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# Prior Approval - Business, Hotel, Residential Institution or Assembly and Leisure (B1, C1, C2, C2A or D2) to a state funded school or registered nursery - Class T, Part 3, Schedule 2

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The Local Planning Authority may **refuse an application** where it does not comply with or insufficient information has been submitted to enable the local planning authority to establish whether the development complies with Class T.

Therefore, the applicant/developer must provide the following information to the local planning authority:

## 1. Developer's Contact Details

- Name
- Contact address (house number, street name, town, county, post code)
- Contact phone number
- Email
- address (if the developer is content to receive communications electronically)

## 2. Written description of the proposed development

### 3. Details/plan of site and development

If the local planning authority considers the information submitted is insufficient to assess this impact or demonstrate compliance, they may ask for more information or refuse the application. To avoid any possible delays or refusals, it is recommended you submit the following information at this initial notification stage:

- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North
- A plan showing the proposed development:
  - Existing and proposed block plan of the site (e.g. at a scale of 1:500, or 1:200 or 1:100)
  - Existing and proposed floor plans (e.g. at a scale of 1:100 or 1:50)

## 4. Assessment of impacts

Given the local planning authority has only **56 days** to determine such applications, it is imperative to ensure all necessary information is submitted with the original

notification to enable the local planning authority to assess the potential highway and noise impacts, and contamination risks. Any application should be supported with an assessment of the impacts or risks; and include a statement setting out how impacts or risks are to be mitigated.

## Highways risks

Please contact Development Control Team to determine the level of information required. Depending on the scale of the development and its location, this may include

- School Travel Plan
- Transport statement
- Parking surveys
- Zig Zag proposals: Applicants need to apply to the Highway Authority for any school zig zag and guard railing proposals in front of pedestrian accesses. This will be contentious if it results in the loss of residential parking bays. Any guard railing needs to be set 0.45m back from the kerb line.

## Noise impacts

Please contact the Environmental Health Team to determine the level of information required. Depending on the scale of the development and its location, this may include

- Noise impact assessment
- Details of plant – proposed noise output levels and existing background noise levels

## Contamination risks

Changes in land use, for example from office to residential or industrial to office, introduce more sensitive end users to the site. This is particularly important if the development site has had a potentially contaminative past land use as there may be increased risks to those living or working on the site from land contamination. In line with the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing safe development and ensuring that the site is suitable for use rests with the developer and/or landowner.

Definition of Contaminated Land: Section 78A(2) of the Environmental Protection Act 1990: “contaminated land” is any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: - (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.

### 5. A fee of £96.00

Development is not permitted if the site is or forms part of a military explosives area, the site is or forms part of a safety hazard area or the building is listed or a scheduled monument.