

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and TAN12: Design Note.

Prepared by Lovelock Mitchell Architects, Chester

IPSEN BIOPHARM LTD.

Modular Office Relocation (Temporary 5 Years) Wrexham Industrial Estate

Site Address	Ipsen Biopharm Ltd Land at Ash Road North Wrexham Industrial Estate Wrexham LL13 9JT
Development	Relocation of an Original 2-storey Modular Office building to adjacent site
Date Prepared	21 st Feb 2023 (amended 31 st Mar 2023)
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1.0 INTRODUCTION

1.1 Applicant

Ipsen is a global biopharmaceutical group dedicated to improving lives through innovative medicines in Oncology, Neuroscience and Rare Diseases.

Ipsen BioPharm Ltd (IBL) Wrexham, which is part of the Ipsen Group, currently employs approximately 430 people and is a strategic site for Ipsen in manufacturing and developing Biological Neurotoxins. The products manufactured and developed at the Wrexham site, provide unique therapeutic indications for severe diseases like spasticity, cervical dystonia in adults and children.

This Design and Access Statement supports the Full Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for the proposed re-siting of an existing 2 storey modular office building complete with single storey welfare facilities, from its current location in storage to a new position on the East Side of Ash Road North (referred to by IBL as EAST site). This building is once again to serve as a Project Management Office (PMO) for a design project. This planning permission is required for 5 years.

The existing modular office building was in use by IBL from 2017 as a PMO in a location to the West of Ash Road North (referred to by IBL as WEST site) having been approved by temporary planning permission ref P/2017/0305.

On 6th November 2020 a new planning permission was granted ref P/2020/0383 for relocating this modular office building to a permanent new location on the West side of Ash Road North (WEST Site) and to the North of Building One. However despite the granting of this permission IBL decided not to move the building at that time and so it was dismantled and taken to storage in early 2022 prior to the expiry of the original planning permission. There is now no intention to enact P/2020/0383 and the applicant wished this application to be considered in place of that permission.

1.2 Description of the development – site context

This application is for the re-installation of the existing modular 2 storey office building which was removed from its original position in early 2022 prior to the end of its original temporary planning permission ref P/2017/0305. The modular building has been re-configured slightly with the original open roof terrace being removed and infilled as enclosed office space, the external cladding has been upgraded/replaced and some internal configuration has been changed.

This alteration and infilling of the first floor terrace has been constructed in the same manner and with the same external finishes as the rest on the re-configured building.

Until 2018 the EAST site was occupied by a tenant of the applicant (Proserve Ltd) and a large distribution centre existed on the site. After the tenant vacated the building was demolished and the area was prepared and left vacant for future development by the applicant.

The Services (Water Supply, Electrical Supply, Foul and Surface Water Drainage) were all made safe and left in situ on the site for potential use in the future.



Fig 1 Aerial view of EAST site from 2018 prior to the demolition of Proserve



Fig 2. Aerial view of the IBL WEST and EAST showing:
Original position of Temporary Modular Offices on West Site (BLUE)
The Location that was approved for its permanent relocation in 2020 under P/2020/0383 (not enacted)- on WEST Site (GREEN)
The currently proposed temporary location as a PMO on the EAST site. (RED)

The site lies approximately 4 miles east of Wrexham town centre and lies within the jurisdiction of Wrexham County Borough Council.

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, it accommodates around 300 businesses, employing 7000 staff, and creates a livelihood for Wrexham and North East Wales. In addition to these businesses, there are ninety Local Authority houses and approximately one hundred private dwellings within the confines of the estate together with a number of retail outlets.

The application site (EAST Site) is owned by Ipsen Biopharm Ltd and is located within the red line boundary shown on fig 3. It is approximately 0.16 hectares in area (1600m²) and topographically is relatively flat. The area is currently compacted stone and some macadam and is mostly unused.

This red line boundary includes 35 existing parking spaces which will be designated for the occupants of this building albeit these staff already use the existing East Site parking areas in any case. Designating these spaces for use by the occupants of this temporary building will ensure shorter travel distances by foot for the occupants to their place of work.

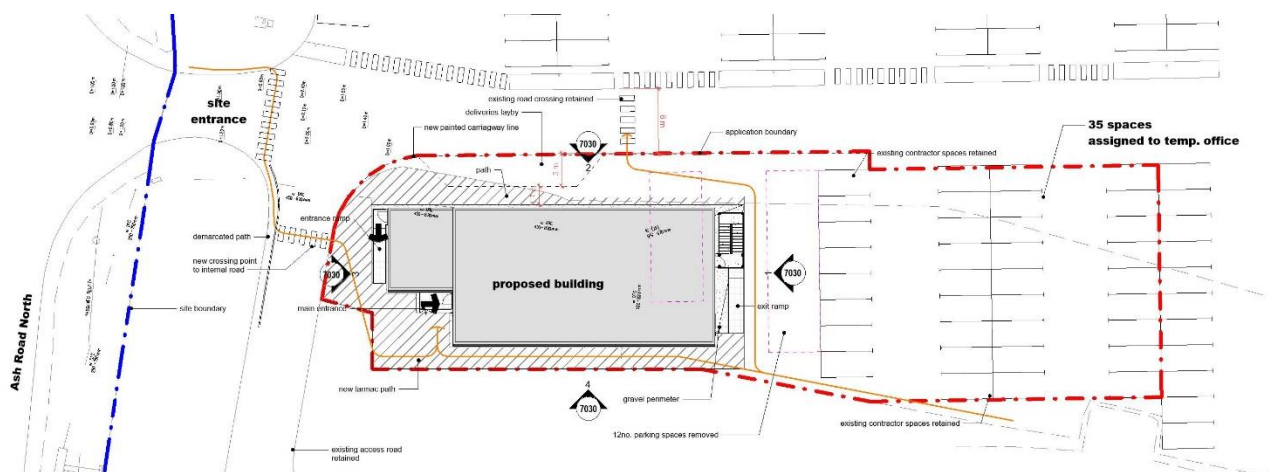


Fig 3. Red Line Boundary for new temporary PMO including designated parking area for PMO staff. (EAST Site).

2.0 CHARACTER

2.1 Use

The proposed use of the modular building will be for a group of the applicants' office/design staff that are currently situated in other buildings spread across and throughout the site. It's purpose is to bring these staff together as a coherent PMO (Project Management Office) where they can work together effectively and efficiently on a Design Project.

2.2 Amount

The internal floor area of the modular building is circa 600m² of office space over two floors and circa 45m² of Welfare/Toilet facilities at Ground Floor only.

2.3 Layout

The internal layout of the existing modular office building is spacious with ample space per person. There are individual offices on each floor and shared meeting rooms. Both Ground and First Floors have a fixed tea station with seating for up to 10. There are sufficient toilet facilities for both male and female including a separate disabled WC.

The First Floor is served by an external steel staircase, which provides an alternative means of escape.

Overall Plan Layouts are shown in Fig 4 below.



Fig 4. Proposed Floor layouts (From Manufacturer)

The main entrance and toilet/welfare area will be to the west elevation and will provide an identified entrance to the building.

2.4 Scale

The relocated modular building is in scale with other buildings local to the site. The building is approx. 30m long x 12.5m wide overall, it has an overall height of approx. 7.5m. The building has a flat roof to both the main building and the single storey welfare/toilet area.

2.5 Landscaping

No alterations are proposed to the existing landscaping in the wider area for this temporary building. Existing external tarmac areas and rough ground around the building will be replaced and supplemented where necessary with a new paved footpath around the full perimeter of the building and a small paved area outside the main entrance. These paths and paving are temporary.

2.6 Appearance

The existing modular building has a similar aesthetic to the existing office buildings on the WEST site. The external appearance is a high quality metal composite cladding.

Internally the office will be light and airy, furnished to the high standard that is seen in the existing Ipsen office suites. LED lighting will be used throughout.

Main External materials

Main walls	Kingspan KS1000 Microrib Cladding in Goosewing Grey
Windows	Aluminium framed double-glazed windows in white
External doors	White Powder Coated Aluminium framed, with aluminium and double-glazed vision panes in goosewing grey
Rainwater goods	uPVC – black with goosewing grey cover trim to gutters
External Escape Stair	Powder Coated Black Steel

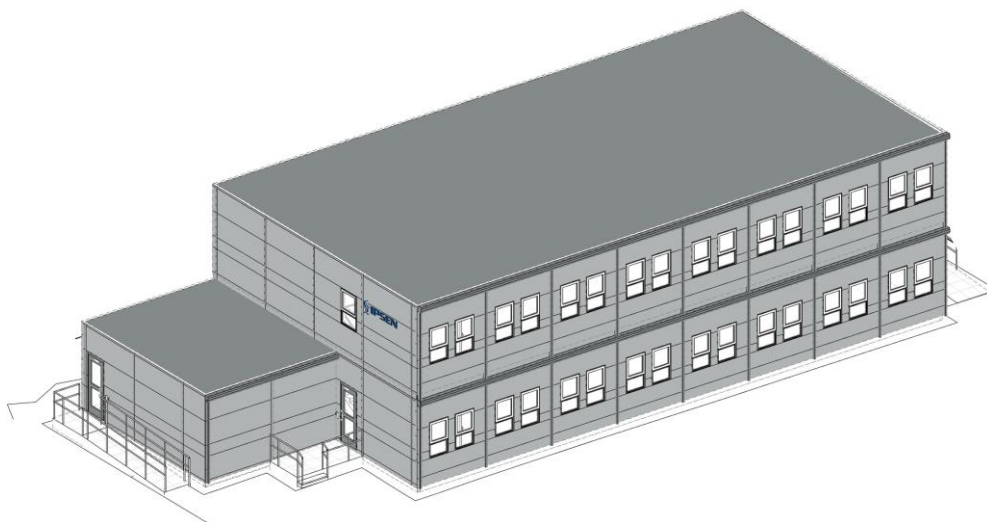


Fig 5. Aesthetic of modular building presented as 3D

3.0 ENVIRONMENTAL SUSTAINABILITY

The modular office building was designed with sustainability a key consideration and since it's dismantling it has been refurbished to ensure that it fulfils the requirement of current Building Regulations standards for an office project in terms of environmental sustainability.

3.1 Land-use, Ecology / Biodiversity and Local Environment:

The proposed development promotes an efficient use of the land which is a Brownfield Site, with minimal intervention. This is encouraged by national planning policy. The site area is predominantly compacted stone left after the demolition of the former Proserve buikding in 2018.

The proposal provides a modern and sustainable design and is a re-used building.

There are no ecological features on the site (where this unit is to be situated) and the site does not lie within a conservation area.

3.2 Energy Efficiency

The re-use of the modular unit dramatically reduced the energy required to fabricate a new building. The thermal envelope of the building had previously been constructed to meet Building Regulations standards. LED lighting is provided throughout the building both internally and externally.

3.3 Sustainable Materials

Durable low maintenance materials have been utilised to minimise energy used in replacing or upkeep of external envelope elements.

3.4 Water Efficiency and Surface Water Run off

All sanitaryware has been previously specified to ensure optimum water efficiency using low flow rates.

No changes will occur to the amount of surface water run-off generated from the site as a result of this proposal. The new flat roofs will discharge rainwater via rainwater downpipes on the South Elevation and into the existing site surface water system that formerly served the roof of the previously demolished building.

Discussions have taken place with the local SAB Board and they have incicated that they are content that as the status quo will be maintained (no additional run-off) and as this is a temporay building to support a new development which in due course will have its own comprehensive SUDS systems, then no SAB application will be required as part of this aplication.

3.5 Waste management, Refuse and Recycling

Refuse and recycling from the IBL site will remain unaltered and waste will be collected from the temporary office building as it is from all other buildings on the IBL site. The applicant enforces a strict waste management plan on the site which actively promotes recycling and energy management.

The foul water from WC's and sinks will be connected into the existing Foul Water Drainage System that served the original Proserve distribution building before its demolition. This proposal is for a temporary permission but it is worth noting that, as mentioned above, all occupants of this relocated building will be drawn from the existing staff cohort at Ipsen and are therefore already within the catchment in relation to Phosphates.

3.6 Pollution

There are no potential impacts in terms of pollution. See note re Phosphates in section 3.5 above.

3.7 Cycle storage

Existing site wide cycle store will be retained on West Site and a new provision will be made adjacent to this temporary building for convenience which will accommodate up to 10 cycles.

3.8 Flood Risk

The map below (Fig 6) obtained from Natural Recourses Wales Flood Map for Planning, indicates the site is outside of the flood plain and that there is low risk from flooding from rivers or from the sea.

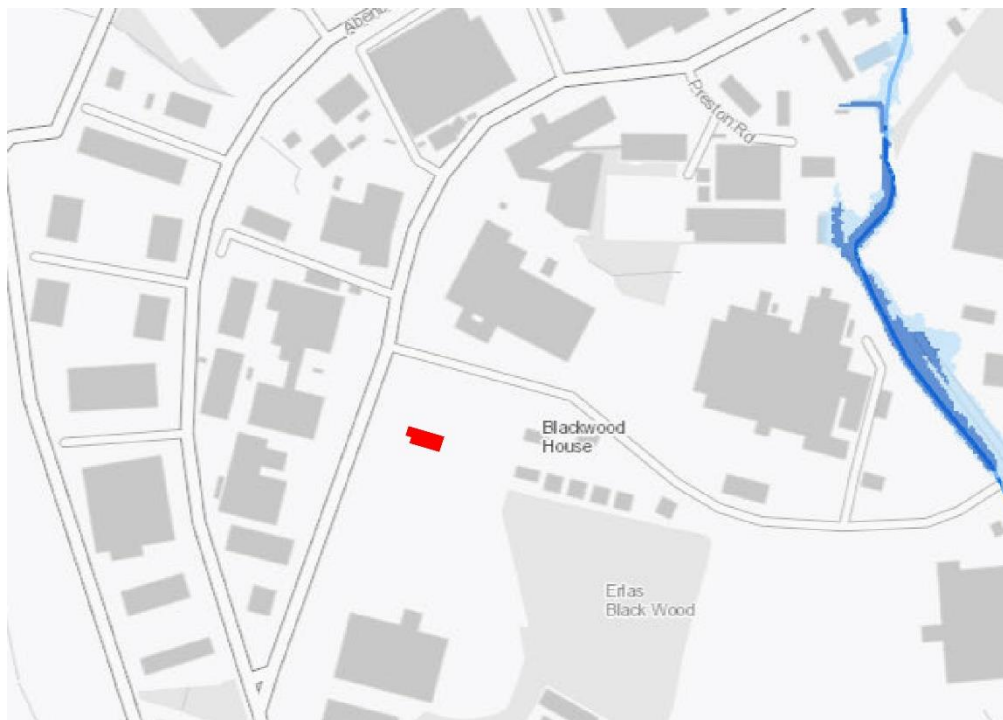


Fig 6. Extract from Flood Map (Temporary Office shown red)

4.0 Community Safety

The existing building is positioned within the boundaries of a site which is protected by extensive CCTV provision and is currently operated by the applicant as car parking.

Where necessary existing security fence lines and access gateways will be maintained and enhanced as required ensuring that at all times the main boundary provides a secure perimeter to the site.

Due to the proposed location being on an existing industrial estate, no other impact on community safety is anticipated.

4.1 Access and movement

Due to the aspects of the business the whole site area is monitored via security 24/7. No changes are envisaged as part of these works.

4.2 Structure

The Building is a Modular Structure which was constructed by Premier Modular of Driffield East Yorkshire.

4.3 Surveillance

All external areas are currently monitored by CCTV cameras, from the applicant's security office. The position of CCTV cameras may be modified as part of this relocation to ensure 100% coverage is maintained.

4.4 Ownership

The Applicant has full ownership of this site.

4.5 Physical protection

The existing building was designed to remove all recesses and viable climbing features. The new staircase will be protected with nom. 1100mm balustrading to all level platforms and 900mm balustrading to stair flights.

4.6 Activity

Due to the nature of the site, congregations of persons other than those employed by the applicant will not occur. Any movement on site is visible and traceable due to security measures. Unknown visitors to the site should be readily identifiable during all working hours.

4.7 Management and Maintenance

As a managed industrial development, the site is well maintained and kept clean and tidy at all times.

5.0 Access

5.1 Pedestrian Access

Pedestrian access to the site will remain as existing. The new temporary building is accessed via the car park using designated pedestrian walkways.

The main entrance will be visible upon the approach to the building and clearly identified with signage.

5.2 Vehicle Access

Vehicular access off Ash Road North will remain unaltered and will continue to be used for site access for both staff and for service vehicles, deliveries etc. The existing car park has designated walking routes which ensure safe pedestrian access to the site.

There will be 35 designated parking spaces associated with this building.

5.3 Approach to the building

The approach to the building will provide a clear and Part M compliant (max 1:12) access from the adjacent marked pedestrian walkway. The entrance doors are clearly visible and of sufficient size to allow easy access for wheelchair users.

5.4 Horizontal circulation within the building

All doors and corridors within the building had been previously sized in accordance with approved document M. All new doors required as part of the relocation works will also comply with Part M.

5.5 Vertical circulation within the building

The ground floor to the relocated modular office building is Part M compliant with the required number of fire escapes. The existing building is served by an internal staircase between ground and first floor, this provides access to the first floor by stairs only and there will not be a lift access. As the first floor area is only 300m² gross area it is deemed that a lift is not required and that the ground floor possesses facilities suitable for everybody working in the company. A location for a lift has been identified in the design should one need to be fitted in the future. A new secondary external staircase is being provided as part of this project giving emergency escape from the first floor of the building.

5.6 Lighting – Internal

Lighting within the existing building has been designed to not cause glare to the occupants and give an even distribution of light combined with the available natural light.

5.7 Final emergency escape doors

Final exit doors currently comply with Approved document Part B and incorporate the necessary design items, including panic bars, appropriate signage and complying with British standards.

5.8 Sanitary Provision

The existing modular building is served by both Male, Female and disabled WC provision within the entrance unit of the building. No changes are envisaged as part of these works.

5.9 Acoustics

There are no special acoustic measures required. The existing building is well insulated and acoustically efficient.

5.10 Lighting External spaces

Existing car park lighting will be locally modified to suit the location of the new building. Additional low intensity building mounted lighting will be provided for the entrance and the emergency escape stairs.