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Supporting Statement for a Planning Application for 7 Pierces Square, Pentrefelin, Wrexham LL13 7NB

Purpose of the Planning Application

This application is for the following:-

to change the authorised use of the building and yard to D1 (Non Residential Education and Training Centres) to allow occupation of the site by Woodlands Ltd.

Enclosed is

an Ordinance Survey Site Plan showing the location and the extent of the building and yard covered by the application.

Background

The property concerned was until the end of 2010 used for an optician's workshop.

It consists of a large naturally lit and open plan room on the ground floor and a number of individual offices upstairs.

The building has been on the market to let and a potential lease has now been agreed with Woodlands Ltd. However this will require planning permission for a change of use.

Woodlands Ltd has since the year 2000 occupied premises at 27 Pentrefelin Road which is on the opposite side of Pierces Square.

From here it has run a registered education facility for Children who are in the care of various local authorities with some having Statements of Special Educational needs.

The Centre aims to provide as broad an educational experience as possible incorporating the National Curriculum including GCSE's. Work is undertaken on a one-to-one basis or in small groups. In doing so the centre aims to focus on each individuals needs underpinned by a curriculum that seeks to develop the potential of each student.

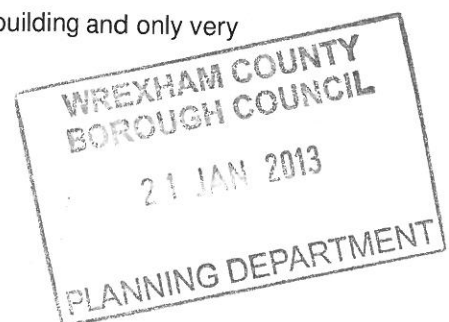
It is a facility registered by the Welsh Government and as with all Schools in Wales is regulated by Estyn. The latest reports on the Centre can be seen on the Estyn web site under school registration number 665 6042.

7 Pierces Square will allow the organisation to improve the standard of teaching and resulting pupil achievements due to the improved facilities.

The site is the subject of a 99 year lease and the freehold is owned by Wrexham Council.

Design.

There will be no change to the external appearance of the building and only very limited internal changes.



Access

Access to the site will continue to be from Pierces Square.

The enclosed yard provides parking for up to 6 cars however Woodlands also has a lease for 10 car parking spaces in the adjoining yard, affording ample car parking space.

The site is also located very close to the town centre with nearby bus and train services.

There will be between 5 and 7 teachers based in the building who will work 8.30 am - 5.00 pm Monday to Friday excluding school holidays.