



Environmental Planning
Design & Management

Victoria McDonagh
Principal Planner – North Area Team
Brent Council
Planning and Regeneration
Civic Centre
Engineers Way
Wembley
HA9 0FJ

Our reference 6360
Your reference
Date 25th June 2015

Dear Mrs McDonagh,

Byron Court Primary School: Request for a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011

The purpose of this letter is to formally request a Screening Opinion for the expansion of Byron Court Primary School, Spencer Road, Wembley, HA0 3SF, pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (hereafter referred to as the 'Regulations'). A plan of the site and indicative plans and elevations are enclosed with this request.

The proposed development is for the redevelopment of Byron Court Primary School including the demolition of teaching blocks (651.3sqm¹), kitchen facilities (115sqm) and dining hall (174sqm) and the construction of new teaching facilities (1,630sqm), kitchen (141.7sqm), a two-court sports hall (to also be used as dining facilities) (475.1sqm), construction of a non-floodlit Multi Use Games Area (MUGA) (781.4sqm) and the reconfiguration of grass playing pitches. The proposed redevelopment will increase the school roll from 660² (3-form entry) to 1,050 pupils (5-form entry).

The proposed development falls within the 'urban development projects' category of Schedule 2 of the Regulations. Schedule 2 developments are deemed to require an Environmental Impact Assessment (EIA) only if the particular development is judged likely to give rise to significant environmental effects which may be by virtue of the sensitivity of the receiving environment. The applicable threshold for this category of development is if the area of the development exceeds 0.5 ha. Given that the proposed development at Byron Court Primary School has a footprint of approximately 2,246.8sqm (replacing 940.3sqm of existing buildings to be demolished), it falls below the threshold.

The indicative thresholds and criteria for urban development projects state "*EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination*"³.

¹ All floor space is Gross Internal Area.

² 30 of these places are as a result of a temporary 'bulge' class onsite.

³ National Planning Practice Guidance (NPPG), Considering and Determining Planning Applications that have been subject to an EIA, retrieved online on 15th June 2015 from: <http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/considering-and-determining-planning-applications-that-have-been-subject-to-an-environmental-impact-assessment/annex/>

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The proposed development falls within an area identified as being at a high risk from surface water flooding and is within close proximity to a Site of Importance for Nature Conservation (Grade II). The site is not directly affected by any other planning designations. It is therefore considered that the proposed development is not likely to have a significant environmental effect on a receiving environment.

The planning application will be accompanied by a comprehensive suite of supporting information including:

- Planning Statement.
- Design and Access Statement.
- Landscaping Scheme.
- Transport Statement.
- Travel Plan.
- Tree Survey and Arboricultural Impact Assessment (including a Tree Protection Plan).
- Ecological Report.
- Noise Impact Assessment.
- Air Quality Assessment.
- Sustainability Statement.
- BREEAM Pre-Assessment Report.
- Geotechnical Survey.
- Flood Risk Assessment.

Taking into account the Regulations and the NPPG guidance, it is considered that EIA is not required for the proposed development at Byron Court Primary School.

I hope the above and enclosed information is sufficient for you to provide the Screening Opinion. However, please do not hesitate to contact me if you require any further information.

Yours sincerely



Jon Grantham,
Director, Planning
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Enclosed: Existing Site Plan (941N 100 A); Proposed Site Plan (941N 101 B); Proposed Ground Floor Plan (941N 200 F); Proposed First Floor Plan (941N 201); Proposed West and South Elevations (941N 400); and Proposed North and East Elevations (941N 401 E).