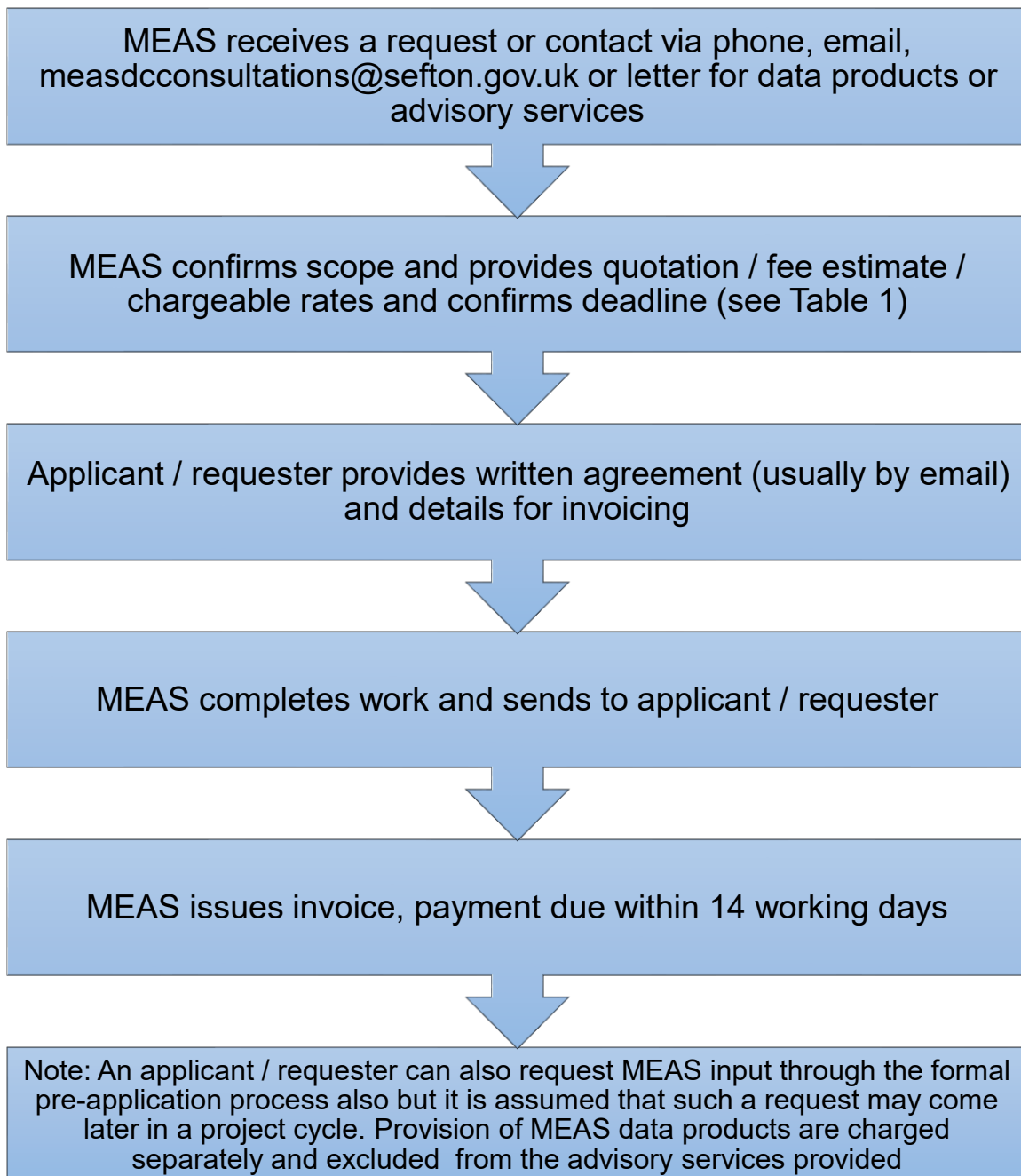


I want MEAS Discretionary Services

Request for Discretionary services that is not part of the Formal Pre-Application process with a Council. In this instance, the applicant or requester chooses to consult MEAS before any formal request has been made to the Local Planning Authority for pre-application advice and/or an EIA scoping opinion under the EIA Regulations. It is also assumed that the applicant / requester will have access to the MEAS website. There could be many reasons why such a request could be made but it is potentially a very important tool for risk reduction e.g. planning, procurement, timescale, costs and investment risk management.



MEAS Discretionary Services for prospective development prior to formal engagement in the planning application process with the Local Planning Authority

1. Discretionary services for prospective development prior to formal engagement in the planning application process with the Local Planning Authority (LPA). The charging policy is not based on site area. Table 1 sets out full details of what is included in this service and chargeable fee rates based on the scale of the development proposal. [Appendix 1.1](#) provides detail of the procedure we follow for this service.
2. Front loading of the planning process is encouraged, and applicants are welcome to engage with MEAS prior to starting the formal planning process. The aim is to flag issues to enable appropriate action and advice to be sought in a timely fashion. Exchange of correspondence with the requester is necessary prior to MEAS undertaking the work and a purchase order number or other undertaking is necessary.
3. The charges set out below are for a single piece of written advice. Further advice will be chargeable. For complex cases, a fee estimate may be provided for agreement through written correspondence, with potential to enter into a Service Level Agreement (SLA) for multi-year requirements and / or for complex requests which fall outside of the scope of the charging structure specified. Timescales are to be agreed between the parties. If additional information is submitted which affects the time taken to review, this may affect the final fee. MEAS will advise if this is likely to be the case.

Table 1 – MEAS Discretionary Services and Fixed Charges (single piece of written advice)

Discretionary Services	Description	Standard of Service	Charges
Discretionary services for prospective development prior to formal engagement in the planning application process with the Local Planning Authority	<p>Normally at a very early stage of option appraisal / site or scheme planning.</p> <p>Scope of discretionary services are those planning matters within the technical remit of MEAS – archaeology, contaminated land, ecology and biodiversity, EIA scoping, historic environment, low carbon energy, minerals, nature conservation, sustainable waste management and waste matters.</p> <p>MEAS does not charge for EIA screening and/or an EIA scoping opinion where this forms part of the statutory duty of the Local Planning Authority (LPA) under the EIA Regulations. MEAS will charge for</p>	15 working days from written acceptance of quotation by requester.	<p>Householder - single dwelling - extension / alteration (within existing curtilage): £80.00 excl. VAT.</p> <p>Minor single dwelling – single new build demolition and rebuild 1 dwelling £165.00 excl. VAT.</p> <p>Minor developments 2 to 9 dwellings and up to 1000m2 of</p>

	<p>informal EIA scoping where a request has been made for discretionary services that <u>does not</u> form part of an application to the LPA for a scoping opinion under the EIA Regulations.</p> <p>MEAS has 7 fixed charge rates that apply as set out in the right-hand column for a single piece of written, integrated advice.</p> <p>For more complex cases (including larger and linear sites) where discretionary services are sought and / or where additional advice is required beyond the single piece of written, integrated advice, MEAS may enter into a bespoke agreement with the requester (see Section 6)</p> <p>For the avoidance of doubt the scope of discretionary services excludes the fees for Merseyside BioBank Local Environmental Record Centre Data Product Service, Historic Environment Record Standard Data Product and Waste Local Plan Standard Data Product as these are all separate services and charged accordingly.</p> <p>Advice will be provided without the benefit of a site visit. Advice is confidential between requester and MEAS.</p>		<p>commercial development £335.00 excl. VAT.</p> <p>Major developments 10 – 24 dwellings and 1001 to 3000m2 of commercial development £520.00 excl. VAT.</p> <p>Major applications 25 – 50 Dwellings and 3001 to 4999m2 of commercial development £775.00 excl. VAT.</p> <p>Major applications >50 dwellings and 0.5-1.0 ha or 5000m2 –10000m2 of floorspace £1,035.00 excl. VAT.</p> <p>100+ Dwellings & Commercial Development 1ha or 10000m2 & above & EIA Development £1,300.00 excl. VAT.</p> <p>Charges are for a single piece of written advice.</p> <p>For complex cases, a fee estimate may be provided for agreement through written correspondence, with potential to enter into an SLA for multi-year requirements. Timescales are to be agreed between the parties. (see Section 6).</p>
--	---	--	--

	Review of Technical reports prior to submission with planning application. Minimum fee payable plus £60 per hour after first hour.		£140.00
--	---	--	---------

Note: The local planning authority may require consultation with MEAS at pre-application stage. Any prospective applicant that has already received Discretionary Services for the prospective application, from MEAS, should provide a copy to the local planning authority at commencement of pre-application discussions.