

Pre-Application Consultation Report

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and 2016 amendment.

Ipsen Biopharm Ltd

Proposed New Manufacturing Facility,

East Site, Wrexham Industrial Estate

Site Address

Ipsen Biopharm Ltd
Ash Road North
Wrexham Industrial Estate
Wrexham, LL13 9JT

Proposed Development

Redevelopment of site to provide a 56no. bed care home, complete with parking, access road, green space and landscaping.

Date Prepared

July 2023

Applicant Details

Ipsen Biopharm Ltd
Ash Road North
Wrexham Industrial Estate
Wrexham, LL13 9UF
Contact: Mr Tim Roberts
Tel: 01978 661 181

Agent Details

Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS
Tel: 01244 404321
e-mail: admin@lovelockmitchell.com
web: www.lovelockmitchell.com

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1 INTRODUCTION

- 1.1 Ipsen Biopharm Ltd are applying for full planning permission for the redevelopment of land known as East Site on Ash Road North to provide a new Manufacturing Facility.
- 1.2 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This proposal falls under this requirement
- 1.3 This Pre-Application Consultation Report (PAC Report) has been prepared by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd (the Applicant) and sets out how the Applicant has complied with their duty to carry out pre-application consultation on the proposed scheme.
- 1.4 The requirement to carry out pre-application consultation falls under Section 17 of the Act¹ and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order². Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'³.
- 1.5 These documents have shaped the consultation approach to ensure that all elements of the legalisation and guidance have been met when carrying out pre-application consultation.
- 1.6 This Report sets out how the consultation activities carried out comply with the requirements of the Act. As well as a summary of the consultation responses received, what category of consultee there were received from and how the responses received have been considered to shape the final scheme submitted.
- 1.7 The detail in this Report shows that consultation carried out with the local community and stakeholders has been timely, meaningful, effective and compliant with the requirements.

¹ http://www.legislation.gov.uk/anaw/2015/4/pdfs/anaw_20150004_en.pdf

² <http://www.assembly.wales/laid%20documents/sub-ld10539/sub-ld10539-e.pdf>

³ <http://gov.wales/topics/planning/policy/dear-cpo-letters/new-development-managementprocedures/?lang=en>

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2 CONSULTATION REQUIREMENTS & APPROACH

2.1 Compliance with consultation requirements

- The requirement to carry out pre-application consultation falls under Section 17 of the Act⁴. To show how the consultation activities carried out by the Applicant complies with the legalisation and guidance a series of tables are provided these tables set out in detail how the Applicant has complied with each of the following:
- The statutory requirements of Section 17 of the Act 'Requirement to carry out pre-application consultation' where 'the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4)'.
- The Town and Country Planning DMPWO (Amendment) 2016 Part 1A 'Requirement to carry out pre-application consultation 2B'.
- The Guidance set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

These compliance tables are presented in **Appendix 1**.

2.2 Statutory consultation activities

- 2.2.1 Statutory consultation under the relevant requirements and guidance took place in June 2023. A summary of the activities that took place are set out below.

2.3 Placing site notices

- 2.3.1 The Applicant is required to place site notices in at least one place on or near the land to which the proposed application relates for public viewing for no less than 28 days.
- 2.3.2 A site notice was created in line with 'Schedule 1B: Publicity and Consultation before applying for Planning Permission Notice under Articles 2C and 2D' - Town and Country Planning DMPWO'. A copy of the notice is provided at **Appendix 2**.
- 2.3.3 The notice was displayed on 3rd June 2023 and remained there until 31st June 2023. This provided a 29-day viewing period of the notices, exceeding the 28-day minimum period.
- 2.3.4 The notice was placed at the main vehicular and pedestrian entrance to the site on the West and at the Southerly end of the Western Boundary fence as shown on Figure 1 & 2 below.

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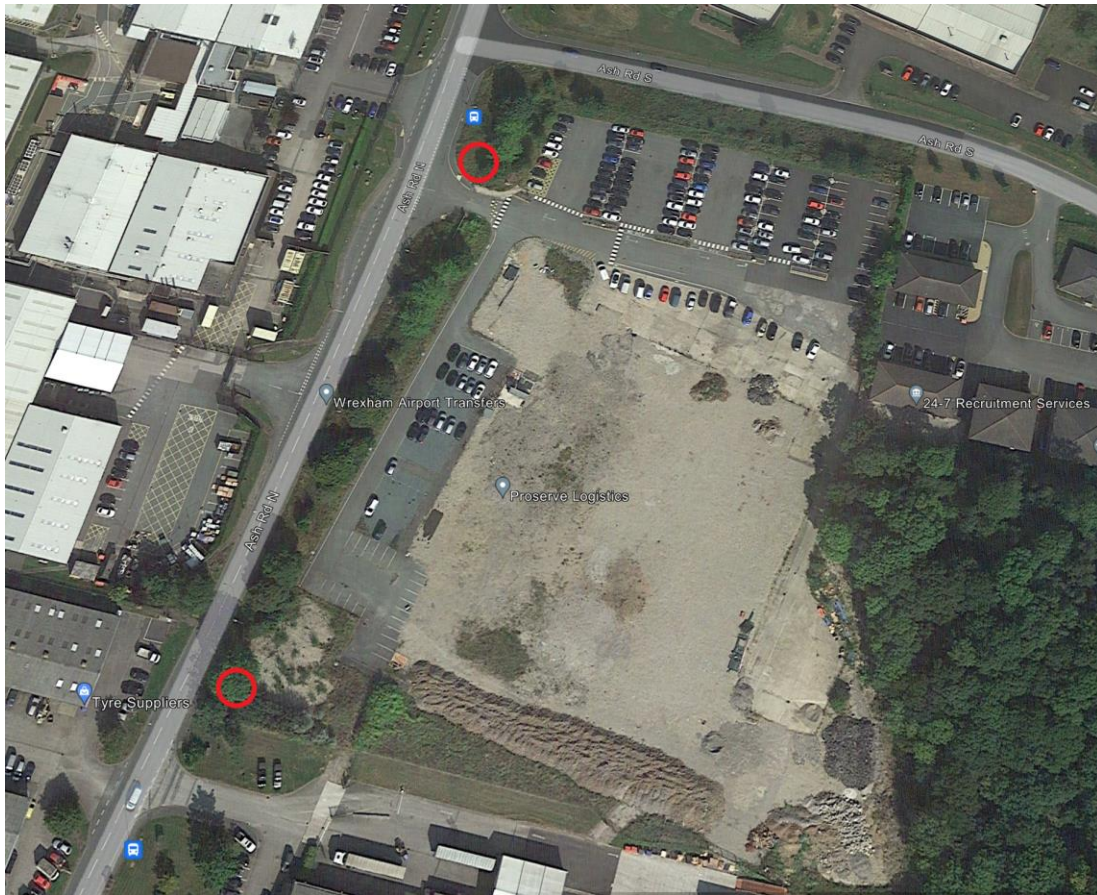


Figure 1 - Site Notice Locations



Figure 2 - Site Entrance/Boundary – Notices

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2.4 Notify owners or occupiers

2.4.1 The Applicant must notify any owner or occupiers of land adjoining the application site via a letter. A total of 15 owners and occupiers were identified and the notification issued to these is contained in **Appendix 3**. The letter was hand delivered to 13 of these adjoining owners and posted to the remaining 2 on 1st June 2023.

2.4.2 Identified Relevant Parties immediately adjacent to site:

Name	Address	Method	Date
First Investments	Canal Mill, Botany Brow, Chorley Lancashire PR6 9AF	Post	1 st June 2023
North Wales Wildlife Trust	Llys Garth, Garth Road, Bangor, Gwynedd LL57 2RT	Post	1 st June 2023
Solvay	Solvay, Abenbury Way, Wrexham Industrial Estate, Wrexham LL13 9UZ	By Hand	2 nd June 2023
Village Bakery	Ash Road South, Wrexham Industrial Estate, Wrexham LL13 9UG	By Hand	2 nd June 2023
Hauck	Ash Road South, Wrexham Industrial Estate, Wrexham LL13 9UG	By Hand	2 nd June 2023
Proserve	12 Ash Rd North, Wrexham LL13 9JT	By Hand	2 nd June 2023
247 Recruitment	Unit1&2, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Ryan Morley Cycling	Unit 3, Blackwood Business Park, Ash Road South, Wrexham LL13 9UG	By Hand	2 nd June 2023
Compass Fostering	Unit 3, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Higgi Ltd	Unit 8, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Merlin Systems/LME	Unit 4, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Educate Group	Unit 5, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
UK Telematics	Unit 6, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Ian Williams	Unit 7, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
ENS	Unit 7, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023
Clwyd Transport Services	Unit 7, Blackwood Business Park, Ash Road South, Wrexham LL139UG	By Hand	2 nd June 2023

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2.5 Consult with community and specialist consultees

- 2.5.1 The Applicant must notify all community and specialist consultees of the consultation via letter. The relevant specialist consultees are identified following a review of the guidance for Pre-application Consultation reproduced in **Appendix 6**.
- 2.5.2 Community consultees comprise of each community council in whose area the proposed development would be situated; and/or each councillor (local member) representing an electoral ward in which the proposed development would be situated.
- 2.5.3 The following is a list of the relevant councillors that were contacted as discussed with the planning department of Flintshire County Council.
- Cllr. Michael Morris
Email
michael.morris@wrexham.gov.uk
- 2.5.4 The councillor identified above was considered as a 'community consultees' and was provided a cover letter explaining the development and where they can view the relevant documents. This was issued on 1st June 2023 electronically via an email. A copy of the letter (issued in both English and Welsh) is provided at **Appendix 4**.
- 2.5.5 The Applicant must consult with 'specialist consultees' who comprise the list of consultees in Schedule 4 to the Town and Country Planning DMPWO as amended by the 2016 Order5.
- 2.5.6 The relevant specialist consultees are decided through development description tests. The specialist consultees identified and consulted as part of this pre-application consultation were:
- Wrexham County Borough Council Town Clerk
 - Welsh Water
 - Hafren Dyfrdwy Dee Water
 - The Coal Authority
 - Natural Resources Wales
 - Wrexham County Borough Council Highways Department

A copy of the letter sent to the 6 specialist consultees is provided at Appendix 4.

2.6 Provide a postal address and email address

- 2.6.1 The Applicant must provide a postal and email address for the submission of any comments by consultees. During the consultation period consultees were able to submit their comments using the following methods:
- *By Post:*
Lovelock Mitchell Architects
3 Stanley Street
Chester
Cheshire
CH1 2LS
 - *By Email:* ipsenmf@lovelockmitchell.com
- 2.6.2 These details were provided to all consultees through the site notices and on the distributed letters

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2.7 Provide a copy of the draft planning applications

2.7.1 The Applicant must provide a copy of the draft planning application documents and any relevant supporting information for public viewing. As part of the consultation the following draft application documents were provided:

- Draft Planning application form
- Design and access statement
- Plans and drawings
- Site location plan
- Proposed layout
- Landscaping soft landscaping proposals
- Drainage Strategy and Proposed Layout
- Transport Statement
- Preliminary Ecological Appraisal
- Arboricultural Assessment
- Geo-Environmental Report

2.7.2 The guidance encourages applicants to make this information available for viewing online, and make provision to those without internet access by identifying a public building where computer facilities are made available.

2.7.3 A consultation website was hosted at the URL below. This provided a downloadable copy of each draft application document. A screenshot of the document directories on the consultation website is shown at **Appendix 5**.

2.7.4 The Site Notice and the consultee letters provided a link to this URL <https://tinyurl.com/2n9jifxi> together with a QR code which could be scanned in with a mobile device to gain full access to these documents.

2.7.5 The consultation letters also advised readers that if they were unable to access the documents from the link above then an electronic copy could be emailed to them directly by either emailing ipsenmf@lovelockmitchell.com or phoning 01244 404321 to request them.

2.7.6 The site notice also provides opening times to the nearby library which offers computer access for those without internet connections at home.

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3 FEEDBACK RECEIVED AND APPLICANT'S RESPONSE

3.1.1 This Chapter provides a copy of the consultation responses received during the pre-application consultation. It then sets out how the Applicant has considered the responses received and provides a conclusion.

3.2 Feedback from Neighbours

- Village Bakery

The only neighbour to respond to the consultation was Mr Christien Jones, owner of Village Bakery, Mr Jones is the owner of the Erlas Black Wood that borders the east elevation of the development site.

Mr Jones requested a site meeting in order for the applicant to explain the proposals and to enable a joint walk round of the site boundary together. This meeting took place on Wednesday 14th June 2023.

Mr Jones confirmed during that meeting that he was content with the proposals and looked forward to working with the applicant to their mutual benefit in the future.

3.3 Feedback from Community Consultees

- None

3.4 Feedback from Specialist Consultees

- Natural Resources Wales (See 3.4.1 below)
- The Coal Authority (See 3.4.3 below)

The Applicants responses and proposed actions in response to the comments raised by NRW are noted in section 3.4.2 below.

The Applicants responses and proposed actions in response to the comments raised by NRW are noted in section 3.4.4 below.

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3.4.1 National Resources Wales Feedback (30th June 2023)



Ein cyf/Our ref: CAS-219403-H3J4
Eich cyf/Your ref: 2227

Maes Y Ffynnon,
Penrhosgarnedd,
Bangor,
Gwynedd
LL572DW

Eoin Ryan
Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3497

30/06/2023

Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: Construction of a new manufacturing facility along with associated car parking and landscaping.

LLEOLIAD / LOCATION: Land to the east of Ash Road North, Wrexham Industrial Estate, LL13 9JT

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 2nd June 2023.

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage, protected species, and contaminated land. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding contaminated land on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Foul Drainage and Protected Sites

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st of January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line

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with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

We note from the information submitted that there would be a reduction in the overall building footprint from 8000m² to 4000m² in addition to the proposed staff levels of 24 compared to 60 staff prior to the demolition of the buildings in 2018. However, we also note that the site has been vacant for nearly 5 years. We would therefore advise discussion with the Local Planning Authority (LPA) to determine whether this can be viewed as a reduction given that the current site has no foul discharges.

Should the LPA consider that the proposals, as submitted, would increase the volume of foul discharge from the site in planning terms, we refer you to our Planning Advice and advise you to provide the LPA with further information. We note that information has already been submitted in respect of confirming a connection to the mains public sewer. However, we advise you to provide the LPA further information as identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Provided this advice is followed and the LPA are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.

Protected Species

Great Crested Newt

We note that the Preliminary Ecological Appraisal submitted in support of the above application (Halliwell, M. (2023). Preliminary Ecological Appraisal: F Lloyd (Hall, C. (2023). Preliminary Ecological Assessment: preserve Site, Wrexham Industrial Estate. Cambrian Ecology Ltd.) has identified that Great Crested Newt (GCN) have been recorded in the vicinity of the application site. However, we advise that there is insufficient information included in the report regarding the avoidance, mitigation and compensation measures with respect to GCN.

In our view, the overall proposal has the potential to cause disturbance to GCN and/or loss or damage to their resting places.

GCN and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where GCN are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (please also refer to Paragraph 6.3.7 of Technical Advice

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Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments would be limited to the test relating to *“demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”*.

We note that Section 8.2.4 of the submitted report recommends replacement hibernacula in respect of lost habitat through the development and that an example hibernacula is shown in drawing reference IED-LMA-XX-XX-DR-A-7035 Revision P1. However, we advise that there is insufficient information to demonstrate that the development would not be likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN.

Therefore, when consulted by the LPA in conjunction with a full planning application, we would advise that the following details should be provided to demonstrate no detriment to the maintenance of the favourable conservation status of the local population of GCN:

- (a) Compensatory habitats must be provided on at least a “like for like” basis in terms of area. Details shall identify areas of terrestrial and aquatic habitat to be maintained enhanced and created;
- (b) Submission of further details and associated plans concerning GCN avoidance and mitigation measures including, but not limited to: fence design, specifications and locations; considerations of access issues (including PROW if applicable); monitoring and maintenance requirements; and supervised removal. Submission to include proposed timescales and reporting requirements;
- (c) Submission of a site management scheme.
- (d) Submission of measures designed to prevent the accidental capture/killing of GCN in operational (and decommissioning) phases of the scheme (i.e., post construction). This is essentially the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots (or other similar features).
- (e) Details of timing, phasing and duration of construction activities and conservation measures.
- (f) Ecological Compliance Audit, including key performance indicators for each identified feature / factor. These should consider GCN and Biosecurity.
- (g) Submission of a biosecurity risk assessment.

The above should be incorporated into an appropriate Conservation Plan and be carried out in accordance with the approved details.

This advice applies to the proposal in its present form. If the plans are changed in ways that may further affect GCN on this site, you should provide a revised ecology report that takes account of such changes.

Please also note that any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

In the meantime, we would be unable to give the LPA any assurance that the proposal would not be likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

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Bats

We have reviewed the ecological report (Hall, C. (2023). Preliminary Ecological Assessment: preserve Site, Wrexham Industrial Estate. Cambrian Ecology Ltd.) submitted in support of the application and concur with the bat mitigation and recommendations within Section 8.2.2.

Contaminated Land

We have reviewed the Ground Investigation Report (Ipsen East, Phase 1 & 2 Ground Investigation Report. March 2023. Ref: 2867/01 Prepared by GroundSolve Ltd.) and note the following:

- Appendix F. No laboratory analysis for soil testing at CP01 and CP02 has been included (only BH1 to 6).
- Section 9.1 states the following in relation to sample locations: *“to investigate the specific locations of previous potentially contaminative land uses as identified within the Phase 1 desk study and subsequent CSM”*.

Further information relating specifically to CP01/CP02 and what potential sources these locations are targeting i.e., justification of targeted/grid-based sampling strategies, including the locations, depths and number of samples taken should be submitted in support of a full application.

Furthermore, we would advise that some of the following information could be provided with the full planning application and would negate the need for all the conditions below. However if this information cannot be provided (due to the nature of the condition – prior to occupation and/or unsuspected contamination) with a planning application then we would advise the LPA that conditions should be applied to any planning permission granted for this proposal, as follows.

Condition 1: Land Affected by Contamination - 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).

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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.

Justification: 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.

Condition 2: Contamination Verification Report - 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 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.

Justification: 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.

Condition 3: Unsuspected Contamination - 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.

Justification: 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.

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Condition 4: Piling - 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.

Justification: Piling/foundation details should be submitted 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

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

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3.4.2 Coal Authority Response (20th June 2023)



200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119
E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

For the attention of Eoin Ryan
Lovelock Mitchell Architects

[By email: ipsenmf@lovelockmitchell.com]

20 June 2023

Dear Mr Ryan

Schedule 1C Article 2D - Consultation before applying for planning permission

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed new manufacturing facility on Land east of Ash Road North, Wrexham Industrial Estate, LL13 9JT

Thank you for your notification of 01 June 2023 seeking the views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority.

On this basis, the Planning team at the Coal Authority have no comments to make.

Please do not hesitate to contact us if you would like to discuss this matter further.

Yours sincerely

The Coal Authority Planning Team

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

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3.4.3 Response to NRW Feedback

Foul Drainage and Protected Sites

The development Drainage Strategy Document presented in the PAC will be amended to provide the Local Planning Authority with further information as suggested.

This will incorporate the information already outlined in the “Phosphates Screening Opinion and Test of Likely Significant Effect” already set out in Appendix 2 of the Design and Access Statement.

We will also provide details of correspondence with Welsh Water and our Welsh Water Developer Enquiry which will seek to demonstrate to the LPA that the local sewerage provider has agreed that they can accommodate the very minimal additional flow proposed to the adopted sewer in Ash Road South.

Protected Species – Great Crested Newt

We acknowledge the comments made by NRW and their concerns that the proposals should demonstrate that they would not be likely to be detrimental to the maintenance of favourable conservation status of the local Great Crested Newt population.

We propose that additional detail in this regard, are provided by the applicant and incorporated into a conservation plan following receipt of a planning condition. The Applicant is aware of the LPA Ecologists interest in the site and looks forward to meeting with, and working with the LPA ecologist to refine the applicant’s development proposals during the planning determination process and will be making contact as soon as the application is registered to facilitate this.

Contaminated Land

Following NRW comments on the Ground Investigation Report submitted with the PAC we have made arrangements for the author of that report to clarify some minor discrepancies regarding the soil analysis and soil samples to make it clear that the chemical analysis was undertaken on the samples taken from boreholes in 2018, the site not having changed since that time.

We have also put in hand some additional sampling and chemical testing targeting any sources of previous potentially contaminative land use and these will be submitted to the LPA in due course to negate the need (at the NRW’s suggestion) for some of the NRW proposed planning conditions.

We are comfortable to receive a planning approval containing the remaining conditions that NRW have suggested.

3.4.4 Response to Coal Authority Feedback

No response required.

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4 CONCLUSION

- 4.1.1 The site is considered as major development under the Planning (Wales) Act 2015 (the Act) and therefore, the proposed development falls under the requirement for Pre-Application Consultation.
- 4.1.2 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received (outlined in section 3), and details of how the Applicant will take these responses into account prior to the submission of the Planning Application have been outlined.
- 4.1.3 As a result of the consultation no significant changes have been made to the proposed development plans but there will be some minor amendment to some of the supporting reports and the Design and Access Statement.
- 4.1.4 We consider that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. We believe that the requirement to consult has been satisfied.

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5 APPENDIX 1 – COMPLIANCE TABLES

Table A below summarises how the applicant has complied with the statutory requirements of Section 17, 61Z, of the Planning (Wales) Act 2015 ‘Requirement to carry out pre-application consultation’ where the applicant must carry out consultation on the proposed application in accordance with subsections (3) and (4) before applying for planning permission.

Statutory Requirement	Action Taken
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	<i>Site notices were posted on public footpaths near the site to be displayed for the 28 day consultation period. Letters were also sent out to neighbours containing a description of the proposal and links to where more information can be found. This is as detailed in Section 2 of the Pre-application Consultation Report.</i>
(4) The applicant must consult each specified person about the proposed application.	<i>Specialist Consultees and Community Consultees deemed relevant to the scheme (see Appendix 7- Relevant Specialist Consultees) were consulted as per Schedule 2 Consultation before the grant of permission Article 5(3) of the DMPO (Wales) 2016.</i>
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development;	<i>The notice displayed as Appendix 2 and the consultation letters provided details on how the applicants agent could be contacted to discuss the scheme/provide comments - this comprised of an email address, telephone number and postal address.</i>
(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	<i>The notices were displayed from 1st June 2023 to 30th June providing a 29-day viewing period for the notices. Each notice contained a note clearly informing the reader of the end date for consultation.</i>

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Table B below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales). (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Statutory requirement Publicity before applying for planning Permission 2C	Action taken
(1) The applicant (2) must publicise the proposed application by – (a) giving requisite notice – (i) by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and (ii) in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and (b) making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D (2) are given – (i) any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; a plan which identifies the land to which the proposed application relates; (iii) any other plans, drawings, and information necessary to describe the development which is the subject of the proposed application; (iv) in a case to which article 7 applies, the design and access statement; and subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act (1).	<i>Site notices were displayed in the vicinity of the site. The exact locations of the notices are provided in Figure 1. A copy of the notice is provided in Appendix 2.</i> <i>A copy of the site notice was provided to the owners or occupiers of any land adjoining the application site with a cover letter (see Appendix 3).</i> <i>For the period of consultation, all draft application documents (in line with the validation requirements) were made available to view and download from the following link:</i> https://tinyurl.com/2n9jifxi <i>The location of the nearest public building providing access to the internet (in this case, Wrexham Library) was indicated on site notices alongside opening hours, in order to allow those without access at home to be able to view the proposal.</i> <i>All relevant documents were provided in the PAC.</i>
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.	<i>All the plans included a scale and north arrow.</i>
(3) The applicant must have complied with Paragraph (1) before an application is submitted.	<i>How the applicant has complied is detailed in this PAC Report.</i>
(4) Where the notice referred to in paragraph	<i>The notices were securely fastened to a permanent</i>

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(1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	<i>point and laminated to protect them from the elements and ensure they were not damaged so as to remain legible and in place for the duration of the consultation period.</i>
(5) In this article “requisite notice” (“hysbysiad gofynnol”) means notice in the form set out in Schedule 1B or in a form substantially to the like effect.	<i>The notice is arranged in a way so as to be easily legible and contain all the information required by Schedule 1B.</i>

Table C below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales). (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Consultation before applying for planning permission 2D	
(1) The following persons or descriptions of persons are specified for the purposes of section 61Z (4) of the 1990 Act— (a) Any community consultees; and any specialist consultee.	<i>Appendix 6 identifies the relevant specialist consultees and why they have been contacted for comment as part of this application, while section 2.5.3 notes the relevant local councillor who was contacted.</i>
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	<i>A copy of the notice and covering letter was provided to the community consultees (see Appendix 4).</i>
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	<i>A copy of the notice under Schedule 1C was provided to the specialist consultees with a covering email or letter which contained a link to the website.</i>
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E (1) before an application is submitted.	<i>As shown above paragraphs (2) and (3) have been complied with. 29 days were provided for the consultees to respond from 1st June to 30th June 2023.</i>
5) In this article, “requisite notice” (“hysbysiad gofynnol”) means (a) in relation to a community consultee notice in the form set out in Schedule 1B; and	<i>A copy of the site notice under Schedule 1B was provided to the community consultees with a covering letter/email.</i>
(b) in relation to a specialist consultee notice in the	<i>A copy of the notice under Schedule 1C was</i>

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form set out in Schedule 1C, or a form substantially to the like effect.	<i>provided to the specialist consultees with a cover letter.</i>
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Duty to respond to pre-application consultation: specialist consultees 2E	
(1) A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the notice referred to in article 2D(3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.	<i>The specialist consultees were also given the 29 day period to comment on this application.</i>
(2) For the purposes of this article, a substantive response is one which— (a) states that the specialist consultee has no comment to make; (b) states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation; (c) advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or (d) advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.	<i>Any comments received from the contacted specialist consultees has been included in full in this report.</i>

Pre-application consultation reports 2F	
(1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of— (a) how the applicant complied with section 61Z	<i>Compliance is set out in this PAC Report</i>

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of the 1990 Act; (b) any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and the account taken of those responses.	
(2) The pre-application consultation report must include— (a) a copy of the notice referred to in article 2C(1)(a)(i);	<i>Notice is included in report as Appendix 2.</i>
(b) A declaration that the notices referred to in 2C(1)(a)(i) was displayed in accordance with the requirements of this article	<i>Site notice locations indicated in section 2.3.4 of this report.</i>
(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	<i>The addresses of Relevant Parties immediately adjacent to site requiring consultation as part of this scheme are listed in section 2.4.2.</i>
(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	<i>Community consultees were provided with a copy of the site notice under Schedule 1B (Appendix 2) alongside a covering letter (Appendix 4). A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover letter (See sample letter in Appendix 4).</i>
(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and	<i>Summarised comments by consultees are listed in section 3.</i>
(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	<i>All specialist consultee responses have been documented and included in this report with an explanation of the account taken of each one.</i>

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6 APPENDIX 2 – SITE NOTICE UNDER SCHEDULE 1B

Proposed New Manufacturing Facility

Ipsen Biopharm Ltd

Ash Road North, Wrexham Industrial Estate

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D – Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as revised 2016

This notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Wrexham County Borough Council. Any subsequent planning application will be publicised by the Local Planning Authority; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development – Proposed new manufacturing facility at Ipsen Biopharm Ltd, Ash Road North LL13 9JT.

Proposal: Notice is hereby given that Ipsen Biopharm Ltd is intending to apply for full planning permission for the construction of a new manufacturing facility along with associated car parking and landscaping.

¶

You may inspect copies of:

- The proposed application
- The plans; and
- Other supporting documentation

Online at: <https://tinyurl.com/2n9jfx>

Computer facilities are available to view this information online at

Wrexham Town Library, Rhosddu Road, Wrexham, LL11 1AU during the hours of:

Opening	
Monday	09.00 – 18.00
Tuesday	09.00 – 18.00
Wednesday	09.00 – 18.00
Thursday	09.00 – 18.00
Friday	09.00 – 18.00
Saturday	09.00 – 18.00



Anyone who wishes to make representations about this proposal must write to the developer no later than **30th June 2023**.

By post to:

Lovell Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

¶

By email: ipsenml@lovelockmitchell.com

You should note that any comment may be placed on the public file

→ ¶

¶

Signed: _____

On behalf of Lovell Mitchell Architects

¶

Date: 2nd June 2023

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Cyfleuster gweithgynhyrchu newydd arfaethedig — Ipsen Biopharm Cyfyngedig Ffordd yr Onnen — Gogledd Ystad Ddiwydiannol Wrecsam

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORI CYN YMGEISIO AM GANIATÂD CYNLLUNIO

HYSBYSIAD CANIATÂD DAN-ERTHYGLAU 2C-A-2D — Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiadau) (Cymru) 2012 fel y diwygiwyd 2016:-

Mae'r hysbysiad hwn yn rhoi'r cyfie i roi sylwadau yn uniongyrchol i'r datblygwyr ar y cynigion cyn i gais cynllunio gael ei gyflwyno i Gyngor Bwrdeistref Siroi Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael hysbysrwydd gan yr Awdurdod Cynllunio Lleol; ni fydd sylwadau a roddir i ymateb i'r hysbysiad hwn yn amharu ar eich gallu i roi cyflwyniadau i Gyngor Wrecsam ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Cyfleuster gweithgynhyrchu newydd arfaethedig — Ffordd yr Onnen i'r Gogledd, Ystad Ddiwydiannol Wrecsam, LL13 9JT.

Cynnig: Hysbysir drwy hyn fod Ipsen Biopharm cyfyngedig yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer adeiladu cyfleuster gweithgynhyrchu newydd, a parcio a thirlunio cysylltiedig.

Gallwch archwilio'r copiau o'r:

- Cais arfaethedig
- Y cynlluniau a
- Dogfennau eraill cysylltiedig

Ar-lein yn: <https://tinyurl.com/2n9lfg>

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn.

Unfrell Wrecsam, Ffordd Rhoeddu, Wrecsam, LL11 1AU, yn ystod oriau:

Oriau agor	
Dydd Llun	09.00 – 18.00
Dydd Mawrth	09.00 – 18.00
Dydd Mercher	09.00 – 18.00
Dydd Iau	09.00 – 18.00
Dydd Gwener	09.00 – 18.00
Dydd Sadwrn	09.00 – 16.00



Rhaid i unrhyw un sy'n dymuno rhoi cyflwyniadau am y datblygiad arfaethedig hwn ysgrifennu at y datblygwr ddim hwyrach na 30th Mehefin 2023.

Trwy'r post at:

Lovellock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS

Trwy e-bost: ipsenmf@lovelockmitchell.com

Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Llofnodwyd:

Ar ran Lovellock Mitchell Architects

Dyddiad: 2nd Mehefin 2023

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7 APPENDIX 3 – LETTER TO OWNERS AND NEIGHBOURS



LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street **Chester** CH1 2LS
Tel ++44 (0)1244 404321

e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

Ref 2227/MR
Thursday 1st June 2023

First Investments Ltd
Canal Mill
Botany Brow
Chorley
Lancashire
PR6 9AF

By e-mail enquiries@fi-rem.com

Dear Sir / Madam

Re: Planning Application for a new Manufacturing Facility at Ash Road, Wrexham Industrial Estate – Publicity & Consultation before applying for Planning Permission under articles 2C & 2D of the Town & Country Planning Order 2012 as revised 2016:-

We write to notify you that an application has been prepared in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016 and confirm as from 2nd June we will be entering into the 28-day pre application consultation period. The notice provides an opportunity to comment directly to the applicant Ipsen Biopharm Ltd, on the proposed development on land to the east of Ash Road North, Wrexham Industrial Estate, LL13 9JT.

Your comments will be treated confidentially and we encourage you to provide any observations you have. The consultation period of 28 days covers a period prior to the submission of a full detailed planning application.

We have set up a Web Page for public viewing (which is now live: <https://tinyurl.com/2n9ijfxi>), which contains the proposed scheme designs, supporting documents and a draft planning application form.

If you are unable to access the documents electronically you may request copies of this information by e-mailing ipsenmf@lovelockmitchell.com or by telephoning the agent on 01244 404321.

We also enclose within this letter a copy of the site notice (English and Welsh) which is displayed in at least one location on or near the land to which the proposal relates.

Managing Director DM Roberts BSc (Hons) B Arch ARB RIBA
Director CS Rhodes IEng MICE MAPM RPP AoU
Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd.
Registered No. 6992996

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LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street **Chester** CH1 2LS
Tel ++44 (0)1244 404321

e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

Scheme Details:-

- A. Proposed new manufacturing facility on land east of Ash Road North, Wrexham Industrial Estate, LL13 9JT.
- B. I give Notice that Ipsen Biopharm Ltd are conducting a 28-Day public Consultation Period commencing on the 2nd June 2023 prior to full detailed planning application for the following scheme.
- C. The construction of a new manufacturing facility with associated car parking and landscaped areas.
- D. The plans, supporting design and relevant documents & application document can be found at the following web-page:- <https://tinyurl.com/2n9jifxi>
- E. If you would like to make representations about the proposed development please contact LMA directly by post or email:-

Contact - Eoin Ryan
Address - Lovelock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS

Email:- ipsenmf@lovelockmitchell.com

Tel: 01244 404321

All comments must be received by 30th June 2023.

Should you require any further or additional information please do wish not hesitate to contact the undersigned

Yours sincerely



E Ryan

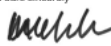
Lovelock Mitchell Architects

Managing Director DM Roberts BSc (Hons) B Arch ARB RIBA
Director CS Rhodes IEng MICE MAPM RPP AoU
Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd.
Registered No. 6992996

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8 APPENDIX 4 – COMMUNITY AND SPECIALIST CONSULTEE LETTERS

8.1 Letter to Councillor Morris (Welsh and English)

English	Welsh
 LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: +44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Ref 2227/MR Thursday 1st June 2023 Cllr M G Morris Deputy Sun Lane Bowling Bank, Wrexham LL13 9RW By e-mail: michael.morris@wrexham.gov.uk Dear Cllr Morris Re: Planning Application for a new Manufacturing Facility at Ash Road, Wrexham Industrial Estate – Publicity & Consultation before applying for Planning Permission under articles 2C & 2D of the Town & Country Planning Order 2012 as revised 2016. We write to notify you that an application has been prepared in accordance with Article 1 of the Town and Country Planning (Development Management) Procedure (Wales) (amendment) Order 2016 and confirm as from 2nd June we will be entering into the 28-day pre application consultation period. The notice provides an opportunity to comment directly to the applicant Ipsen Biopharm Ltd, on the proposed development on land to the east of Ash Road North, Wrexham Industrial Estate, LL13 9JT. Your comments will be treated confidentially and we encourage you to provide any observations you have. The consultation period of 28 days covers a period prior to the submission of a full detailed planning application. We have set up a Web Page for public viewing (which is now live: https://tinyurl.com/2n8f8y6), which contains the proposed scheme designs, supporting documents and a draft planning application form. If you are unable to access the documents electronically you may request copies of this information by e-mailing psenmf@lovelockmitchell.com or by telephoning the agent on 01244 404321. We also enclose within this letter a copy of the site notice (English and Welsh) which is displayed in at least one location on or near the land to which the proposal relates. Managing Director DM Roberts BSc (Hons) & Arch. ARB RIBA Director CS Sherrin MSc (Hons) & Arch. ARB RIBA Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd. Registered No. 697096	 LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: +44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Scheme Details A. Proposed new manufacturing facility on land east of Ash Road North, Wrexham Industrial Estate, LL13 9JT. B. I give Notice that Ipsen Biopharm Ltd are conducting a 28-Day public Consultation Period commencing on the 2nd June 2023 prior to full detailed planning application for the following scheme. C. The construction of a new manufacturing facility with associated car parking and landscaped areas. D. The plans, supporting design and relevant documents & application document can be found at the following web-page: https://tinyurl.com/2n8f8y6 E. If you would like to make representations about the proposed development please contact LMA directly by post or email: psenmf@lovelockmitchell.com Contact - Eoin Ryan Address - Lovelock Mitchell Architects, 3 Stanley Street Chester CH1 2LS Email:- psenmf@lovelockmitchell.com Tel: 01244 404321 All comments must be received by 30th June 2023. Should you require any further or additional information please do wish not hesitate to contact the undersigned Yours sincerely  E Ryan Lovelock Mitchell Architects Managing Director DM Roberts BSc (Hons) & Arch. ARB RIBA Director CS Sherrin MSc (Hons) & Arch. ARB RIBA Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd. Registered No. 697096
 LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: +44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Ref 2227/MR Dydd Iau 1st Mehefin 2023 Cynghorwr M G Morris Deputy Sun Lane Bowling Bank, Wrexham LL13 9RW Trwy e-bost: michael.morris@wrexham.gov.uk Amod Cynghorwr Morris Parthedi: Cais cynllunio ar gyfer y cyfleuster gweithgynhyrchu newydd arfaethedig ar dir i'r dwyrain o Ffordd yr Onnen (Gogledd), Ystad Ddiwydiannol Wrecsam, LL13 9JT. Cyhoedduswydd ac Ymgynghori cyn gwneud cais am Ganiatâd Cynllunio dan erthyglau 2C a 2D o'r Ochrmyrn Cynllunio Gwlad a Thref 2012 fel y'i diwygwyd 2016. Rydym yn ysgrifennu i'ch hysbysu bod cais wedi ei baratoi yn unol ag Erthygl 1 o'r Ochrmyrn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygiadau) (Cymru) 2016 ac rydym yn cadarnhau o'r 2nd Mehefin 2023 y byddwn yn y cyfnod ymgynghori 28 diwrnod cyn cyflwyno cais. Mae'r hysbysiad yn rhoi cyfle i roi sylwadau yn uniongyrchol i'r datblygwr (Ipsen Biopharm Cyfyngedig), ar y datblygiad arfaethedig ar dir i'r dwyrain o Ffordd yr Onnen i'r Gogledd, Ystad Ddiwydiannol Wrecsam. Bydd eich sylwadau yn cael eu trin yn gyfrinachol ac rydym yn eich annog i roi unrhyw sylwadau sydd gennych. Mae'r cyfnod ymgynghori 28 diwrnod yn cynnwys y cyfnod cyn rhoi cais cynllunio manwl a llawn i mewn. Rydym wedi sefydlu Tudalen ar y Wê i'ch cyhoeddi (sydd yn fyw yn awr: https://tinyurl.com/2n8f8y6), sy'n cynnwys y dyluniadau ar gyfer y cynllun arfaethedig, dogfenau i gefnogi'r cais a ffurflen gais ddrafft am ganiatâd cynllunio. Os nad ydych yn gallu cael mynediad at y dogfenau yn electronig gallwch ofyn am gopïau o'r wybodaeth hon trwy anfon e-bost at psenmf@lovelockmitchell.com neu trwy ffonio'r asiant ar 01244 404321. Rydym hefyd yn amgáu yn y llythyr hwn gopi o'r hysbysiad safle sydd yn cael ei arddangos mewn o leiaf un lleoliad ar y tir y mae'r cais yn ymwneud ag o neu yn agos ato. Managing Director DM Roberts BSc (Hons) & Arch. ARB RIBA Director CS Sherrin MSc (Hons) & Arch. ARB RIBA Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd. Registered No. 697096	 LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: +44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Manylion y Cynllun:- A. Cyfleuster gweithgynhyrchu newydd arfaethedig ar dir i'r dwyrain o Ffordd yr Onnen i'r Gogledd, Ystad Ddiwydiannol Wrecsam. B. Rwy'n rhoi Hysbysiad bod Ipsen Biopharm Cyfyngedig yn cynnal Cyfnod Ymgynghori cyhoeddus 28 Diwrnod gan ddechrau o'r 2nd Mehefin 2023 cyn gwneud cais cynllunio manwl i'w rhoi i'r awdurdod. C. Adellau cyfleuster gweithgynhyrchu newydd, a parcio a thiruno cysylltiedig. D. Gellir gweld y cynlluniau, y dyluniadau a'r dogfenau perthnasol a'r cais cynllunio ar y dudalen ganlynol ar y we: https://tinyurl.com/2n8f8y6 E. Os hoffech chi roi cyflwyniadau am y datblygiad arfaethedig cysylltiedig i LMA yn uniongyrchol trwy'r post neu e-bost:- Cyswilt - Eoin Ryan Cyfeiriad - Lovelock Mitchell Architects 3 Stanley Street Chester CH1 2LS E-bost - psenmf@lovelockmitchell.com Ffôn - 01244 404321 Rhaid i'r holl sylwadau gael eu derbyn erbyn 30th Mehefin 2023 Os bydd amoch angen rhagor o wybodaeth peidiwch ag oedi cyn cysylltu â'r isod Yn gywir  E Ryan Lovelock Mitchell Architects Managing Director DM Roberts BSc (Hons) & Arch. ARB RIBA Director CS Sherrin MSc (Hons) & Arch. ARB RIBA Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd. Registered No. 697096

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8.2 Letter to Specialist Consultees

LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: ++44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Ref 2227/MR Thursday 1st June 2023 Coal Authority 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG By e-mail: thecoalauthority@coal.gov.uk Dear Sir / Madam Re: Planning Application for a new Manufacturing Facility at Ash Road, Wrexham Industrial Estate – Publicity & Consultation before applying for Planning Permission under articles 2C & 2D of the Town & Country Planning Order 2012 as revised 2016:- We write to notify you that an application has been prepared in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016 and confirm as from 2nd June we will be entering into the 28-day pre application consultation period. The notice provides an opportunity to comment directly to the applicant Ipsen Biopharm Ltd, on the proposed development on land to the east of Ash Road North, Wrexham Industrial Estate, LL13 9JT. Your comments will be treated confidentially and we encourage you to provide any observations you have. The consultation period of 28 days covers a period prior to the submission of a full detailed planning application. We have set up a Web Page for public viewing (which is now live: https://tinyurl.com/2n9tfxj), which contains the proposed scheme designs, supporting documents and a draft planning application form. If you are unable to access the documents electronically you may request copies of this information by e-mailing ipsemf@lovelockmitchell.com or by telephoning the agent on 01244 404321. We also enclose within this letter a copy of the site notice (English and Welsh) which is displayed in at least one location on or near the land to which the proposal relates.	LOVELOCK MITCHELL ARCHITECTS 3 Stanley Street Chester CH1 2LS Tel: ++44 (0)1244 404321 e-mail: admin@lovelockmitchell.com web: www.lovelockmitchell.com Scheme Details:- A. Proposed new manufacturing facility on land east of Ash Road North, Wrexham Industrial Estate, LL13 9JT. B. I give Notice that Ipsen Biopharm Ltd are conducting a 28-Day public Consultation Period commencing on the 2nd June 2023 prior to full detailed planning application for the following scheme. C. The construction of a new manufacturing facility with associated car parking and landscaped areas. D. The plans, supporting design and relevant documents & application document can be found at the following web-page:- https://tinyurl.com/2n9tfxj E. If you would like to make representations about the proposed development please contact LMA directly by post or email:- Contact - Eoin Ryan Address - Lovelock Mitchell Architects, 3 Stanley Street Chester CH1 2LS Email:- ipsemf@lovelockmitchell.com Tel: 01244 404321 All comments must be received by 30th June 2023. Should you require any further or additional information please do wish not hesitate to contact the undersigned Yours sincerely E Ryan Lovelock Mitchell Architects
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Managing Director DM Roberts BSc (Hons) & Arch ARB RIBA
Director CS Rhodes Eng MICE MASH (SP Ad)

Lovelock Mitchell Architects is the trading name of Lovelock Mitchell (Chester) Ltd.
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9 APPENDIX 5 – SCREENSHOT OF WEBPAGE

· > Ipsen - MF - Ash Road North > **Pre Application Consultation** [See all](#)

+ New ▾ ↑ Upload ▾ Edit in grid view ... All Documents* ▾ ⓘ

 Name ▾	Modified ▾
 Appendices	31 May
 Design and Access statement	31 May
 Drawings	31 May

· > Pre Application Consultation > **Appendices** [See all](#)

+ New ▾ ↑ Upload ▾ Edit in grid view ... All Documents* ▾ ⓘ

 Name ▾	Modified ▾
 Appendix 3_3402-01-TS01 - Transport Statement.pdf	31 May
 Appendix 4_Proserve Wrexham PEA Report 2023.pdf	31 May
 Appendix 5_Arbiculture 230516-1.1-AIA-WIE-T21-MW.pdf	31 May
 Appendix 6_330-LST-XX-XX-RP-D-0001-Drainage Strateg...  ...	31 May
 Appendix 7_Geotechnical - Ipsen Biopharm - Phase I & II (FULL).pdf	31 May

· > Pre Application Consultation > **Design and Access statement** [See all](#)

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 Name ▾	Modified ▾
 2227_DAS_IPSEN_Ash Road North_PAC.pdf	31 May

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 Name ▾	Modified ▾
 7010_IED-LMA-ZZ-XX-DR-A-7010-P1_SITE_LocationPlan.pdf	31 May
 7020_IED-LMA-ZZ-XX-DR-A-7020-P1_SITE_Plan-Existing.pdf	31 May
 7030_IED-LMA-ZZ-XX-DR-A-7030-P1_SITE_Plan-Proposed.pdf	31 May
 7035_IED-LMA-XX-XX-DR-A-7035-P1_Planning_NewtHibernaculum.p...	31 May
 7036_IED-LMA-XX-XX-DR-A-7036-P1_Planning_TreeAndAccessDiagr...	31 May
 7040_IED-LMA-ZZ-01-DR-A-7040-P1_GA_PLAN_Level01.pdf	31 May
 7041_IED-LMA-ZZ-01-DR-A-7041-P1_GA_PLAN_Level1A.pdf	31 May
 7042_IED-LMA-ZZ-02-DR-A-7042-P1_GA_PLAN_Level02.pdf	31 May
 7043_IED-LMA-ZZ-2A-DR-A-7043-P1_GA_PLAN_Level2A.pdf	31 May
 7044_IED-LMA-ZZ-03-DR-A-7044-P1_GA_PLAN_Level03.pdf	31 May
 7045_IED-LMA-ZZ-RF-DR-A-7045-P1_GA_PLAN_Roof.pdf	31 May
 7050_IED-LMA-XX-XX-DR-A-7050-P1_ElevationWest.pdf	31 May
 7051_IED-LMA-XX-XX-DR-A-7051-P1_SouthElevation&Section.pdf	31 May
 7052_IED-LMA-XX-XX-DR-A-7052-P1_EastElevation&Section.pdf	31 May
 7053_IED-LMA-XX-XX-DR-A-7053-P1_NorthElevation&Section.pdf	31 May

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10 APPENDIX 6 – RELEVANT SPECIALIST CONSULTTEES

Description	Consultee	Required?
Development likely to affect land in the area of another local planning authority	The local planning authority	N/A
Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act (1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The town council	Yes WCBC Town Clerk
Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 m ² of retail floor space; (iii) more than 500 m ² of office floor space; or (iv) more than 750 m ² of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	N/A
Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of—	The Office for Nuclear Regulation	N/A

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(i) residential accommodation; (ii) more than 250 m ² of retail floor space; (iii) more than 500 m ² of office floor space; or (iv) more than 750 m ² of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		
Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or using a level crossing over a railway	The Welsh Ministers	N/A
Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	Yes WCBC Highways
Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	N/A
Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned and in the case of a road subject to a concession, the concessionaire	N/A
Development which consists of or includes the laying out or construction of a new street	The local highway authority	N/A
Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	The Coal Authority	Yes thecoalauthority@coal.gov.uk Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG

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Development involving or including mining operations	The Natural Resources Body for Wales	N/A
(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site	The Welsh Ministers	N/A
Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	N/A

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Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	N/A
Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	N/A
Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	N/A
Development— (i) in or likely to affect a site of special scientific interest; or N/A (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1)	The Natural Resources Body for Wales	N/A
Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or a proposed theatre.	The Theatres Trust	N/A

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Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or (ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more	The Welsh Ministers	N/A
Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	N/A
Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales	N/A
Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision	The Canal & River Trust	N/A

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to the local planning authority by the Canal & River Trust		
Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of Directive 2012/18/EU(2); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident	The control of major accident hazards competent authority.	N/A
Development— (i) on land designated as Flood Zone C2; involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	N/A
Development— (i) involving new residential development (including single units); and which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	Yes Welsh Water Developer Services Dwr Cymru Cyf/ Welsh Water Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6KY

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