

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	MR GORDON BINNIE IPSEN BIOPHARM LTD	Code Number	ABE P/2023/0113
Agent	CHRIS RHODES LOVELOCK MITCHELL ARCHITECTS 3 STANLEY STREET CHESTER CHESHIRE CH1 2LS	Date Received	27/02/2023
		Decision Date	25/07/2023

Town and Country Planning Act, 1990

Location of application

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

Description of application

ADEILAD SWYDDFEYDD DAU LAWR MODWLAR / MODULAR TWO
STOREY OFFICE BUILDING

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
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS11	Biodiversity
PS2	Development and the environment
PS6	Strategic employment provision
T8	Parking
TAN 12	Design
TAN 18	Transport
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	25/07/2023	Planning permission issued
1	22/11/2023	Discharge of Conditions 3, 4 and 6 approved – P/2023/0560

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

Condition(s)

1. The B1 use as permitted shall cease and the modular office building and all associated infrastructure shall be removed from the site in its entirety before 31 July 2028.
2. The development hereby approved shall be carried out strictly in accordance with the following approved plans and documents:
 - Application Form [Dated: 27/02/2023]
 - ITO LMA XX XX DR A 7005 REV P5 - Location Plan
 - ITO LMA XX XX DR A 7010 REV P7 - Site Plans
 - ITO LMA XX XX DR A 7030 REV P2 - Proposed Elevations
 - ITO LMA XX XX DR A 7020 REV P2 - Proposed Plans
 - 0501 REV P04 - Proposed Drainage Plan
 - Preliminary Ecological Appraisal [By: Cambrian Ecology Ltd; Dated: 08/02/2022]
 - Design & Access Statement [By: Lovelock Mitchell; Dated: 31/03/2023]
 - Email from Agent [Dated: 03/04/2023]
 - Email from Agent [Dated: 11/05/2023]
 - Email from Agent [Dated: 20/07/2023]
3. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Date Approved: 22/11/2023

Reference Number: P/2023/0560

By: Wrexham County Borough Council

Approved Details: Construction Traffic Management Plan [By: MPH Construction and Premier Modular; Undated]

4. No development shall take place until an Amphibian Reasonable Avoidance Measures scheme has been submitted to and approved in writing by the Local Planning Authority. The Reasonable Avoidance Measures (RAMs) shall include, but not necessarily be limited to:

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- Further details and associated plans concerning amphibian avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations (prior to and throughout the duration of any work).
- Measures to be taken to prevent or reduce accidental capture or killing of amphibians including installation of permanent amphibian fencing into the boundary fence line.
- Details of timing, phasing and duration of construction activities and conservation measures;
- A timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
- Persons responsible for implementing the works; and
- Biosecurity measures to be adhered to onsite.

Date Approved: 22/11/2023 Reference Number: P/2023/0560
By: Wrexham County Borough Council
Approved Details: GCN Method Statement - IPSEN EAST, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE; By: Etive Ecology; Dated: August 2023]

5. The Reasonable Avoidance Measures scheme, as approved under Condition No. 4, shall be implemented in-full throughout the course of the approved development and shall be retained thereafter.
6. No part of the development shall commence until a scheme of external lighting has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall have regard to best practice guidance provided by the Institution of Lighting Professionals (<https://www.theilp.org.uk/resources/free-resources/ilp-guidancenotes/>).
The external lighting scheme as required must include the following:
 - a) Location and height of proposed lighting,
 - b) An Isolux diagram for the proposed lighting scheme to a distance that includes sensitive premises, and
 - c) Design of columns and any proposed hoods.

The lighting shall be installed in strict accordance with the scheme as is approved prior to first use of the development, and shall thereafter be permanently retained in a fully operational condition.

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By: Wrexham County Borough Council

Approved Details:

- **Lighting Ecology Compliance Statement – PL0007275 - Ipsen Temporary Offices [By: Kellwood Lighting; Dated: 08/08/2023]**
- **Acton A3 Series Premier Wall Packs [By: Kellwood Lighting]**

7. The biodiversity net-benefit measures as detailed on plan no: ITO LMA XX XX DR A 7010 REV P7 shall be implemented in full as approved prior to the first beneficial use of the building hereby permitted, and shall be retained thereafter for as long as the development remains in existence.
8. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. ITO LMA XX XX DR A 7010 REV P7.

Reason(s)

1. To ensure that local amenities are safeguarded and to ensure the development accords with Policy GDP1 of the Wrexham Unitary Development Plan.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. In the interests of ensuring no adverse effect upon protected species which would otherwise be harmed by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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7. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: <https://www.gov.uk/government/organisations/the-coal-authority>.

Dwr Cymru Welsh Water:

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The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements. Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

You are advised that the separate written consent of the Council must be obtained in respect of any proposed illuminated or projecting sign.



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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