

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:		Your Ref:	P/2020/0625
Date:	15 th December 2020		

**Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, Wrexham.
Erection of general industrial building (B2)**

Further to your email / consultation dated 14/12/2020 in respect of the above, I comment as follows:-

The proposal is for a small expansion at the existing Ipsen Biopharm site, accommodating an additional 12 full time employees. Sustainable travel options are available to staff, with a bus stop close to the site entrance and cycle parking provided. No changes are proposed to the on-site parking provision. There is no suggestion that the new building would alter the nature or frequency of operational vehicle trips to the site. The traffic impact of the development is therefore expected to be minimal.

The proposal does not include any alteration to the vehicular access off Ash Road nor to the public highway. The internal road layout will still allow larger vehicles to turn on-site, entering and exiting in a forward gear.

Conclusion

There are no highways reasons why permission should not be granted.



Chief Officer, Environment & Technical