

Guide to Use Classes Order in Wales

(from 30 April 2021)

The tables below are intended as general guidance only. Reference must be made to the Town and Country Planning (Use Classes) Order 1987 as amended and The Town and Country Planning (General Permitted Development) Order 1995 as amended.

Use Class	Use	Permitted Change	Use Class	Use	Permitted Change
A1 Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops (of domestic or personal goods), dry cleaners and use for the washing or cleaning of clothes or fabrics (but not a laundrette)	Permitted change to a mixed use for any purpose within Class A1 and as a single flat (subject to conditions) Temporary permitted change of use of a building, within a town centre*, to A2 (financial and professional services), A3 (Food and drink but not hot food for consumption off the premises), some BI (not BI (c)), D1 or D2 for no more than six months between 30 April 2021 and 29 April 2022 (with prior notification)	C1 Hotels	Hotel, boarding and guest house (where no significant element of care is provided)	No permitted change
A2 Financial and professional services	Banks, building societies, estate and employment agencies, professional and financial services (other than health or medical services), betting offices	Permitted change to Class A1 where there is a display window at ground floor level Permitted change to a mixed use for any purpose within Class A2 and as a single flat (subject to conditions) Permitted change to a Class A1 shop and as a single flat where there is a display at ground floor level (subject to conditions) The change of use of a building, within a town centre*, to A1, A3 (not hot food take-away), some BI (not BI (c)), D1 or D2 for no more than six months between 30 April 2021 and 29 April 2022 (with prior notification)	C2 Residential institutions	Residential accommodation and care to people in need of care - residential schools, colleges or training centres, hospital or nursing home	No permitted change
A3 Food and drink	Restaurants, cafes, hot food takeaways, pubs, bars, other drinking establishments	Permitted change to Class A1 and A2 The change of use of a building, within a town centre, to A1, A2, BI (business, but not BI (c)), D1 or D2 for no more than six months between 30 April 2021 and 29 April 2022 (with prior notification)	C2a Secure residential institutions	Prison, young offenders Institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, military barracks	No permitted change
B1 Business	a. Office other than a Use within Class A2 b. Research and development of products or processes c. For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	Permitted change to Class B8 subject to total floorspace being no greater than 500 sqm of floorspace in the building	C3 Dwelling houses	a. single person or by people to be regarded as forming a single household; b. not more than six residents living together as a single household where care is provided for residents; or c. not more than six residents living together as a single household where no care is provided to residents (other than a use within class C4)	No permitted change
B2 General industry	Industrial process other than that falling within Class B1	Permitted change to Class BI and B8. Permitted change to B8 is subject to total floorspace being no greater than 500 sqm of floorspace in the building	C4 House in multiple occupation	Use of a dwelling house by not more than six residents as a "house in multiple occupation" (HMO) NB: Large HMOs (more than six people) are unclassified therefore sui generis	Permitted change to a use falling within C3
B8 Storage or distribution	Use for storage or as a distribution centre (the use of a building or land for the storage of, or as a distribution centre for, radioactive material or radioactive waste is excluded from Class B8)	Permitted change to Class BI subject to total floorspace being no greater than 500 sqm of floorspace in the building	SUI GENERIS (uses which do not fall within the specified classes above)	Includes large houses in multiple occupation (HMO) (more than six people sharing), theatres, amusement arcades, funfairs, laundrettes, the sale of fuel for motor vehicles, the sale or display for sale of motor vehicles, taxi or vehicle hire business, hostel, scrap yards, any work registerable under the alkali, etc. Works Regulation Act 1906, as a waste disposal installation	No permitted change (with the exception of motor vehicle sales to Class A1)
Cardiff	Bristol	Manchester	Use Class	Use	Permitted Change
John Cottrell john.cottrell@lichfields.uk 0292 043 5790	Andrew Cockett andrew.cockett@lichfields.uk 0117 403 1980	Simon Pemberton simon.pemberton@lichfields.uk 0161 837 6130	D1 Non-residential institutions	Clinics, health centres, creches, day nurseries, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts, medical or health services except where attached to the residence of the consultant or practitioner	No permitted change
			D2 Assembly and leisure	Cinemas, concert halls, bingo halls, casinos, dance halls, swimming baths, skating rinks, gymnasiums or other indoor and outdoor sports or recreations not involving motorised vehicles or firearms	No permitted change

Cardiff

John Cottrell
john.cottrell@lichfields.uk
0292 043 5790

Bristol

Andrew Cockett
andrew.cockett@lichfields.uk
0117 403 1980

Manchester

Simon Pemberton
simon.pemberton@lichfields.uk
0161 837 6130

Interpretation of Part 4A, temporary changes of use

[The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(No. 2\) \(Wales\) Order 2021-definition of a town centre](#)

Within a town centre* means within an area identified in a development plan as a city centre shopping area, central shopping area, central shopping centre, district centre, district, local, village or neighbourhood centre, district shopping centre, local centre, principal town centre boundary, shopping area, shopping zone, Swansea central area, town and district retail centre, town centre, town centre area, town centre boundary, town/district centre boundary, retail area, retail and commercial hierarchy or a retail centre.