

Planning Application Reference P/2024 /0205

**INSTALLATION OF PRIMARY SUBSTATION AND ASSOCIATED FENCING
BUILDING 7 IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM**

Parking Loss Mitigation Statement

The installation of the Primary Sub-Station on Ipsen's East Site will result in the loss of 20 No Existing Car parking spaces.

These spaces will be lost from an existing area of car parking that has 119 available spaces. This existing parking area is marked as area **A** on Figure 1 (overleaf).

The parking spaces within area A are used by Ipsen staff who work on the West side of Ash Road North on the site known as "West Site". The car park users cross Ash Road North on their way too and from their place of work via an arrangement of drop kerb crossings which cross Ash Road South and Ash Road North. These drop crossings have recently been installed under an s278.

In anticipation of the loss of these 20 parking spaces from area A, due to the construction of the new Primary Sub-Station, Ipsen have brought two areas which were formerly used as car parking back into use on the West Site.

See Figure 1 overleaf. These areas are marked Area **B1** = 41 spaces and Area **B2** = 32 spaces.

These two parking areas on the Ipsen West Site have been created/reinstated having been out of use since early 2020. The areas were taken out of use in 2020 and since that time have been partly fallow and partly used for Contractor's access and storage for the construction of the recently completed FDPF building (planning ref P/2020/0625). The location of the FDPF building is indicated on Figure 1 just for reference.

An existing 70 users of the existing East site parking area A are now allocated passes to allow them to park in either area B1 or B2. The licence plate details of their vehicles have been added to the West Site ANPR system.

Note: *The area marked C on Figure 1 was the subject of a separate planning application (planning boundary as indicated) ref P/2024/0205. The parking arrangements and maintaining of parking numbers within that site has been covered in the planning permission granted with a planning condition that requires all spaces to be constructed and laid out as shown on the planning application drawings prior to first occupation has been imposed. This building is now under construction.*



Area B1



Area B2

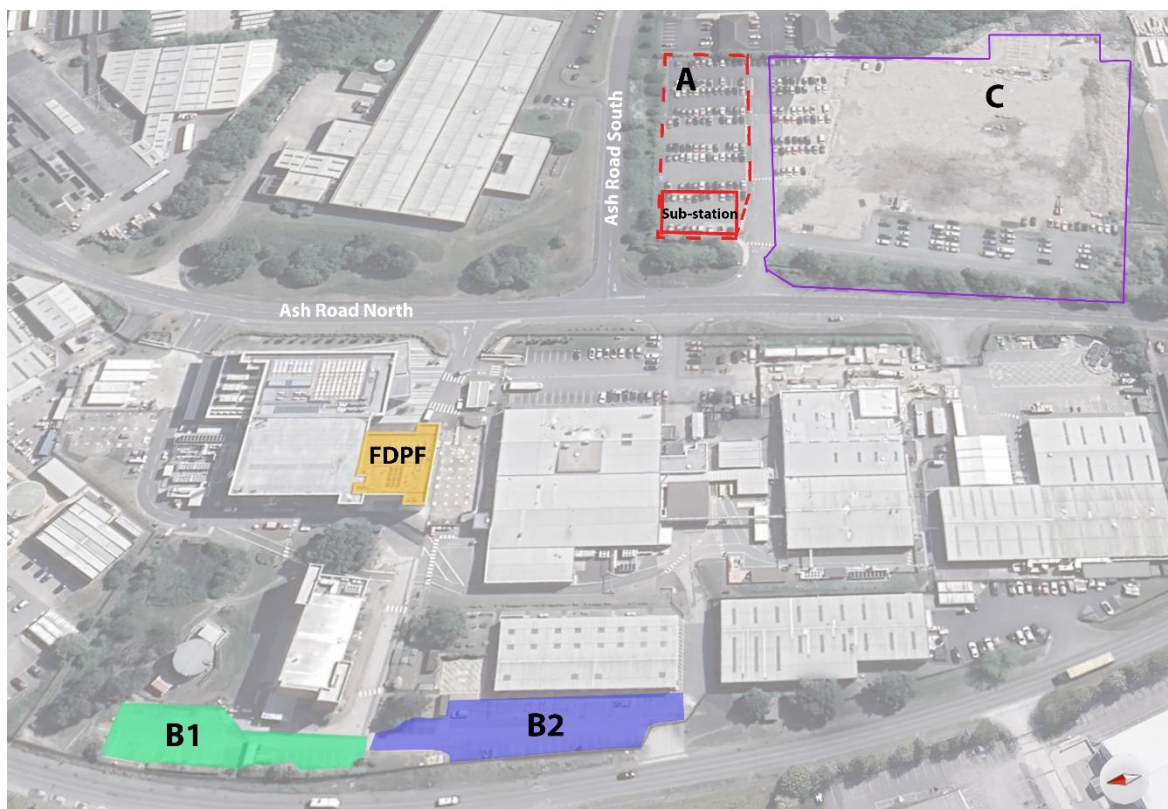


Figure 1

In summary; we consider that the applicant has considered and implemented suitable and adequate mitigation for the loss of the 20 spaces from Area A.

The applicant would be happy to receive a planning condition referencing this mitigation if this is considered necessary.