



Planning Services
Kirklees Metropolitan Council
PO Box 1720
Huddersfield
HD1 9EL

PP-15095372
UK0043290.2281
21 July 2026

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
GOMERSAL ST MARY'S PRIMARY SCHOOL, SHIRLEY AVE, GOMERSAL, BD19 4NA**

On behalf of Bowmer and Kirkland Limited (B&K) for Gomersal St Mary's Primary School and the Department for Education (The DfE), enclosed is an application submitted under Class B of Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) ("The Order"). This application seeks a determination on whether prior approval is necessary for the proposed demolition method of an existing building at the specified site.

The following documents are provided in support of the submission:

- Prior Notification Application Form
- Site Location Plan (ref: SRP1134-ONE-ZZ-XX-D-L-0021 P01)
- Existing Site Plan (ref: SRP1134-ONE-ZZ-XX-D-L-0022 P01)
- Ecological Impact Assessment prepared by RSK Biocensus (ref: SRP1134-ADA-XX-XX-T-O-0001)
- Bat Survey Letter Report prepared by RSK Biocensus (ref: 2489777 D02 (00) 2 June 2026)
- Demolition Method Statement prepared by J H Hicks Demolition (ref: 159)
- Demolition Risk Assessment prepared by J H Hicks Demolition (ref: 0000000211)
- Demolition Notice Statement and
- Copy of Site Notice (for information purposes only)

The planning application fee of £249 has been paid online via the Planning Portal, and the relevant site notice has been displayed on site.

BACKGROUND

The Department for Education has appointed B&K to redevelop the school as part of the Government's School Rebuilding Programme, due to the school being in poor condition. The demolition works are proposed in anticipation of the wider redevelopment of the school site.

As required by Part 11 (Heritage and Demolition) Class B (Demolition of Buildings) of the General Permitted Development Order, this application seeks determination as to whether the prior approval of the authority is required, and if so, whether that approval is forthcoming.

The full suite of works, including site set up, disconnection of services from the school, demolition, site clearance, removal of plant following the works and setting up fencing to segregate the area from the operational school, will take approximately 4 weeks, starting on 3 August 2026 and completing no later than 31 August 2026. However, the demolition works themselves will take 5 working days.

PROPOSED DEMOLITION

The proposed demolition will remove teaching block EFAB, which is located to the northeast of the main school building.

The enclosed Demolition Method Statement and Risk Assessment prepared by J H Hicks, explain the demolition process proposed for the existing building. The works comprise the demolition and removal of the modular former teaching block and associated foundations. Following the isolation of all services and the stripping out of internal fixtures, fittings and building services, the structure will be demolished using a 14-tonne excavator fitted with a rotating grab.

Demolition will be undertaken in a controlled top-down manner, beginning with the roof before progressively reducing the walls and structure using a “pick-and-place” approach to avoid uncontrolled collapse. Waste materials will be segregated on site and removed for recycling or disposal by licensed contractors.

Measures will be implemented throughout the works to minimise environmental and amenity impacts. Dust will be suppressed using a continuous water mist/jet spraying system, with additional controls including dust masks where required. Noise impacts will be managed through the use of appropriate PPE, maintenance of plant and equipment, and adherence to controlled working hours. Safety will be ensured through the establishment of secure exclusion zones, fenced work areas, banksman-controlled vehicle movements, controlled site access, and the use of trained and certified operatives.

On completion of the works, all demolition arisings, foundations and hardstanding will be removed, and the land will be graded, levelled and left in a safe and tidy condition free of demolition waste.

An Ecological Impact Assessment is enclosed with the application which explains that Building EFAB is a prefabricated portable classroom with a flat roof and brick foundations. The report concludes that it offers only negligible suitability for roosting bats, with no significant bat roosting features identified and only limited opportunities arising from minor construction gaps, which are considered unsuitable due to high temperature fluctuations. As a result, Building EFAB is not considered an important ecological constraint, and no bats were recorded roosting in the building. This is further supported by the more recent Bat Survey Letter Report dated 2 June 2026.

This application and the supporting documents demonstrate that B&K and its sub-contractor have fully considered, and will manage, the risks and associated potential impacts of the proposed demolition.

CONCLUSION

We trust the enclosed is sufficient and look forward to receiving confirmation that the application has been validated. We consider that the council can reasonably conclude that prior approval is not required and that the development can be carried out in accordance with the details submitted in this application.



Whilst we acknowledge that the local planning authority has 28 days to determine whether prior approval is required, it would be greatly appreciated if the application could be determined as soon as possible to enable the demolition works to commence on 3 August.

Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully

Fraser Dann
Associate