

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	TIM ROBERTS IPSEN BIOPHARM	Code Number	ABE P/2023/0482
Agent	LOVELOCK MITCHELL ARCHITECTS EION RYAN 2 STANLEY STREET CHESTER CHESHIRE CH1 2LS	Date Received	17/07/2023
		Decision Date	04/12/2023

Town and Country Planning Act, 1990

Location of application

LAND AT, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE,
WREXHAM, LL13 9JT

Description of application

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GWAITH TIRLUNIO CYSYLLTIEDIG/CONSTRUCTION OF
MANUFACTURING FACILITY AND ASSOCIATED CAR PARKING AND
LANDSCAPING.

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E4	Employment development within settlements
EC13	Surface water run-off
EC17	Pentre Maelor
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	04/12/2023	Planning permission issued
1	06/08/2024	Discharge of conditions 3, 4, 6, 7, 8, 10 Ref: P/2023/0894 Date 06/08/2024

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**Particulars of decision that permission be GRANTED
Subject to the following:-**

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:-
 IED-LMA-ZZ-XX-DR-A-7010 P4
 IED-LMA-ZZ-XX-DR-A-7020 P4
 IED-LMA-ZZ-XX-DR-A-7030 P4
 IED-LMA-XX-XX-DR-A-7035 P3
 IED-LMA-XX-XX-DR-A-7036 P4
 IED-LMA-ZZ-01-DR-A-7040 P2
 IED-LMA-ZZ-01-DR-A-7041 P2
 IED-LMA-ZZ-02-DR-A-7042 P2
 IED-LMA-ZZ-2A-DR-A-7043 P2
 IED-LMA-ZZ-03-DR-A-7044 P2
 IED-LMA-ZZ-RF-DR-A-7045 P2
 IED-LMA-XX-XX-DR-A-7050 P2
 IED-LMA-XX-XX-DR-A-7051 P2
 IED-LMA-XX-XX-DR-A-7052 P2
 IED-LMA-XX-XX-DR-A-7053 P2
 IED-LMA-XX-XX-DR-A-9516 P6
 IED-LMA-ZZ-00-DR-A-9529 P1
 LST-XX-XX-DR-L-0100 P04 and as contained in the Hall, C. (2023).
 Preliminary Ecological Assessment: pr0serve Site, Wrexham Industrial Estate.
 Cambrian Ecology Ltd. and other application documentation.
- No development shall commence until a Great Crested Newts Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement shall include, but not necessarily be limited to:
 - Submission of great crested newt avoidance and mitigation measures, building upon the principles outlined in Section 4 of the ecological report (Great Crested Newt Survey report (GCN Survey Report for Ipsen East, Ash

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Road, Wrexham Industrial Estate by Etive Ecology, dated October 2023). The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing; and measures to be carried out that ensure working areas are clear of GCN prior to the commencement of construction and related works.

- Biosecurity Risk Assessment to include appropriate measures to control any Invasive Non-Native Species (INNS) (e.g., Chytrid) on site; and measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme. The development shall be carried out in accordance with the approved details.

Approval of condition ref: P/2024/0894

Approved document(s): Biosecurity Assessment – Etive Ecology

Date: 06/08/2024

4. No development, or phase of development, shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Approval of condition ref: P/2024/0894

Approved document(s): IPSEN EAST, PILING RISK ASSESSMENT REPORT, 037/01, VERSION 1

Date: 06/08/2024

5. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

- 1) Arboricultural Implication Assessment ref no 230516-1.1-AIA-WIE-T21-MW
- 2) Arboricultural Method Statement ref no. 230516-1.1-AIA-WIE-T21-MW
- 3) The Tree Protection, Retention and Removal Plan (appendix c of above)

6. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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Approval of condition ref: P/2024/0894
Approved document(s): GCN Method Statement – Etive Ecology
Landscape Strategy - LST-XX-XX-DR-L-0100 REVC02
Schedule of planting - 2227 IED LMA ZZ 00 DR A 9529 P1
Date: 06/08/2024

7. No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - a. all previous uses
 - b. potential contaminants associated with those uses
 - c. a conceptual model of the site indicating sources, pathways, and receptors
 - d. potentially unacceptable risks arising from contamination at the site (largely completed)
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site (largely completed).
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.
5. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

8. Prior to the occupation or operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance, and

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arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Approval of condition ref: P/2024/0894

Approved document(s): Ground Investigation Report (Ipsen East, Phase 1 & 2 Ground Investigation Report. 14 July 2023. Ref: 2867/01 Rev A, prepared by GroundSolve Ltd'

Date: 06/08/2024

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Approval of condition ref: P/2024/0894

Approved document(s): Ground Investigation Report (Ipsen East, Phase 1 & 2 Ground Investigation Report. 14 July 2023. Ref: 2867/01 Rev A, prepared by GroundSolve Ltd'

Date: 06/08/2024

10. Within 3 months of commencement of development a scheme of tree planting shall be submitted for the written approval of the Local Planning Authority. The scheme shall provide for the planting of 3 trees for every 1 existing tree removed. The scheme shall be implemented during the first planting season (November to March) following the first use of the development. Thereafter, any trees which becomes severely damaged or seriously diseased, is in poor physiological condition or is removed shall be replaced within the next available planting season by trees of the same size and species to those originally required to be planted.

Approval of condition ref: P/2024/0894

Approved document(s): Landscape Strategy - LST-XX-XX-DR-L-0100 REVC02

Schedule of planting - 2227 IED LMA ZZ 00 DR A 9529 P1

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11. The development hereby permitted shall not be occupied until a scheme of low and zero carbon technology has been implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme shall be retained.

12. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s). IED-LMA-ZZ-XX-DR-A-7030 P4 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

14. No part of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be used in strict accordance with the details as are approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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4. To ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development in accordance with Policy EC14 of the Unitary Development Plan.
5. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
7. To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination, in accordance with Policy EC14 of the Unitary Development Plan.
8. To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policies GDP1 and EC14 of the Unitary Development Plan.
9. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks, in accordance with Policies GDP1 and EC14 of the Unitary Development Plan.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and maintain features which contribute towards biodiversity in accordance with Policies GDP1, EC4 and PS2 of the Wrexham Unitary Development Plan and Chapter 6 of Planning Policy Wales 11.
11. To ensure the development minimises energy use and carbon emissions in accordance with policy RE1 of the draft Wrexham Local Development Plan.

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12. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

14. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

None



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm