

From: Chris Rhodes
Sent: 26 May 2023 16:59
To: Gwyn Humphreys
Cc: Marc Roberts; Eoin Ryan
Subject: RE: Planning Application P/2023/0113 - Land at Ash Road North, Wrexham Industrial Estate

Hi Gwyn

We have spotted the two new responses from NRW and Highways regarding the Temporary Modular Building Application.

I thought I would try and pre-empt things and provide a response for you from us. Hope that's ok.

NRW

We are very comfortable with the proposed Condition relating to the Amphibian Reasonable Avoidance Measures. We will get Cambrian Ecology to produce these RAM's for prior to commencement.

WCBC Highways

Allow us to respond to their clarification and further action request: *(in red below)*

Confirmation whether there will be an increase in staff numbers associated with the proposed building; We can confirm that there will not be an increase in staff numbers associated with Ipsen's business operations as a result of us moving this temporary building from West site across to East site. The occupants of this building are a "PMO" which is a team of Ipsen staff brought together to deliver the New Drug Product Facility for which a separate planning application will be made imminently.

Fulfilment of the Section 38/ 278 planning condition in relation to the footways / pedestrian facilities between the car park located on the east side of Ash Road North in relation to planning application P/2017/0919; A contractor has been appointed and is due to commence this footway crossing work (under the current s278 agreement) in the next two weeks (this work is subject to WCBC Highways approving the amended drawing that was submitted to then over a month ago – hence the delay). The programme for the work is approximately two weeks on site. I would suggest that it is unreasonable for the planning to be held up nor rejected as a result of a delay in completing this work that has in fact been caused by WCBC Highway themselves. We have been in contact with Cerys Jones in the WCBC Highways team once or twice a week chasing this and have been trying to expedite it from the moment we realised the work had been missed back in 2019.

Parking survey of the existing parking demand for IBL; This appears to be based on WCBC being concerned that we are losing 12 spaces where we are siting the temporary modular building. There is a significant amount of "spare" hardstanding on the East site that is currently not parked on and we could easily show an area of 12 spaces to replace those lost if necessary. However Ipsen do not have a problem with parking, there is no evidence to suggest that they do (eg cars parking or overspilling onto adjacent roads and such like) and so we do not believe there will be any impact from the loss of these spaces. Ipsen have a number of car parks over on West Site in addition to this one and there are no issues, their car parking is self-regulating as people select from various modes to get to and from work and/or opt for home working as appropriate etc. Asking for a parking study now seems very unreasonable and unnecessary in our view (particularly for this temporary building) and the parking situation will be superseded immediately by the proposals for the New Facility that will be submitted to PAC next week in any case. It would be far easier for us just to show an additional 12 spaces on some existing spare hardstanding if you wish us to in order to get this over the line?

Vehicle tracking / swept path of the largest vehicle gaining access to the temporary building and turning within the site; The delivery layby for the temporary modular building is simply somewhere for a delivery van, amazon van, or such-like to pull up when dropping of post, stationery, normal office supplies. There are no lorries or heavy vehicles visiting this building. We don't believe that swept path analysis would be required for such delivery vans. So on the basis of that confirmation about vehicle sizing, we would suggest these swept path/vehicle tracing evidence is not relevant.

A Construction Traffic Management Plan. We would be happy to accept this as a pre-commencement condition and we will get the chosen contractor to prepare one.

I hope the above assist you in your consideration of the application Gwyn.

Chris Rhodes
Commercial Director



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