

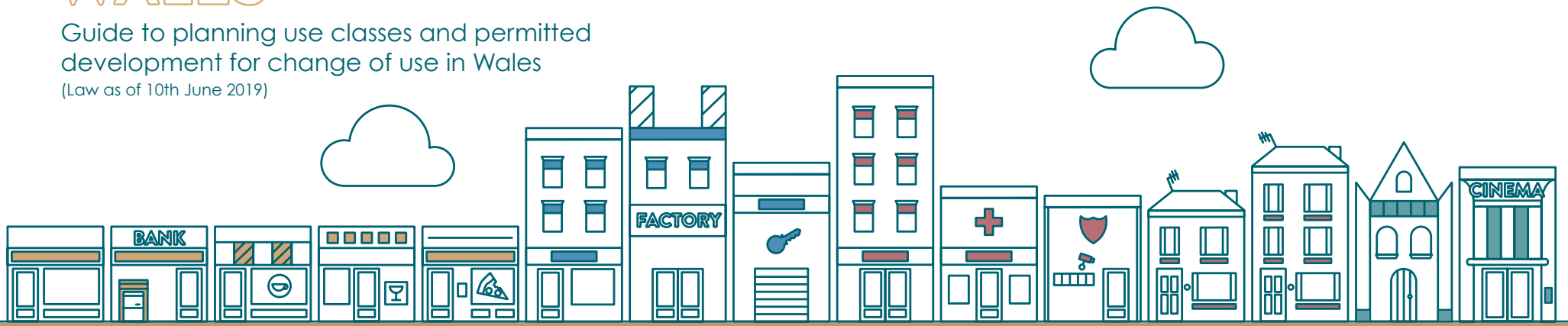
# USE CLASS SCHEDULE

## WALES

harrison clark  
rickerbys

SOLICITORS

Guide to planning use classes and permitted development for change of use in Wales  
(Law as of 10th June 2019)



Retail Frontage

Business

Residential

Public Buildings

Other

Use Class	Use	Permitted Change
A1 Shops	Shops, high street post offices, travel agencies and ticket agencies, hairdressers, funeral directors, domestic hire shops, dry cleaners, sandwich bars (sandwiches / cold food purchased and consumed off the premises)	To a mixed use as A1 at ground level with a single flat above*
A2 Professional and Financial Services, Offices	Banks, building societies and bureaux de change and professional services (other than health or medical services) including estate agents and employment agencies and INCLUDING betting shops	To A1 (if ground floor has a display window) To a mixed use as A1 at ground level with a single flat above (if ground floor has a display window)* To a mixed use as A2 at ground level with a single flat above*
A3 Restaurants and Cafés	Sale of food and drink for consumption on the premises (restaurants, snack bars, cafés, AND public houses, bars, or other drinking establishments) AND sale of hot food for consumption off the premises	To A1 or A2
B1 Business	(a) Offices other than in a use within Class A2 (b) Research and Development – laboratories, studios (c) Light industry All must be capable of being carried out in a residential area without a detriment to residential amenity.	To B8 (up to 500m2)
B2 General Industrial	General industrial use (other than classified within Class B1)	To B1 To B8 (up to 500m2)
B8 Storage and Distribution	Wholesale warehouses, distribution centres and repositories EXCLUDING radioactive material or waste	To B1 (up to 500m2)
C1 Hotel	Hotels, boarding houses and guest houses	N/A
C2 Residential Institutions	Hospitals, nursing homes, residential education and training centres. Use for the provision of residential accommodation and care to people in need of care	N/A
C2a Secure Residential Institutions	Secure residential accommodation, for example, prisons, young offenders institutions, detention centres, secure local authority accommodation, military barracks	N/A
C3 Dwelling houses	A dwelling house (whether or not as a sole or main residence) by: a) a single person, couple, or family (including an employer and domestic employees, a carer and the person receiving care); b) up to six people living together as a single household and receiving care; c) up to six people living together as a single household which do not fall within the definition of C4	N/A
C4 Houses in Multiple Occupation	A dwelling house occupied by up to six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathrooms	To C3
D1 Non-Residential Institutions	Clinics and health centres, crèches, day nurseries, day centres and stand-alone consultation rooms, museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and public halls	NA
D2 Assembly and Leisure	Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, other indoor and outdoor sports and leisure uses (not involving motorised vehicles or firearms) INCLUDING casinos	N/A
Sui Generis*** (Uses which do not fall within the specified Use Classes above)	Agricultural buildings	N/A

\* Some exemptions apply – please seek advice.  
\*\* Whilst the most commonly found uses are contained within the 1987 Use Classes Order (as amended), there are many uses that are not specifically categorised by the four main use classes. These are classified as sui generis. The table seeks to illustrate some of the sui generis uses, but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning permission is normally required for any change of use.

DISCLAIMER: This is a general guide only, and is not intended to be comprehensive or a substitute for taking detailed professional advice. No liability is accepted for the information it contains or for any errors or omissions.



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