellings, and £557 for each dwelling thereafter; c. Where the number of dwellings to be created is 50 or more, £742 for each of the first 10 dwellinghouses, £557 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £310 or each dwelling in excess of 50, subject to a maximum total of £185,524.

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, £742; b. Where the gross floor space exceeds 100 square metres but does not exceed 4,000 square metres, £742 plus £742 for each 100 square metres (or part thereof) up to 4,000 square metres; c. Where the gross floor space exceeds 4,000 square metres, £29,680 plus £371 for each additional 100 square metres (or part thereof), subject to a maximum of £185,524.
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).	£618 per 0.1 hectare of site area subject to a maximum of £6,184.

Table 2 – Fees for Applications for Planning Permission in Principle

Category of development	Fee payable
Residential Development	
New dwellings 1. Construction of buildings, structures or erections for use as residential accommodation.	a. Where only one dwellinghouse is to be created, £742. b. Where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £742 for each 0.1 hectare (or part thereof) of the site area. c. Where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £742 for each 0.1 hectare up to 2.5 hectares of the site area, and then £371 for each additional 0.1 hectare (or part thereof), subject to a maximum of £92,762.
Non-Residential Buildings	
2. The construction of buildings, structures or erections including extensions.	Where the site area is less than or equal to 2.5 hectares, £742 for each 0.1 hectare and then £371 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum of £92,762.

Table 3 – Fees for Applications for a Certificate of Lawful Use or Development (Section 150) or a Certificate of Proposed Use or Development (Section 151 of the 1997 Act)

Category of development	Fee payable
Certificates of Lawfulness of Existing Use or Development	
1. An application under section 150(1)(a) or (b) of the 1997 Act (or both as the case may be).	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).
2. An application under section 150(1)(c) of the 1997 Act.	£371.
Certificates of Lawfulness for Proposed Use or Development	
3. An application under section 151(1) of the 1997 Act (apart from one within category 4).	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).
4. An application under section 151(1)(a) where the use specified is use as one or more separate dwellinghouses.	£742 for each dwellinghouse, subject to a maximum of £185,524

Table 4 – Fees for a determination as to whether Prior Approval is required for Development under Schedule 1 of the General Permitted Development Order 1992, as amended

Category of development	Fee payable
1. An application made for determination as to whether the prior approval of the planning authority is required in relation to development (other than one within categories 2 to 9).	£215
2. An application made by virtue of paragraph (4A) of Class 18 of Part 6 (agricultural buildings and operations).	No fee.
3. An application made by virtue of paragraph (4) of Class 18B of Part 6 (agricultural buildings and operations).	£644.
4. An application made by virtue of paragraph (5) of Class 18C of Part 6 (agricultural buildings and operations).	£644
5. An application made by virtue of paragraph (4) of Class 21A of Part 6A (fish farming).	£805
6. An application made by virtue of paragraph (4) of Class 22A of Part 7 (forestry buildings and operations).	£644
7. An application made by virtue of paragraph (5) of Class 22B of Part 7 (forestry buildings and operations).	£644
8. An application made by virtue of paragraph (4) of Class 22 of Part 7 (forestry buildings and operations).	No fee.
9. An application made by virtue of sub-paragraph (23) of Class 67 of Part 20 (development by electronic communications code operators).	£805

Table 5 – Charges for Discretionary Services (Regulation 4)

Category of development	Fee payable
Non Material Variation A request made to a planning authority to vary a planning permission under section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).	£247 for each request. *This is a set amount laid down in Part 1 Regulation 4 (3) which the Council is permitted to charge for this service.* No limit on number of requests.
Householder enquiries which would benefit from planning application fee exemption under Reg 7 (means of access, etc for disabled persons).	Fee waived in full.
Where an enquiry relates to a development which would benefit from planning application fee reduction under Schedule 1, art 7, (community councils).	Fee reduced by half.
Pre application enquiries A separate enquiry, and fee, is required for each development or each site. Note: Pre-Application Customer Service Guide	The full scale of fees can be found in the Pre-Application Customer Service Guide *Part 1 Regulation 4 (1) & 4 (2)(a) provide the statutory basis allowing the Council to charge for this service. The fees charged are set independently by the Council and are subject to review on an annual basis.* *The Council will not provide advice on householder developments, advertising and signage, or simple changes of use/alterations.* *Charges are based on the scale of development – for example, works to a single property would be classed as a local development (small). For the avoidance of doubt, developments relating to listed buildings are not exempt from charges.*

Table 6 – Reduced fees for Planning Applications (Regulation 5)

Category of development	Fee payable
Where an application relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not-for-profit enterprise or a social enterprise, and where the application relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents of the area to which the application relates. *Note: "not for profit enterprise" and "social enterprise" have the meanings in section 252(1F) of the Town and Country Planning (Scotland) Act 1997 (as amended).*	Fee reduced by 25% for planning applications, certificates of lawful use or development, certificates of proposed use or development, advertisement consents, applications made under section 42 and determinations as to whether the planning authority's prior approval is required. *Reduced fees subject to agreement by Council*

Table 7 – Surcharges (applicable from 1 October 2022)

Category of development	Fee payable
Applications made in retrospect Where an application for planning permission is made after the whole development being applied for has been carried out in full.	Fee calculated in accordance with tables above, plus 25%.
Applications made in part retrospect Where an application for planning permission is made when the development being applied for has been started but not completed, including the revised design of a previously granted planning permission.	Fee calculated in accordance with tables above, plus 25%.

Table 8 – Modified Fees

Category of development	Fee payable
Applications by community councils	Fee calculated in accordance with tables above, reduced by 50%.
Applications in conservation areas (Schedule 1, Part 2, Paragraph 8) a. Where the application relates solely to — i. the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse); or ii. other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse); b. the dwellinghouse is in a conservation area; c. the application relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order; and d. the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.	Fee calculated in accordance with tables above, reduced by 25%.

Applications for the provision of facilities for sport or recreation (Schedule 1, Part 2, Paragraph 9) Where an application is made by or for a club, society, trust or other organisation which is not established or conducted for profit and whose objects or purposes, as the case may be, are the provision of facilities for sport or recreation, and the a. application relates to – i. the making of a material change in the use of land to use the land as a playing field; or ii. the carrying out of operations other than the erection of a building containing floor space, for purposes ancillary to the use of the land as a playing field, and to no other development; and b. that the planning authority is satisfied that the development is to be carried out on land which is, or is intended to be used wholly or mainly for the carrying out of the objects or purposes, as the case may be, of the club, society, trust or organisation.	£742

Applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle (Schedule 1, Part 2, Paragraph 10) Where - a. an application is made for approval, consent or agreement in respect of one or more matters requiring such approval, consent or agreement in terms of a condition imposed on a grant of planning permission in principle ("the current application"), and b. the applicant has previously made one or more applications for approval, consent or agreement required by a condition imposed on the grant of that same planning permission in principle and paid the fee in relation to such application or applications.	Where the amount paid as mentioned in paragraph (b) is not less than the amount which would be payable if the applicant were by the current application seeking approval, consent or agreement in respect of all the matters requiring such approval, consent or agreement in terms of conditions imposed on a grant of a planning permission in principle and in relation to the whole of the development authorised by the permission, the fee payable in respect of the current application is £618. Where - a. a fee has been paid as mentioned in sub- paragraph (b) at a rate lower than that prevailing at the date of the current application, and b. sub-paragraph (2) would apply if that fee had been paid at the rate applying at that date, the fee in respect of the current application is £618.
Cross boundary applications – allocation of fee (Schedule 1, Part 2, Paragraph 11) Where applications are made for a. planning permission, or b. the approval, consent, or agreement required by a condition imposed on a grant of permission in principle, in respect of development of land lying in the areas of 2 or more planning authorities.	The total fee payable in respect of all the applications is the lesser of – a. one and a half times the amount 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, b. the sum of the amounts of the fees which would have been payable in respect of all the applications. The fee payable to a planning authority in respect of such 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.

Table 9 – Other Fees

Category of development	Fee payable
Advertisements All applications for express consent for the display of advertisements.	£371.
Section 42 applications Applications for planning permission made under section 42 (applications to develop land without complying with previous conditions) of the 1997 Act.	£371.
High Hedge Applications In accordance with section 4 of the High Hedges (Scotland) Act 2013	£350, plus £100 per property to be assessed if there are multiple properties and/or the hedge has more than 6 owners.
Hazardous Substances Applications Where an application is made under regulation 6 (applications for hazardous substances consent) where the quantity specified in the application as the maximum quantity proposed to be present exceeds twice the controlled quantity.	£1,484.
Where an application is made under - i. regulation 6 (other than an application referred to in sub-paragraph above); ii. regulation 7 (applications for removal of conditions attached to hazardous substances consent); or iii. regulation 8 (application for continuation of hazardous substances consent where there has been a change in the person in control of any part of the land). See Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015	£742.

Applications for determinations as to whether the prior approval of the authority is required for any development with permitted development rights	£215 (inc VAT)

Notes

All applications must be accompanied by the appropriate fee. As noted above, fees will be checked at the point of validation.

The gross floor space created by the development must be clearly indicated in square metres on the application form and the submitted plan. For the purposes of the fee regulations, gross floor space includes all storeys, is measured externally including the thickness of internal and external walls and can include areas under canopies.

The area of the site must be clearly stated in hectares on the application form and the submitted plan.

There is no provision in the regulations for the refund of fees paid to Planning Authorities in respect of applications which have been validated. Invalid or incomplete applications will have fees returned if paid. Any decision to refund an application which has been validated lies solely at the discretion of the planning authority.

Charges for Publications will be payable when the Council has to place a notice in the Newspaper in accordance with regulation 20 of the Town and County Planning (Development Management Procedure) (Scotland) Regulations 2013.

Alternative schemes for the development of the same land. The fee payable equates to the alternative scheme with the highest fee plus a sum equal to half the fees for the other alternative schemes.

Re-submissions following refusal, withdrawal, dismissed appeal no fee in certain circumstances, time limit 12 months from certain dates (including CLE, CLP and PPP).

Revised applications following approval - no fee in certain circumstances, time limit within 12 months. Advertisement applications re-submitted following refusal, withdrawal - no fee in certain circumstances.

Applications for display of advertisements on parking meters, litter bins, bus shelters or public seating benches - the "specified area" is considered to be the "site".

Part 2 – Local Review Fees

Scope of guidance

Local Review fees are set by the Scottish Government. The relevant legislation is The Town and Country Planning (Fees for Local Reviews) (Scotland) Regulations 2026, which come in to effective on the 1st April 2026. These Regulations apply to Local Reviews conducted by virtue of section 43A(a) or (b) of the Act where notice of review is given on or after 1st April 2026.

Discretionary Charging – Reduced Fees

Regulation 3 of the Town and Country Planning (Fees for Local Reviews) (Scotland) Regulations 2025 provides local authorities with the discretionary power to reduce fees in the following circumstances:

- where the application for review relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not for profit enterprise or a social enterprise, AND
- where the application for review relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents in the area to which the application relates.

Applications for review must meet both the above criteria to be considered for an exemption.

Edinburgh Council will reduce the required fee by 25%. The amount levied will depend on the type of application. For example, a £297 fee would be reduced to £222.75. The full statutory fee should be paid when the application for review is submitted. The Council will make a decision on receipt of an application for review as to whether a 25% reduction is applicable and will refund the applicant accordingly.

Prospective applicants should make clear in their supporting information if they are seeking a reduction in the application for review fee. Clear justification should be given for why the applicant believes that a reduction in the fee is applicable.

The statutory definition of what constitutes a 'not for profit' enterprise is set out within the Town and Country Planning (Scotland) Act 1997 (as amended) as follows:

- *"not for profit enterprise" means an organisation which a person might reasonably consider to exist wholly or mainly to provide benefits for society,*
- *"social enterprise" means an organisation whose activities are wholly or mainly activities which a person might reasonably consider to be activities carried on for the benefit of society ("its social objects"), and which—*
  - *generates most of its income through business or trade,*

- *reinvests most of its profits in its social objects,*
- *is independent of any public authority, and*
- *is owned, controlled and managed in a way that is consistent with its social objects*

If prospective applicants are of the opinion that their organisation meets the above criteria to be considered a not for profit or social enterprise, they should provide a supporting statement outlining why. Any statement should clearly cover the criteria described above. Supporting evidence should also be supplied.

There is no statutory definition of a proposal which is 'improving the health of residents'. Prospective applicants should provide supporting information with any application for review detailing why they are of the opinion that that their proposal will improve the health of residents in the local area.

If a required fee is not paid, the application will not be progressed to review.

Applications where no fee is payable

Means of access etc. for disabled persons

Under Regulation 3 no fee is payable where the local review body is satisfied that the application for review meets either of the following criteria:

- the application relates to the alteration or extension of a dwellinghouse (but not erection of a dwellinghouse), or other operations within the curtilage 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 within that dwellinghouse, OR providing facilities designed to secure that person's greater safety, health or comfort.
- the application relates to the alteration or extension of a dwellinghouse (but not erection of a dwellinghouse), or other operations within the curtilage of a dwellinghouse for the purpose of providing means of access for disabled persons to or within a building or premises to which members of the public have access

The meaning of "disabled person" is defined by section 6 of the Equality Act (2010).

Restrictions on permitted development rights

Under Regulation 3 no fee is payable where the local review body is satisfied that the application for review meets the following criteria:

- the review relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order, AND the permission granted by article 3 of that Order does not apply in respect of that development be reason of:
  - a direction made under article 4 of the Order which is in force on the date when the application to which the review relates was made OR
  - the requirements of a condition imposed on a permission granted under Part 3 of the Act otherwise by that Order.

  The reference to a review which relates to development which is within one or more of the classes specified in schedule 1 of the General Permitted Development Order includes a review in respect of an application for planning permission for the continuance of a use of land, or the retention of buildings or works, without compliance with a condition subject to which a previous planning permission has been granted, and which prohibits or limits the carrying out of any development which is within one or more of those classes.

Use specified in the Town and Country Planning (Use Classes) (Scotland) 1997

Under Regulation 3 no fee is payable in relation to a review in respect of an application for planning permission where the local review body is satisfied that the application meets the following criteria:

- the application for review relates solely to the use of a building or other land for a purpose of any class specified in the schedule of the Town and Country Planning (Use Classes) (Scotland) Order 1997
- the existing use of that building or other land is for another purpose of the same class AND
- the review is in respect of an application for planning permission for the use to which it relates which is necessary because of a condition imposed on a permission granted under Part 3 of the Act.

Winning and working of minerals

Under Regulation 3 no fee is payable in relation to a review in respect of an application for permission to carry out development consisting of the winning and working of minerals where the application satisfies either of the following conditions:

- the application is for permission which consolidates two or more subsisting permissions OR
- the application does not seek permission for development which is not authorised by a subsisting permission.

Prospective applicants should make clear in their supporting information if they are seeking a waiving of fees. Clear justification should be given for why the applicant believes that a waiving of the fee is applicable.

Payment of fees

An application for a review is not valid, and the Council will not start considering it, until the full application fee has been paid. Appellants must ensure the application for review AND the correct fee is submitted WITHIN three months otherwise the appellant will forfeit their right to appeal. Appellants are advised to submit their application for review well within the three month time period to allow for checking of the validity of their review, including the fee.

Once an application for a review is valid, an acknowledgment letter will be issued which acts as a receipt for the payment of fees.

Calculation of fees

Where a fee is based on floorspace, this means the gross floorspace (all storeys) for the development. It should be measured externally and includes the thickness of external and internal walls. It excludes areas which are not readily usable by people or animals eg. liftshafts, tanks, loft space.

Where a fee is based on site area, the site of the development should be clearly outlined in red on the drawings.

Where floorspace 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.

Where a building is to be demolished and a new building is to be erected on the site, the fee is based on the floor area of the new building.

'Dwellinghouse' means a building, or part of a building, which is used as a single private dwelling house and for no other purpose.

Fees – For Reviews

The following tables apply to applications for reviews in respect of an application for –

Table 1:

- planning permission, OR
- approval consent or agreement required by a condition imposed on a grant of planning permission in principle

Table 2:

- planning permission in principle

Alternative applications

Where a review is in respect of an application which relates to development which is within more than one of the categories of development.

a. an amount is to be calculated in respect of each category of development, and

b. the highest amount so calculated is the fee payable in respect of the review.

Calculations are to be made, in accordance with table 1 of this schedule.

Mixed use developments

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.

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.

Where a review 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 review relates.

Planning permission in principle granted before 1 April 2022

Where a review is carried out in respect of an application for the approval, consent, or agreement required by a condition imposed on a grant of planning permission in principle AND

- the planning permission in principle was granted before 1 April 2022, AND
- the application relates to development within categories 1, 4, 7, 13 or 17 of table

1. The fee payable under Regulation 3 is subject to a maximum of £50,000.

Planning permission in principle granted on or after 1 April 2022 and before 12 December 2024

Where a review is carried out in respect of an application for the approval, consent, or agreement required by a condition imposed on a grant of planning permission in principle AND

- the planning permission in principle was granted on or after 1 April 2022 and before 12 December 2024, AND
- the application relates to development within categories 1, 4, 7, 13 or 17 of table

1. The fee payable under Regulation 3 is subject to a maximum of £60,000.

Planning permission in principle granted on or after 12 December 2024 and before 9th June 2025

Where a review is carried out in respect of an application for the approval, consent, or agreement required by a condition imposed on a grant of planning permission in principle AND

- the planning permission in principle was granted on or after 12 December 2024 and before 9th June 2025, AND
- the application relates to development within categories 1, 4, 7, 13 or 17 of table

1. The fee payable under Regulation 3 is subject to a maximum of £69,142.

Planning permission in principle granted on or after 9 June 2025 and before 1 Apri 2026

Where a review is carried out in respect of an application for the approval, consent or agreement required by a condition imposed on a grant of permission in principle AND

- the planning permission in principle was granted on or after 9 June 2025 and before 1 April 2026, AND
- the application related to a development within categories 1, 4, 7, 13 or 17 of table 1.

The fee payable under Regulation 3 is subject to a maximum of £71,424.

Table 1 – Fees for Local Reviews in respect of applications for planning permission and applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle

Category of development	Fee payable
Residential Development	
New dwellings 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 dwellings to be created by the development does not exceed 10, £297 for each dwelling; b. Where the number of dwellings to be created by the development is fewer than 50, £297 for each of the first 10 dwellings, and £222 for each dwellings thereafter; c. Where the number of dwellings to be created by the development is 50 or more, £297 for the first 10 dwellings, £222 for each dwellings in excess of 10 up to 49 dwellings, and £124 for each dwellings thereafter, subject to a maximum total of £74,210.
Existing dwellings 2. The carrying out of operations which will result in the enlargement, improvement or other alteration of an existing dwelling. 3. Where the application is for – a. The carrying out of operations, including the erection of a building within the curtilage of an existing dwelling, for purposes ancillary to the enjoyment of the dwelling 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 dwelling.	Where the application relates to - a. one dwelling, £149, b. 2 or more dwellings, £298. £149 £149

Non-Residential Buildings	
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, £149, (e.g. new shop front, perimeter fence, flagpoles, filling station canopy); b. Where the gross floor space created exceeds 50 square metres but does not exceed 100 square metres, £297; c. Where the gross floor space created exceeds 100 square metres, £297 plus £297 per 100 square metres up to 4,000 square metres (or part thereof); d. Where the gross floor space created exceeds 4,000 square metres, £11,880 plus £149 for each additional 100 square metres (or part thereof), subject to a maximum of £74,210; e. Where no buildings are to be created, £297 per 0.1 hectare (or part thereof) of site area, subject to a maximum of £74,210.
Agricultural buildings 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). *As defined in the Town and Country Planning (Scotland) Act 1997, section 277*	a. Where the ground area to be covered by the development does not exceed 500 square metres, £247; b. Where the ground area to be covered by the development exceeds 500 square metres, £247 plus £247 for each additional 100 square metres (or part thereof), subject to a maximum of £12,368.

Glasshouses and polytunnels 6. The erection of glasshouses or polytunnels to be used for agricultural purposes. Glasshouse and polytunnels are defined under part 1 Regulation 5 of the order as 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.	£50 for each 100 square metres of ground area to be covered by the development subject to a maximum of £2,474.
Energy Generation	
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, £618 ii. where one or more of the turbines has a ground to hub height exceeding 15 metres, but not exceeding 50 metres, £1,236; iii. where one or more of the turbines has a ground to hub height exceeding 50 metres, £2,472. b. Where the number of turbines does exceed 3, £247 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £74,210
8. 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.	£247 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £12,368.

9. 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.	£247 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £12,368.
10. The carrying out of any operations connected with the exploratory drilling for oil or natural gas.	a. Where the site area does not exceed 0.1 hectares, £495; b. Where the site area exceeds 0.1 hectares, £495 plus £247 for each additional 0.1 hectare (or part thereof) of site area, subject to a maximum of £74,210.
Fish and Shellfish Farming	
11. The placing or assembly of equipment in any part of any marine waters for the purposes of fish farming.	£99 for each 0.1 hectare (or part thereof) 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 £37 for each 0.1 hectare (or part thereof) of the sea bed to be used in relation to such development, subject to a maximum of £12,368.
12. The placing or assembly of equipment in any part of any marine waters for the purposes of shellfish farming.	£54 for each 0.1 hectare (or part thereof) 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 £12,368.
Other Operations	
13. The erection, alteration or replacement of plant or machinery. *This would include plant or machinery for energy storage and heat network developments.*	Where the site area does not exceed 5 hectares, £247 for each 0.1 hectare (or part thereof) of site area; Where the site area exceeds 5 hectares, £12,350 plus £124 for each additional 0.1 hectare (or part thereof) of the site, subject to a maximum of £74,210.

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.	£247.
15. Operations for the winning and working of minerals (not including peat).	a. Where the site area does not exceed 0.1 hectare, £495; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £495 plus £247 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £37,298 plus £124 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £74,210.
16. Operations for the extraction of peat.	£247 for each 0.1 hectare (or part thereof) of site area, subject to a maximum of £2,968.
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, £495; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £495 plus £247 for each additional 1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £4,200 plus £124 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £74,210.

Use of Land	
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, £495; b. Where the site area exceeds 0.1 hectare but does not exceed 15 hectares, £495 plus £247 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £37,298 plus £124 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £74,210.
19. The use of land for the storage of minerals in the open.	a. Where the site area does not exceed 0.1 hectare, £495; b. Where the site area exceeds 0.1 hectare, but does not exceed 15 hectares, £495 plus £247 for each additional 0.1 hectare (or part thereof) of the site area; c. Where the site area exceeds 15 hectares, £37,298 plus £124 for each additional 0.1 hectare (or part thereof) of the site area, subject to a maximum of £74,210.
Change of Use of Buildings or Land	
20. The change of use of a building to use as one or more dwellings.	a. Where the number of dwellings to be created does not exceed 10, £297 for each dwelling; b. Where the number of dwellings to be created is fewer than 50, £297 each for the first 10 dwellings, and £222 for each dwelling thereafter; c. Where the number of dwellings to be created is 50 or more, £297 each for the first 10 dwellinghouses, £222 for each dwellinghouse in excess of 10 up to 49 dwellinghouses, and £124 or each dwellinghouse in excess of 50, subject to a maximum of £74,210.

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, £297; b. Where the gross floor space exceeds 100 square metres but does not exceed 4,000 square metres, £297 plus £297 for each 100 square metres (or part thereof) up to 4,000 square metres; c. Where the gross floor space exceeds 4,000 square metres, £11,880 plus £149 for each additional 100 square metres (or part thereof), subject to a maximum of £74,210.
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).	£247 per 0.1 hectare of site area subject to a maximum of £2,474.

Table 2 – Fees for reviews in respect of applications for planning permission in principle

Category of development	Fee payable
Residential Development	
New dwellings 1. Construction of buildings, structures or erections for use as residential accommodation.	a. Where only one dwellinghouse is to be created, £297. b. Where more than one dwellinghouse is to be created and the site area does not exceed 2.5 hectares, £297 for each 0.1 hectare (or part thereof) of the site area. c. Where more than one dwellinghouse is to be created and site area exceeds 2.5 hectares, £297 for each 0.1 hectare up to 2.5 hectares of the site area, and then £149 for each additional 0.1 hectare (or part thereof), subject to a maximum of £37,105.
Non-Residential Buildings	
2. The construction of buildings, structures or erections including extensions.	a. Where the site area is less than or equal to 2.5 hectares, £297 for each 0.1 hectare b. Where the site area exceeds 2.5 hectares, £7,425 and £149 for each 0.1 hectare (or part thereof) in excess of 2.5 hectares, subject to a maximum of £37,105.

Table 3 – Reduced fees for reviews in respect of planning applications (Regulation 3)

Category of development	Fee payable
Where an application relates to development which, in the opinion of the planning authority, has the primary purpose of contributing to a not-for-profit enterprise or a social enterprise, and where the application relates to development which, in the opinion of the planning authority, is likely to contribute to improving the health of residents of the area to which the application relates. *Note: "not for profit enterprise" and "social enterprise" have the meanings in section 252(1F) of the Town and Country Planning (Scotland) Act 1997 (as amended).*	Fee reduced by 25% for reviews in respect of planning applications. *Reduced fees subject to agreement by Council*

Table 4 – Reviews in respect of an application for planning permission made under section 42

Category of development	Fee payable
Fee payable for a review in respect of an application made under section 42 (applications to develop land without complying with previous conditions) of the Act.	£149

Table 5 – Modified Fees

Category of development	Fee payable
Reviews required by community councils	Fee calculated in accordance with tables above, reduced by 50%.
Reviews in respect of applications in conservation areas (Schedule 1, Part 2, Paragraph 8) a. Where the review in respect of the application relates solely to — i. the carrying out of operations for the alteration of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse); or ii. other operations within the curtilage of a dwellinghouse (but not including the extension of or the erection of a dwellinghouse); b. the dwellinghouse is in a conservation area; c. the application in respect of which the review is made relates solely to development within one or more of the classes specified in schedule 1 of the General Permitted Development Order; and d. the only reason planning permission is not granted by article 3(1) of the General Permitted Development Order is that the development would be in a conservation area.	Fee calculated in accordance with tables above, reduced by 25%.

Reviews in respect of applications for the provision of facilities for sport or recreation (Schedule 1, Part 2, Paragraph 9) Where notice of review is given by or for a club, society, trust or other organisation which is not established or conducted for profit and whose objects or purposes, as the case may be, are the provision of facilities for sport or recreation, and a. the application in respect of which the review is made relates to – i. the making of a material change in the use of land to use the land as a playing field; or ii. the carrying out of operations other than the erection of a building containing floor space, for purposes ancillary to the use of the land as a playing field, and to no other development; and b. that the planning authority is satisfied that the development is to be carried out on land which is, or is intended to be used wholly or mainly for the carrying out of the objects or purposes, as the case may be, of the club, society, trust or organisation.	£297.

Reviews in respect of applications for approval, consent or agreement required by a condition imposed on a grant of planning permission in principle (Schedule 1, Part 2, Paragraph 10) Where - a. a request for a review is made in respect of an application for approval, consent or agreement in respect of one or more matters requiring such approval, consent or agreement in terms of a condition imposed on a grant of planning permission in principle ("the current application"), and a. the fee payable to the planning authority in respect of the current application was the fee payable in terms of paragraph 10(3) of schedule 1 of the Town and Country Planning (Fees for Applications)(Scotland) Regulations 2022.	£247.

Notes

All local reviews must be accompanied by the appropriate fee. As noted above, fees will be checked at the point of validation.

The gross floor space created by the development must be clearly indicated in square metres on the application form and the submitted plan. For the purposes of the fee regulations, gross floor space includes all storeys, is measured externally including the thickness of internal and external walls and can include areas under canopies.

The area of the site must be clearly stated in hectares on the application form and the submitted plan.

There is no provision in the regulations for the refund of fees paid to Planning Authorities in respect of local reviews which have been validated. Invalid or incomplete local reviews will have fees returned if paid. Any decision to refund a local review which has been validated lies solely at the discretion of the planning authority.

Enquiries

The Council's planning helpdesk provides advice and guidance on basic planning matters. Enquiries should be emailed to planning@edinburgh.gov.uk

Enquires regarding the submission of applications should be addressed to the Scottish Government's e-planning service. Details can be found at their website Getting Started on ePlanning Scotland.



The City of Edinburgh
Council Place Development
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