Project: 3778 Penair School Basic Needs Programme

Date: 05 05 2021. V2

**Statement for Submission with request for Pre-Application Advice**

**1.0 Project Description**

The proposed development comprises expansion of general teaching and dining facilities to accommodate a one form entry growth by September 2022 in Penair School’s PAN from 1,200 to 1350 pupils.

Works include:

* Formation of a new standalone single storey general teaching block containing 10No new general classrooms with associated support accommodation and external works. Gross Internal Area of c.871sqm – Gross External Area of c. 924sqm
* Single storey extension to existing dining area to provide additional space with associated external works. Gross Internal Area of c.110sqm – Gross External Area of c.121sqm
* Replacement of parking spaces displaced by proposed general teaching block, including limited increase in 6No spaces to accommodate anticipated growth in staff numbers

Enabling works associated with the above include:

* Demolition and removal of 2No dilapidated temporary huts and greenhouse occupying proposed site for general teaching block
* Removal of limited number of trees occupying site for new teaching block and dining expansion
* Regrading of ground levels to form site for new teaching block
* Services and drainage alteration works to accommodate development

**2.0 Programme and Critical Timescales**

The proposed works must be completed by September 2022 to accommodate Cornwall Council Education Department’s projected growth in required pupil places.

To meet this challenging programme the applicant is seeking the support of Cornwall Council Planning department to assist with advice on the type of future application(s) to help streamline the approval process.

Submission of formal application(s) is currently programmed for w.c. 5 July 2021.

**3.0 Survey Work Carried Out to Date**

The following studies and surveys have already been undertaken during project feasibility stage. These are available for review during the pre-application process:

* Site Topographic and Buried Services Survey
* Phase 1 Ground Conditions and Contamination Report (Preliminary Risk Assessment – inc Mining Search)
* Ground Infiltration Test Report
* Preliminary Ecological Appraisal Report
* Tree Survey and Arboricultural Report\*

Further survey work is ongoing including:

* Phase 2 Ground Investigations
* Bat and Reptile activity surveys

\*As part of the pre-application process initial consultations have taken place with Arboricultural Officers from Cornwall Council’s Natural Environment Service (Nick Cooper and Matthew Odgers-Brown). A separate application for direct professional tree advice has been made to the Natural Environment Service alongside this Pre-application submission.

**4.0 Specific Questions for Pre-application Process**

1. The scale of the project may fall within the amendments to Class M Part 7 of Schedule 2 of the Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021. The combined expansion in teaching and dining accommodation is no greater than 25% of the cumulative footprint of the school as it was on 21 April 2021 and is further than 10 meters from boundary and less than 6meters in height on land wholly owned by the applicant.

**Q.The applicant would like to determine if in the Planning Authority’s opinion it would be possible to progress all or parts of the proposed works (ie enabling works) using Permitted Development rights to assist in expediting the delivery of the new facilities?**

1. Notwithstanding question 1 above, the applicant is keen to secure a consent that allows enabling works to progress as quickly as possible, potentially in advance of a formal consent for the proposed built development.

This could take the form of a Prior Approval submission for demolition of buildings (bat emergence surveys being satisfactory) and TPO application for limited removal of trees. This would allow site enabling and preparatory ground works (including below ground services diversions) to commence in advance of determination of major application for the new buildings and parking.

**Q.The applicant would like to review with the Planning Authority what enabling works could be progressed through a limited standalone enabling works application (or applications) in advance of determining main application?**

1. Notwithstanding question 1 above, the combined gross floor area for the new development would appear to cross the threshold for a major application.

**Q. The applicant seeks confirmation from the Planning Authority regarding project’s Biodiversity Net Gain Policy compliance and the extent of assessment and reporting that will be necessary to secure registration?**

1. The site falls within the Truro Critical Drainage Area.

**Q. Can the applicant engage with the LLFA through Planning Authority as part of the Pre-application process?**

1. Other supporting studies (noting item 3 above)

**Q. The applicant seeks confirmation from the Planning Authority regarding additional supporting studies and reports that will be required to secure application registration?**

1. Pre-commencement conditions

**Q. The applicant would like to review with Planning Authority what other information can be submitted in advance or deferred to limit future pre-commencement conditions that could affect the project’s critical programme?**