



Planning Statement

Aspris Children's Services Ltd

Unit G, Ellice Way, Yale Business Village, Wrexham

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1.0 Introduction

- 1.1. This Planning Statement has been prepared by Alder King Planning Consultants on behalf of Aspris Children's Services Ltd in connection with an application seeking planning permission for the change of use of Unit G, Ellice Way, Yale Business Park, Wrexham from offices (Class E) to education use (Class D1), including an ancillary student training kitchen/café. Planning permission is also sought for a new entrance door and canopy to the south east elevation and the erection of a covered cycle shelter.
- 1.2. This statement describes the application proposals, relevant planning history and planning policy, and assesses the proposal against the relevant provisions of the development plan.
- 1.3. The planning application comprises the following documents, in addition to this statement:
- Covering letter
 - Completed application form and certificates
 - Completed CIL form
 - Site Location Plan
 - Other application drawings
 - Marketing Report

2.0 Application Site & Surroundings

- 2.1 The application site comprises Unit G at the Yale Business Village (also known as the Wrexham Technology Park) and its associated land and parking located on the northern side of Ellice Way, Wrexham. The property itself is a large detached two storey building, being one of a number of similarly designed buildings on the Yale Business Village. The building is constructed of red brick, concrete tile with grey cladding panels and aluminium windows.
- 2.2 The building provides approximately 8,800 sq.ft. of office floorspace but is only partly occupied by a skeleton staff, as the existing tenant is in the process of relocating to new space elsewhere in Wrexham.
- 2.3 The application site is located on a landscaped office and employment park located off the A483, approximately 1km to the west of Wrexham Town Centre. The employment park, by its nature, is commercial in character and includes a variety of office occupiers, but also includes a hotel, training facilities and a day nursery.
- 2.4 The application site benefits from car parking and manoeuvring space for 32 cars, including 3 disabled spaces. Cycle parking is also provided to the north of the building. There are areas of landscaped grounds to the side of the property, north, east and west.
- 2.5 The property is accessed via a drive off Ellice Way, which is approximately 100m long, providing vehicular and pedestrian access to the building and secured car park. Ellice Way links to Rhyd Broughton Lane, Berse Road and then onto the A483.
- 2.6 Bus stops are located approximately 250m to the south and west of the site on Rhyd Broughton Lane and Croesnewydd Road, providing frequent services to Wrexham town centre and surrounding residential areas.

3.0 Planning History

- 3.1 A review of the Council's online planning application database has resulted in no planning applications being identified relating to Unit G.
- 3.2 A number of planning and related applications have been made for other units on Ellice Way, of which of relevance to the current proposal are:
- Ref: P/2021/0835 – Application permitted November 2021– Change of use of building from Class B1 (office) to a dual/flexible Class B1 (office) and Class D1 (non-residential institutions) use. Plas Gororau, Ellice Way.
 - Ref: P/2015/0247 – Application permitted June 2015 – Change of use of ground floor area from Class B1 (offices) to combination of office and blood storage/laboratory area and erection of canopy and external secure compound area. Pembroke House, Ellice Way.
 - Ref: P/2013/0529 – Application permitted August 2013 - Part change of use of ground floor (2 no rooms) from B1 offices to communal room/day centre and foot and nail care. Ground Floor Unit C, Ellis Way.
- 3.3 The current lawful use of the building is as offices (Class B1).
- 3.4 In addition to the planning history on Ellice Way, we would draw the Council's attention to very similar applications submitted by Aspris Children's Services (the applicant here and previously known as Priory Education Services/Priory Group) for new education facilities – one also in Wrexham itself and two in South Wales and which included an ancillary café:
- Wrexham: Ty Dewi Sant, Rhosddu, Wrexham – Ref: P/2014/0852. Planning permission granted for change of use from office (Class B1) to education use (Class D1)
 - Torfaen County Borough: Units 17-22 The Parade, Cwmbran - Ref: 20/P/0150/FUL Planning permission granted in May 2020 for Use of former creche/children's party room (Class D1) for education purposes (Class D1) including ancillary student training kitchen/café.
 - Torfaen County Borough: Unit 6 and 7 Glyndwr Road, Cwmbran – Ref: 20/P/0366/FUL Planning permission granted in August 2020 for Change of use of vacant gymnasium (Class D2) to education use (Class D1) including ancillary student training kitchen/cafe.
- 3.5 In respect of the two Torfaen sites, the applicant achieved planning permission for the change of use of the first premises in Cwmbran, but the lease of the unit fell through. Therefore, alternative premises on Glydwr Road were taken forward instead, necessitating a second application. In both of these cases the LPA were content that the kitchen/cafe was primarily to be used by students of the college to develop their skills and was, therefore, ancillary to the main education use. This arrangement has been very successful in terms of education outcomes and it is the same set up that the applicant wishes to replicate in Wrexham.

4.0 Application Proposals

- 4.1 The application seeks planning permission for the change of use of the site from an office (Class B1) to education use (Class D1), including an ancillary student training kitchen/café, for Aspris Children's Services Ltd. Planning permission is also sought for a new entrance door and canopy to the south east elevation and the erection of a covered cycle shelter.
- 4.2 Aspris runs independent special schools and colleges and its proposal for Ellice Way is to provide an education facility for day pupils only. The applicant currently provides its education from two buildings in Wrexham, at King Street and Ty Dewi Sant. The desire for some time has to be to bring the students together under one roof to better meet the needs of young people and provide sufficient space for the students. In particular, there is a need for multiple rooms to provide the education setting required, complemented by therapy, sensory and quiet rooms.
- 4.3 The two existing buildings simply do not have the space to meet these needs. In seeking to relocate to a single building, it is important to the applicant and its students to remain within the town to ensure a continuity of education for the students. In this regard, the geographic search for a building has been restricted to the town of Wrexham.
- 4.4 The existing provision already has a registered capacity of up to 50 students between the ages of 16-25 and this would remain the case. Students would have social emotional and mental health (SEMH) needs and/or autistic spectrum conditions (ASC) and associated conditions.
- 4.5 While the site will registered for up to 50 students, in practice it would be unlikely to have all students on the site at any one time, as students would also engage in off-site activities and learning and some would not attend on a five-day a week basis in any case.
- 4.6 It is anticipated that the number of staff on site at any one time would be no more than 32, and generally fewer.
- 4.7 Aspris provides specialist education which has students as their focus. They provide bespoke educational models and a project based learning curriculum to address the requirements of individual pupils to help them attain their goals. The learning environments provided are highly effective in supporting students who have been unable to engage in mainstream education.
- 4.8 The site itself provides ideal space to meet the needs of students and importantly allows them to remain within the town with which they are familiar. The proposed change of use of the building will facilitate the co-location of Aspris' two current facilities in an accessible and modern premises.
- 4.9 Limited external works are proposed to the building. These include the alteration of an existing window on the south east elevation into an entrance to the training café and associated limited works to paving to ensure a safe access, egress. In addition, it is proposed to erect a covered cycle shelter in the location of the existing cycle racks on the periphery of the car park.

- 4.10 Internal alterations to the building are required to reconfigure existing space to facilitate the proposed use. These internal works do not require planning permission.
- 4.11 The proposed student training kitchen/café will be ancillary to the primary education use of the site rather than being a separate use. It would only operate in conjunction with the college and allows students to develop their vocational skills.
- 4.12 The kitchen/café will not have set opening hours, rather it will be just be open to support occasional community and learning events. The inclusion of an ancillary facility such as that proposed is commonplace in education settings. Such a facility will help students gain life skills, work experience and qualifications in a working café whilst remaining in the safe and controlled surroundings of an education setting. The facility will add social value and support services to the local community.
- 4.13 The internal reconfiguration of the building will provide flexible accommodation to meet the needs of the students. There will be a number of classrooms, breakout rooms, therapy rooms, IT suite, offices, workshop, staff areas, reception, and the training kitchen and café. Students will be educated in small groups, given their education needs, and this has dictated the internal alterations proposed.
- 4.14 It is proposed to retain the existing areas of car parking and hardstanding to meet car parking requirements. This is supplemented by the provision of a new covered cycle shelter within the car park.
- 4.15 Existing refuse and recycling provision will be retained.
- 4.16 Students will be present on site during 'college hours', approximately 8am – 6pm Mondays to Fridays. Staff may be present for longer at times, although arrivals and departures would be staggered during these hours.
- 4.17 Students would only attend during term time, but staff may in addition attend periodically during holidays for training, lesson planning etc.
- 4.18 In addition to teaching and immediate support staff, there will be a limited number of other employees. These would include cleaners, caretaker etc. who would need to undertake works when pupils are not present.
- 4.19 Students attending the college will generally be transported in shared vehicles, predominantly by private taxis, MPV's or mini buses.

5.0 Planning Policy Context

Introduction

5.1 The development plan for Wrexham County Borough Council consists of:

- Wrexham Unitary Development Plan (adopted February 2005)

5.2 Material considerations include:

- the emerging Replacement Local Plan which has been through Examination, but has not yet been adopted
- adopted supplementary planning documents
- National Development Plan Future Wales 2040

Wrexham Unitary Development Plan

5.3 The adopted UDP was adopted 17 years ago and it is noted that national guidance has been brought forward since then. In addition the adopted plan covered the time period only to 2011. Policies of note in the adopted UDP include:

- **Policy PS1** – seeks to encourage new development within defined settlement limits.
- **Policy GDP1** – requires all development to be of a high quality and take account of location and accessibility and contribute to securing sustainable development.
- **Policy GDP2** – seeks to ensure that there is sufficient capacity in community facilities, including schools, to meet needs.
- **Policy E1** – which allocates land for employment purposes, including 5.3 ha at Wrexham Technology Park.
- **Policy E2** – promotes high quality employment development including prestige offices in specific locations including the 5.3ha at Wrexham Technology Park. The policy confirms that development would be restricted to business use only.
- **Policy T8** – parking will be required to be provided on or near the site commensurate with the standards set out in the Council's parking standards.

5.4 The local plan proposals map confirms that the site is located within the settlement boundary of Wrexham and is designated for high quality employment development in accord with Policies E1 and E2.

Material Considerations

Emerging Local Plan

- 5.5 The Emerging Local Plan has been through Examination and has been subject to further updates. It is likely to be adopted in 2023. Given the well progressed nature of the emerging plan and that it has been written having regard to more recent national guidance, the plan is considered to hold reasonable weight in consideration of the current proposal.
- 5.6 Emerging Local Plan policies of relevance include:
- **Policy SP8 Wrexham Town** – confirms that Wrexham should be the focus for new development including education to strengthen the town regional function.
 - **Policy SP9 Economic Growth Employment and Enterprise** – seeks to develop and diversify the local economy including safeguarding important industrial sites.
 - **Policy EM1 Protection of Existing Employment Land** – seeks to protect employment uses and activities in identified locations, this includes the Wrexham Technology Park.
 - **Policy EM3 Alternative Use of Employment Land and Premises** – development of employment land or buildings for other purposes will only be permitted where specified criteria are met:
 - i. The land or premises are no longer well located for business, industrial and warehousing use; or
 - ii. There is no realistic prospect of employment use on the site and/or the property is physically unsuitable for employment use, even after adaption/refurbishment or redevelopment; or
 - iii. There is no need to retain the land or premises for business, industrial or warehousing use, having regard to the demand for such land and premises and the requirement to provide for a range and choice of sites available for such use; and
 - iv. There will be no unacceptable impact on the operating conditions of existing businesses.
 - **Policy T1 Managing Transport Impacts** – supports proposals for new development subject to a number of criteria, including that appropriate levels of parking are provided and access arrangements allow for safe manoeuvring.
 - **Policy T2 Active Travel** – Is supportive of new development, including education, subject to listed criteria, including where walking and cycling infrastructure is an integral part of the overall design of the scheme, facilities and promotes Active Travel including convenient cycle parking.

Parking Standards – Local Planning Guidance Note No.16 (2018)

- 5.7 This document sets out parking requirements for different uses. They are stated as maximum parking standards and in regard to a college use, suggest 2 parking spaces plus 1 space for every 25sqm of gross floorspace. Cycle parking should be 1 space for every 250 sq.m. gross floorspace.

Future Wales: The National Plan 2040

- 5.8 National planning policy for Wales is set out in Future Wales: the National Plan 2040. This is a national development framework setting out the direction for growth and development to 2040. Of particular relevance:

- Confirms the importance of a plan-led system based on tiered system of national, regional and local scale plans.
- Notes that education was one of the fastest growing sectors for employment over the period 2008-2018
- Wrexham falls within the 'north' region where key locational decisions including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car based commuting and improve air quality.
- Wrexham is identified as a National Growth Area

6.0 Planning Assessment

Introduction

- 6.1 This section of the statement assesses the principle of the use of Unit G, Ellice Way for education purposes (Class D1), having regard to prevailing policy.
- 6.2 The key matters considered are:
- The loss of employment floorspace
 - The principle of education use and compatibility with surrounding land uses
 - Transport, parking and highways

Loss of Employment Floorspace

- 6.3 The lawful use of the site is as a commercial office (Class B1) and the site falls within an area, the Wrexham Technology Park, which was designated in the adopted local plan for high quality employment development (Policies E1 and E2). The current office building on site was developed pursuant to that Policy aspiration.
- 6.4 The adopted plan does not include a policy that specifically seeks to retain buildings and uses in employment use. However, the emerging local plan, which is likely to be adopted shortly and is assessed to hold some weight, includes Policy EM3 which is only permissive of the loss of employment land or floorspace where specified criteria are met.
- 6.5 It is necessary to demonstrate that:
- The land or premises are no longer well located for business, industrial and warehousing use; or
 - There is no realistic prospect of employment use on the site and/or the property is physically unsuitable for employment use, even after adaption/refurbishment or redevelopment; or
 - There is no need to retain the land or premises for business, industrial or warehousing use, having regard to the demand for such land and premises and the requirement to provide for a range and choice of sites available for such use; and
 - There will be no unacceptable impact on the operating conditions of existing businesses.
- 6.6 At the outset, it should be noted that the existing occupier of the application property has essentially already vacated it and re-located to alternative premises within Wrexham. They have maintained a very limited skeleton staff (c. 5 employees) in the building solely for security purposes. However, to all intents and purposes the property is vacant.

- 6.7 The importance of protecting valuable employment land and premises is understood and the following paragraphs identify how the proposed change of use of the site to provide a specialist education facility is both appropriate and accords with Policy EM3 of the emerging plan.
- 6.8 The site is located on what was designated as an employment park in the adopted local plan. The employment park has been fully built out and has been operational for a number of years.
- 6.9 Known locally as the Wrexham Technology Park, and whilst commercial in character, there are, as set out earlier in this statement, a number of other complementary land uses occupying some of the buildings in the immediate area, including a day nursery, purpose built hotel and education/training facilities.
- 6.10 It is also noted that there are a number of vacant commercial units in the immediate area, including units on Ellice Way, Unit 9b, Unit 9C and Building J. These units range in size from approximately 500sq ft to 5,000 sq ft.
- 6.11 Having regard to the policy based criteria above, the intention is to address the third and fourth criteria.
- 6.12 Looking firstly at the need to retain the premises for business use, having regard to the demand for such land and premises and the requirement to provide for a range and choice of sites available for such use, a Marketing Statement has been prepared by GL Hearn and accompanies the application. This statement confirms how the property has been marketed and provides information on the interest in the property.
- 6.13 In summary:
- The property has been actively marketed by a local agent – Roberts Vain Wilshaw since October 2020.
 - Marketing has been widespread and includes mailshot, site boards and websites.
 - Only two interested parties in the two year period – one being the applicant.
- 6.14 In terms of need, it is noted that there are a number of vacant offices on the technology park and many others across the wider town and on the Wrexham Industrial Estate. Wrexham Borough Council's property search, identifies 96 properties available (for let or sale) on 31 January 2023 within the LL13 postcode. These 96 properties included:
- 41 offices for let and sale, both in modern and heritage locations and of varying size including 5 units on the technology park
 - 30 industrial units or land of varying size
 - 6 development sites (town centre and industrial estate locations)

- 6.15 In addition to this, GL Hearn note that as of early February in excess of 65,000 sq.ft. of office floorspace was available in Wrexham and that take up in 2022 was approximately 13,000 sq.ft. The reported source is Costar.
- 6.16 It is clear that there is a considerable available supply of commercial floorspace and land of varying types in Wrexham. In particular, there are a number of vacant offices on the Wrexham Technology Park. These, like the application site, are modern offices in an attractive and accessible purpose built office park with allocated car parking provided. Such office space should be readily capable of meeting occupiers' requirements where a demand exists.
- 6.17 These factors would indicate that there is sufficient supply of modern office space and that the loss of the application site from the supply of office floorspace would be unlikely to undermine the supply of such space, nor would it reduce the provision of local employment opportunities. In this regard, it is noteworthy that whilst the proposed use is not an employment use, it would provide a number of employment opportunities, both education and support services.
- 6.18 The evidence clearly demonstrates the availability of comparable office space in the town. There are also undeveloped sites suitable for office or other forms of employment development in Wrexham. It has already been noted that the existing occupier is in the process of re-locating and the building is likely to remain empty for a significant period if the applicant's proposals are unable to come forward.
- 6.19 On this basis, it can be readily concluded that the loss of office floorspace resulting from the proposed change of use will not significantly reduce the range or choice of sites available nor provision of local employment opportunities. The proposal, therefore, accords with this criterion of Policy EM3.
- 6.20 Turning to consider whether the proposed use would have any unacceptable impact on the operating conditions of existing businesses, the applicant is a long established provider of specialist education facilities such as that proposed and has considerable experience in finding appropriate locations to meet their operational needs. Aspris are already present in the town and are looking to find larger premises where they can co-locate existing facilities and provide a continuity of service.
- 6.21 The location of the site at the Wrexham Technology Park has been assessed to meet operational requirements for a specialist education facility of the nature proposed. It needs a modern building with a large footprint and to be located in accessible location. The proposed use will not result in any adverse impact on surrounding land uses in terms of noise or disturbance.
- 6.22 Equally, the proposed education use is not one in itself that is particularly sensitive to noise or disturbance which could result in complaints about existing surrounding commercial uses. The building itself, following internal adaptation, would provide an appropriate education environment. It is also relevant and noteworthy that there are other non-traditional employment uses on the technology park, including both a nursery and training facilities.

- 6.23 Overall, it can be readily concluded that the introduction of the education use as proposed would not conflict with neighbouring uses and is, therefore, compliant with the final criterion of Policy EM3.

Principle of Education Use

- 6.24 The proposed use of the building is as a specialist education setting to meet the needs of students with complex learning needs. The students who will be educated may have a range of needs including social, emotional and mental health. These needs often mean that they have learning and communication difficulties. The applicant offers the opportunity for students to be educated and supported in small groups by specialist teachers in an appropriate setting, seeking to maximise their learning outcomes. The curriculum is also supported a range of vocational activities to help assist students as they progress from education into society.
- 6.25 The intention is that relocating the existing facilities to the site will help meet both the existing and future needs for specialist education provision in Wrexham and the immediately surrounding areas, providing an appropriate environment and to reduce overcrowding in the existing settings.
- 6.26 The site would provide an appropriate location and setting to provide the education use the applicant has been actively looking for, for some time. The building offers a workable footprint and can be adapted internally to provide the classrooms and other spaces required. The existing landscaped site offers an attractive immediate environment which can provide a suitable education setting.
- 6.27 The commercial character of the Wrexham Technology Park would not result in any conflict with the proposed education use, noting the successful operation of a nursery in the immediate vicinity already. Furthermore, the applicant's existing two buildings are also in commercial settings. The intended use would work in harmony with and complement existing neighbouring occupiers.
- 6.28 Having regard to the above, it is clear that the proposed use would accord with the relevant aspects of the adopted and emerging local plan. Accordingly, the use of the building for education purposes is acceptable in principle.
- 6.29 The location, for the reasons discussed above, is appropriate for the education use proposed;
- The site is an accessible and suitable building for the proposed use
 - There is no conflict with existing or potential commercial neighbouring land uses
 - The site has adequate parking and access arrangements

- 6.30 There is no conflict identified with the adopted plan or Policy EM3 of the emerging Local Plan.

Highways, Parking & Access

- 6.31 Adopted and emerging transport policies are supportive of the reuse of existing buildings subject to safe access and sufficient car parking being provided.

- 6.32 The adopted supplementary parking guidance notes that in cases where the amount of parking provided is below the maximum, the Council will need to be satisfied that this is appropriate for the likely level of demand, without undermining requirements for inclusive access. In regard to proposals for changes of use, the guidance notes these will be judged on their own merits. Additional spaces may be required where the demand for parking arising from a new use is likely to be greater than that from the existing use, particularly where this is likely to cause highway problems in the locality.
- 6.33 The building is served by a 32-space car park, including 3 disabled spaces and cycle parking in the form of 5 Sheffield hoops (providing space for up-to 10 cycles). There are no alterations proposed to the level or nature of the car parking provision. All existing spaces are retained to serve the proposed education use. Cycle parking provision is to be improved through the construction of a covered cycle shelter. This will maintain cycle storage for up-to 10 bikes, but being covered will provide better protection and security.
- 6.34 The supplementary guidance would suggest that for an education establishment of the floorspace involved, 34 car parking spaces would be required and 4 cycle parking spaces. The proposed level of car parking falls marginally short of this maximum standard, whilst the cycle parking provided is almost double that required. The quantum of car parking provided is more than sufficient to meet the anticipated need of the education use, which will normally have fewer than 30 staff on site at any one time.
- 6.35 In addition, the site is located in a highly accessible location with bus stops located within a short walking distance to both the south and west providing frequent connections to Wrexham and its urban area.
- 6.36 Active travel opportunities for accessing the site are also good with pedestrian and cycle links to Wrexham town centre, as well as residential areas to the north.
- 6.37 While some staff may drive to the site, the majority of students who attend the existing buildings in Wrexham travel by shared taxi, public transport or, some, by parents dropping them off. All staff and students are encouraged to travel by bus, walk or cycle. This will minimise traffic on and around the site, promote sustainable travel and challenge the students to gain independence.
- 6.38 There will be no material impact on the highway network, particularly when compared with the current lawful office use of the site. The previous office use operated satisfactorily with the existing level of parking provision. Given the sustainable location of the site the college is also expected to be adequately served by the existing level of car parking.
- 6.39 In terms of any impact on the highway network, the number and frequency of vehicular movements is not anticipated to be materially different to that associated with the authorised office use. The peak period of vehicular movements (staff travel) will be early in the morning and late afternoon/early evening, this aligns with the existing movements that would be expected with the existing office use.
- 6.40 The scale and layout of the car park and general approach is such that the movement of vehicles associated with an education use should not result in any adverse impact on the adjacent public highway. There are no significant servicing or delivery requirements associated with the proposed use.

6.41 In conclusion, the proposed use will not give rise to any material transport or parking impacts when compared with the current lawful use.

6.42 The site is located in a sustainable location, with active forms of travel or public transport being a viable alternative for staff and students accessing the site. Accordingly, the proposal is in accordance with Policy T8 of the adopted plan and Policies T1 and T2 of the emerging plan.

Other Matters

6.43 The proposed external alterations to the building are very minor in nature and just comprise a new entrance door and canopy over on the south east elevation. Their design and choice of materials will complement that which currently exists.

6.44 The proposed change of use will deliver a number of social and community benefits including:

- Retention of an established and important education facility in the town
- Significant social, community and education benefits for students
- Improved employment prospects for students
- Retaining existing jobs in the town
- Provision of additional employment opportunities for local people
- Short term employment opportunities associated with the renovation and conversion of the building

7.0 Conclusions

- 7.1 The application seeks planning permission for the change the use of Unit G, Ellice Way, Yale Business Park, Wrexham from offices (Class B1) to education use (Class D1), including an ancillary student training kitchen/café. Planning permission is also sought for limited external alterations to the south east elevation of the building and the erection of a covered cycle shelter.
- 7.2 The proposed change of use facilitates the consolidation of the applicant's existing education provision in the town into a single location. The desire to remain in Wrexham for continuity of education for students and for employment for staff is crucial to the applicant and will maintain the much needed specialist education and training facilities in the locality.
- 7.3 When assessed against policies in the development plan and other material considerations, it is clear that the application proposals are acceptable. In summary, this statement concludes that the application proposals:
- Will not have any fundamental impact on the availability of employment floorspace in the town
 - Is acceptable in land use terms and will retain social infrastructure in the local area
 - Will be compatible in terms of land use with surrounding commercial occupiers
 - Will retain existing jobs in the town and provide increased employment opportunities for local people
 - Will improve education outcomes and employment opportunities for students
 - Will not give rise to any adverse transport or parking impacts
 - Will not harm the appearance of the building.
- 7.4 The proposals are in full accordance with the pertinent policies of the adopted development plan, as well as those policies in the emerging local plan and national guidance which are material to the determination of the application. Planning permission should, therefore, be granted for the proposed education use of the application site and the associated external works.