

Pre-Application Consultation Report

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 - Job number 1419

Ipsen Biopharm Ltd.

Proposed Development, Unit 55

Wrexham Industrial Estate

Site Address	Ipsen Biopharm Ltd Ash Road Wrexham Industrial Estate Wrexham LL13 9UF.
Development	New 3 storey Office building with ground floor secondary packing & dispatch facilities.
Date Prepared	June 2017
Applicant Details	Ipsen Biopharm Ltd Ash Road Wrexham Industrial Estate Wrexham LL13 9UF Contact: Mr Dean Keenan Tel: 01978 661 181
Agent Details	Lovelock Mitchell Architects 3 Stanley Street Chester, Cheshire CH1 2LS Tel 01244 404321 E-mail admin@lovelockmitchell.com Web: www.lovelockmitchell.com

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1.0 INTRODUCTION

- 1.1 Ipsen Biopharm Ltd are applying for planning permission for the erection of a 3 storey office building with secondary packing area on the ground floor. Ground floor also contains storage & dispatch areas. The new building will be built on the footprint of the existing Unit 55 that is to be demolished under planning permission P/2017/0305. The rear car-park will be replaced with a new service yard and there will be ancillary landscaping throughout including amendment to existing entrance at Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF.
- 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 includes single buildings of 1,000sqm of floor space or more. Therefore our client's 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 Limited (the Applicant) and sets out how the Applicant has complied with their duty to carry out pre-application consultation on the proposed scheme at Wrexham.
- 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 taken into account 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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2.0 CONSULTATION REQUIREMENTS & APPROACH

Compliance with consultation requirements

- 2.1 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 comply with the legalisation and guidance a series of tables are provided at **Appendix 1**. 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'.

Statutory consultation activities

- 2.2 Statutory consultation under the relevant requirements and guidance took place in October / November 2016. A summary of the activities that took place are set out below.

Placing site notices

- 2.3 The Applicant is required to place site notices (in English and Welsh) 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.
- 2.4 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**. The notice was provided in both English and Welsh.
- 2.5 The notice was displayed on 15th June and remained there until 21st July. This provided a 30 day viewing period of the notices, exceeding the 28 day minimum period.
- 2.6 The notice was placed at main entrance of the site as shown on Figures 1 below

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2.7 The location of the displayed site notices is illustrated in Figure 2 below.



Figure 2 – Images of displayed site notices

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Notify owners or occupiers

- 2.8 The Applicant must notify any owner or occupier of land adjoining the application site via a letter. A total of 203 owners and occupiers were identified and are listed in Appendix 3.

Consult with 'community' and 'specialist' consultees

- 2.10 The Applicant must notify all 'community' and 'specialist' consultees of the consultation via a letter.
- 2.11 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.
- 2.12 The following is a list of the relevant councillors that were contacted as discussed with the planning department of Wrexham County Borough Council.

Mr Stephen Nott (Clerk), Woodbank Cottage, Pontysyllte, Llangollen, LL20 7YR.

Mr Michael Morris, Denverra, Sun Lane, Bowling Bank, Wrexham, LL13 9RW

- 2.13 These councils and councillors identified above are therefore considered as the 'community consultees' and were provided a cover letter explaining the development and where they can view the relevant documents. This was distributed to consultees on 19 June in hard copy through the post and electronically via an email. A copy of the cover letter is provided at **Appendix 5**.
- 2.14 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.
- 2.15 The relevant specialist consultees are decided through development description tests. The specialist consultees consulted with as part of this pre-application consultation included:
- Wrexham Borough County Council
 - Wrexham Council – local highways
 - Coal Authority
 - The Natural Resources Body for Wales
 - Dwr Cymru Welsh Water
 - Dee Valley Water
- 2.16 The specialist consultees were provided a cover letter explaining the development and where they can view the relevant documents

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Provide a postal address and email address

2.18 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

- **Lovelock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS**
- A dedicated email address at ed.mortell@lovelockmitchell.com
- Through the project website at:-
<https://lovelockmitchell.sharepoint.com/Shared%20Documents/Forms/AllItems.aspx?FolderCTID=0x0120007FCC9BDE59FEC4439BDC15479192EB51&id=%2FShared%20Documents%2FIpsen%20Unit%2055%2FPre%20Application%20Consultation>

2.19 These details were provided to all consultees through the site notices and on the distributed letters

Provide a copy of the draft planning application

2.20 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 Application Form
- Design and Access Statement
- Plans and Drawings
- Site Location Plan
- Proposed Layout
- Flood Consequence Assessment & Outline Surface Water Drainage Strategy
- Transport Statement
- Ecology Report
- Tree Report

2.21 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.

2.22 A consultation website was hosted at:-
<https://lovelockmitchell.sharepoint.com/Shared%20Documents/Forms/AllItems.aspx?FolderCTID=0x0120007FCC9BDE59FEC4439BDC15479192EB51&id=%2FShared%20Documents%2FIpsen%20Unit%2055%2FPre%20Application%20Consultation>. This provided a downloadable copy of each draft application document and a feedback facility for viewers to leave their comments. A screenshot of the website is provided at **Appendix 8**.

2.24 Those without internet access were directed to use the computer facilities available at Wrexham Library Rhosddu Road, Wrexham, LL11 1AU
The library address and opening times were displayed on the site notice.

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3.0 FEEDBACK RECEIVED AND APPLICANT'S RESPONSE

- 3.1 This Chapter sets out the consultation responses received during the pre-application consultation, details the category of consultee and how the Applicant has considered the responses received. These responses include those received during the consultation period.

Specialist consultees

- 3.2 Responses received from those considered as specialist consultees is summarised below. A copy of the full responses is provided at **Appendix 9**.

- **Environment & Planning Wrexham Council ref:- Pre/2017/037**

Applicant's Response

Please see attached document - V-R6472/FRA – DS. This document supersedes the previous document V-R6472-FCA-DS Drainage Strategy – Ver 1

- **The Natural Resources Body for Wales – Ref CAS – 35192 – K9HO**

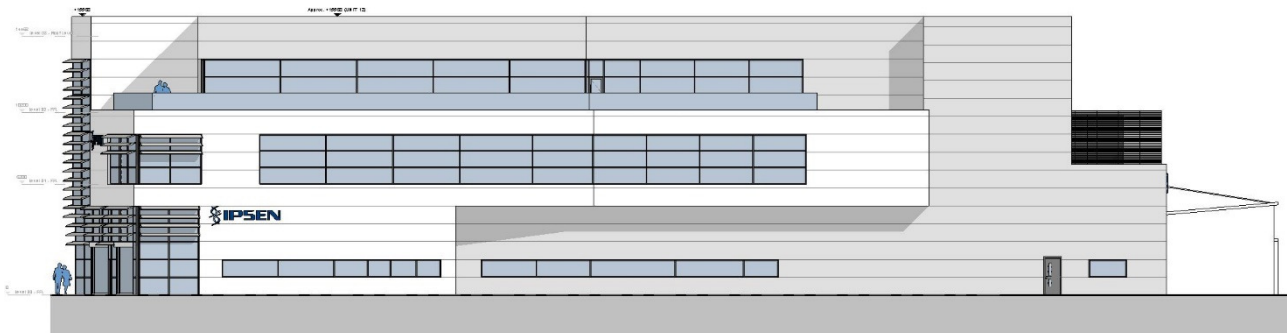
Applicant's Response

Please see attached revised document - 2175-01-TS01c - Transport Statement

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4.0 CONCLUSION

- 4.1 Ipsen Biopharm Ltd are applying for planning permission for the erection of a 3 storey office building with secondary packing area on the ground floor. Ground floor also contains storage & dispatch areas. The new building will be built on the footprint of the existing Unit 55 that is to be demolished under planning permission P/2017/0305. The rear car-park will be replaced with a new service yard and there will be ancillary landscaping throughout including amendment to existing entrance at Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF. This 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.
- 4.2 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received and how the Applicant has taken these responses into account.
- 4.3 Each consultation response received has been responded to in Chapter 3 of this Report with revised and new documentation. The Applicant took great care to analyse and give detailed consideration to all feedback received and this Report show how the feedback received has been responded to. As a result of the consultation no significant changes have been made to the proposed plans.
- 4.4 It can be considered that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. The requirement to consult has been satisfied.
- 4.5 There have been minor changes to the building since the consultation period and have occurred as part of the detailed development of the scheme these include the following:-
- Height of building has been altered to match the adjacent unit 12.
 - New metal mesh cladding to rear as a barrier to hide plant equipment that is situated on the first floor



- Internal layout has been developed however the uses are still the same.
- Ground floor footprint of the building has increased by 23.5 m²

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5.0 APPENDIX 2: SITE NOTICE UNDER SCHEDULE 1B

Proposed UNIT 55 – Ipsen Biopharm

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

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 – Ipsen Biopharm. See site plan layout on the map to the right.

Proposal: Notice is hereby given that Ipsen Biopharm is intending to apply for full planning permission for the Construction of new Unit 55 office / manufacturing building with associated car parking, and landscaping.

You may inspect copies of:

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

Online at:

https://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539f14093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw

Computer facilities are available to view this information online at

Wrexham Library
Rhosddu Road
Wrexham
LL11 1AU
library@wrexham.gov.uk
01978 292090
During the hours of:

Opening Times	
Monday	09.30 - 18.00
Tuesday	09.30 - 18.00
Wednesday	09.30 - 18.00
Thursday	09.30 - 18.00

Friday	09.30 - 18.00
Saturday	09.30 - 16.00



Anyone who wishes to make representations about this proposal must write to the developer no later than **16th July, 2017**.

By post to:

Lovelock Mitchell Architects
3 Stanley Street,
CH1 2LS

By email: via the website given on the left

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

Signed:

On behalf of Lovelock Mitchell Architects

Date: 16th June, 2017

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6.0 APPENDIX 3: IDENTIFIED OWNERS AND OCCUPIERS

Names & Addresses

Solvay	Unit 4, Abenbury Way, Wrexham Industrial Estate, LL13 9UZ
Wholebake Limited	41a Abenbury Way, Wrexham, LL13 9UZ
Hauch Group	Ash Road North, Wrexham Industrial Estate, LL13 9UG
Betts Plastics,	Ash Road North, Wrexham Industrial Estate, LL13 9JT.
Proserve	12 Ash Road North, Wrexham Industrial Estate, LL13 9JT
F1 Real Estate	Canal Mill, Botany Brow, Chorley, Lancashire, PR6 9A
	Letter drop to all units in the adjoin areas approximately 10 locations

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7.0 APPENDIX 4: OWNERS AND OCCUPIERS LETTER

Solvay
Unit 4, Abenbury Way,
Wrexham Industrial Estate,
LL13 9UZ

Date: Thursday 15th June 2017

Dear Owner / Occupier

Re: Planning Application for the proposed new Unit 55 building at Ipsen Biopharm, 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 19th June we will be entering into the 28 day pre application consultation period. The notice provides an opportunity to comment directly to the developer (Wales & West housing), on the proposed development at Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, LL13 9UF.

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://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw), which contains the proposed scheme designs, upcoming public events, and a questionnaire to record representations from anyone accessing the page. The page will be populated with the drawings & documents that we will be submitting for planning.

Scheme Details:-

- A. Proposed development at Ipsen Biopharm, Ash Road North Wrexham Industrial Estate, LL13 9UF.
- B. I give Notice that Ipsen Biopharm are conducting a 28-Day public Consultation Period commencing on the 19th June 2017 prior to full detailed planning application for the following scheme.
- C. The construction of a 3 storey office building with secondary packing area, storage & distribution inclusive of signage, service yard & landscaping.
- D. The plans, supporting design & relevant documents & application document can be found at the following web-page:-

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https://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw)

- E. If you would like to representations about the proposed development please contact LMA directly by post or email:-

Contact - Ed Mortell
Address - Lovelock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS

Email:- Ed.mortell@lovelockmitchell.com

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8.0 APPENDIX 5: COMMUNITY CONSULTEE LETTER

Mr Stephen Nott (Clerk),
Woodbank Cottage, Pontysyllte,
Llangollen, LL20 7YR.

Date: Thursday 15th June 2017

Dear Mr Nott,

Re: Planning Application for the proposed new Unit 55 building at Ipsen Biopharm, Wrexham Industrial Estate.

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 19th June we will be entering into the 28 day pre application consultation period.

The association has set up a Web Page for public viewing (which is now live: https://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw), which contains the proposed scheme designs, upcoming public events, and a questionnaire to record representations from anyone accessing the page. The page will be populated with up to date information throughout the 28-Day Consultation period.

Scheme Details:-

- A. Proposed development at Ipsen Biopharm, Ash Road North Wrexham Industrial Estate, LL13 9UF.
- B. I give Notice that Ipsen Biopharm are conducting a 28-Day public Consultation Period commencing on the 19th June 2017 prior to full detailed planning application for the following scheme.
- C. The construction of a 3 storey office building with secondary packing area, storage & distribution inclusive of signage, service yard & landscaping.
- D. The plans, supporting design & relevant documents & application document can be found at the following web-page:-
https://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw

- E. If you would like to representations about the proposed development please contact LMA directly by post or email:-

Contact - Ed Mortell

Pre-Application Consultation Report

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

Email:- Ed.mortell@lovelockmitchell.com

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9.0 APPENDIX 7: SPECIALIST CONSULTEE LETTER UNDER SCHEDULE 1C

Welsh Water
Developer Services
PO Box 3146
Cardiff, CF30 0EH

Date: Thursday 15th June 2017

Dear Owner / Occupier

Re: Planning Application for the proposed new Unit 55 building at Ipsen Biopharm, 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 19th June we will be entering into the 28 day pre application consultation period. The notice provides an opportunity to comment directly to the developer (Wales & West housing), on the proposed development at Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, LL13 9UF.

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://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw), which contains the proposed scheme designs, upcoming public events, and a questionnaire to record representations from anyone accessing the page. The page will be populated with the drawings & documents that we will be submitting for planning.

Scheme Details:-

- A. Proposed development at Ipsen Biopharm, Ash Road North Wrexham Industrial Estate, LL13 9UF.
- B. I give Notice that Ipsen Biopharm are conducting a 28-Day public Consultation Period commencing on the 19th June 2017 prior to full detailed planning application for the following scheme.
- C. The construction of a 3 storey office building with secondary process area, storage & distribution inclusive of signage, service yard & landscaping.
- D. The plans, supporting design & relevant documents & application document can be found at the following web-page:-

Pre-Application Consultation Report

https://lovelockmitchell.sharepoint.com/_layouts/15/guestaccess.aspx?folderid=1caba906539ff4093b72f50cf1dd54e55&authkey=AfubWxKVq5Nf-NtZe_xXrlw)

- E. If you would like to representations about the proposed development please contact LMA directly by post or email:-

Contact - Ed Mortell
Address - Lovelock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS

Email:- Ed.mortell@lovelockmitchell.com

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

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10.0 APPENDIX 8: CONSULTATION WEBSITE

The screenshot displays the Lovelock Mitchell Architects Portal interface. The browser address bar shows the URL: <https://lovelockmitchell.sharepoint.com/Shared%20Documents/Forms/AllItems.aspx?FolderCTID=0x0120007FCC9BDE59FEC4439BDC15479192EB51&id=%2FShared%20Docur>. The page title is "Office 365" and the user is identified as "Guest Contributor".

The main content area shows the "Ipsen Unit 55 > Pre Application ... > Drawings" folder. A table lists the documents, including their names, modification dates, and the user who modified them.

Name	Modified	Modified By	Project Image
IPU55_XX_XX_DR_A_1000_P01_Location Plan.pdf	June 9	Neil Maddocks	
IPU55_XX_XX_DR_A_1001_P01_Site Plan as Existing.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_1002_P01_Site Plan as Proposed.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_1003_P01_Site Plan - Proposed Associated Extern...	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_1004_P01_Site Plan - Proposed Additional Car Par...	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2001_P01_Level 00 - Proposed Ground Floor Plan...	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2002_P01_Level 01 - Proposed First Floor Plan.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2003_P01_Level 02 - Proposed Second Floor Plan...	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2004_P01_Level 03 - Proposed Roof Plan.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2005_P01_Proposed Sections.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2006_P01_Proposed Elevations - Sheet 1.pdf	June 15	Neil Maddocks	
IPU55_XX_XX_DR_A_2007_P01_Proposed Elevations - Sheet 2.pdf	June 15	Neil Maddocks	
WM-008-05-02-0080_1_Sheet 01.pdf	June 16	Neil Maddocks	
WM-008-05-02-0080_1_Sheet 02.pdf	June 16	Neil Maddocks	
WM-008-05-02-0080_1_Sheet 03.pdf	June 16	Neil Maddocks	

The right-hand sidebar shows the "Drawings" folder, which was modified on June 15. The bottom status bar indicates the time is 14:44 on 11/07/2017.

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11.0 APPENDIX 9: CONSULTEE RESPONSES

11.1 Environment & Planning – Wrexham Council.

Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning
Lawrence Isted

De Ffordd yr Abaty, Ystad Ddiwydiannol Wrexham, Wrexham LL13 9PW
Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW
Ffôn/Tel: 01978 298989 BT Text Phone: 01978 292067
www.wrexham.gov.uk www.wrexham.gov.uk



Lovelock Mitchell Architects

3 Stanley Street
Chester
CH1 2 LS

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynnwr am/Ask for
Rhif Union/Direct Dial
E-bost/E-mail

PRE/2017/037
28th June 2017
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Ed Mortell

Dear Sir

**Ipsen Biopharm, Ash Road North, Wrexham Industrial Estate, Wrexham.
Proposed new Unit 55 Building.**

I refer to your email / DMO Consultation dated 22/06/2017 in respect of the above.

Access

The proposed development site is located on Ash Road North which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing accesses would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

The two main accesses to consider which are both located on Ash Road North would appear to be the access located immediately north of the proposed unit 55 building and the access on the opposite side of the road located immediately south of the Ash Rd North / Ash Rd South Junction.

Northerly Access (north of proposed unit 55 building)

The existing access is 7.7m wide and takes the form of a dropped kerb vehicular access. The access is surfaced with hard bound materials and is gated at 4.1m behind the adjoining carriageway. Visibility from the existing access is adequate providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway. This existing access currently appears to be closed up and unused.

I understand that it is proposed to widen this access to approximately 8.6m to accommodate up to 16.5m long HGVs in the new service yard area alongside the proposed unit 55 building. The submitted swept path details satisfactorily demonstrate how such vehicles will enter, turn and exit the site in this location. The submitted layout plan (drg. No. IPU55-LMA-XX-XX-DR-A-1003 Rev P01) appears to indicate a revised splayed access in this location. **I would recommend that the access is modified to incorporate standard 15m kerb radii.** Appropriate dropped kerbs / tactile tiles will be required across the new access.

*rdym yn croeso i gyswllt yn Gymraeg.
rddem yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedl.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

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The proposed barrier is located approximately 19m behind the adjoining carriageway which is considered acceptable.

The applicant will need to enter into an agreement with the Council under Section 278 of the Highways Act 1980 so that the proposed access and footway can be tied into the existing adopted highway.

I would recommend that further information is provided in respect of anticipated daily HGV movements through the proposed access including how many HGVs will be on site at any one time and details of where they will park clear of the adjoining highway

Access (opposite side of road located immediately south of Ash Rd North / Ash Rd South junction).

The existing access is 5.7m wide, surfaced with hard bound materials and is gated approximately 12m behind the adjoining carriageway.

I understand that this access serves an existing warehouse operated by Proserve where HGVs and staff vehicles park in the existing car park. Ideally, any gates should be erected a minimum distance of 20m behind the adjoining carriageway where larger HGVs are involved.

Visibility from the main access serving the development site is adequate in both directions providing splays in excess of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway.

It is unclear as to whether vehicles associated with Ipsen Biopharm use this access for entry only and access at the adjoining Proserve Unit located further south along Ash Road North - **Please clarify this issue.**

There would appear to be some degree of pedestrian provision / separation within the existing car park to avoid conflict with HGVs / staff vehicles. The submitted Transport Statement appears to indicate that staff / visitor access to the replacement unit 55 from the public highway network / Proserve car park would continue via the northern most bellmouth access point. I assume that this is the northerly access, north of proposed unit 55 building described above.

In terms of footway provision / pedestrian facilities between the car park and development site, I comment as follows:-

Existing footway provision from the shared Proserve Site car park is limited. There is potential for a total of 124 cars to park in the Proserve car park with pedestrians having to walk to the proposed development (and existing units) on the opposite side of Ash Road North (40mph speed limit) which is not ideal.

I would therefore recommend that the applicant carries out a "pedestrian / vehicle survey" along this section of Ash Road North to assess the potential requirement for improved crossing provision ie/ pedestrian refuge, zebra crossing etc.

The footway on the northern side of the car park access terminates where it meets Ash Road South. Even if the above survey does not indicate the requirement for any significant crossing facility, I would recommend that a 2.0m wide footway is constructed at this point a short distance into Ash Road South which provides crossing points (dropped kerbs / tactile) at the narrowest section of the carriageway across Ash Road South. I would recommend that dropped kerb crossing points are provided across Ash Road North at a suitable location north of the main access / south of proposed unit 55 to facilitate.

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You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully



Service Manager Environment

Pre-Application Consultation Report

11.2 The Coal Authority:-



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

Mr Ed Mortell

Lovelock Mitchell Architects

[By Email: Ed.mortell@lovelockmitchell.com]

12 July 2017

Dear Mr Mortell

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Publicity & Consultation before applying for planning permission under articles 2C & 2D

Proposed new Unit 55 building at Ipsen Biopharm, Wrexham Industrial Estate

Thank you for your consultation letter of 15 June 2017 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that the proposed development site is located outside of the defined coalfield.

Pre-Application Consultation Report

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc.*

Planning Liaison Officer

Pre-Application Consultation Report

11. 3 Natural Resources Wales



Ein cyf / Our ref: CAS-35192-K9H0
Eich cyf / Your ref:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 3785
Dyddiad/Date: 14 July 2017

Lovelock Mitchell Architects
3 Stanley Street
CHESTER
CH1 2LS

Er sylw/For the attention of: Ed Mortell

Annwyl/Dear Mr Mortell

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D**

Bwriad/Proposal: New 3 Storey Office building with secondary packing area on the ground floor. Ground floor also contains storage & dispatch areas. The new building will be built on the footprint of the existing Unit 55 that is to be demolished under planning permission P/2017/0305. The rear car-park will be replaced with a new service yard and there will be ancillary landscaping throughout including amendment to existing entrance.

Lleoliad/Location: Ipsen Biopharm, Wrexham Industrial Estate

Thank you for consulting Natural Resources Wales (NRW) about the above proposed development at pre-application stage, which was received on 22 June 2017.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time there may be new information available which we will need to take into account in making a formal response.

Based on the information submitted to us, we have significant concerns with the proposed development as submitted. On this basis, we would recommend to the local authority that they should only grant planning permission if the scheme can meet the following requirement and they attach the conditions summarised below. Otherwise, we would object to the planning application.

www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk

Cyfoeth Naturiol Cymru/Natural Resources Wales, Llyn Brian, Ffordd Penlan, Parc Menai, Bangor, LL57 4TW

Croeso i'r gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Pre-Application Consultation Report

Requirement: Submission of a revised Flood Consequence Assessment which includes an assessment of the culverted unnamed watercourse on the site

Condition 1: Geoscience: Universal condition for development on land affected by contamination

Condition 2: Geoscience: Verification Report

Condition 3: Geoscience: Long-term monitoring

Condition 4: Geoscience: Unsuspected contamination

Flood Risk

The site lies entirely in Zone A as defined by Welsh Government's Development Advice Map (DAM) referred to under TAN15: Development and Flood Risk. However, and although we have no exact records, there is likely to be an unnamed watercourse which runs in culvert beneath the site. The potential flood risks associated with this watercourse have not been assessed as part of our Flood Map exercise, as such we would advise that the potential flood risks are unknown and unquantified. In this instance, the existing flood map information (flooding from rivers and the sea) may not be accurately representing flood risk at the site. The updated Flood Map for Surface Water Flooding confirms that portions of the site, particularly within vicinity of the development at Unit 55, could be at risk from surface water flooding.

Requirement: Submission of a revised Flood Consequence Assessment which includes an assessment of the culverted unnamed watercourse on the site

A Flood Consequences Assessment & Outline Surface Water Drainage Strategy (Opus, V-R6472/FRA-DS, May 2017) has been produced. We have reviewed the contents of the report and we have the following observations:

- Section 2.5 acknowledges that a 1.2 metre diameter culvert passes beneath the site. However, it is unclear as to the route, depth and condition of the culverted watercourse. The proposed development, which has a footprint greater than that of the existing building (to be demolished), could impact the culverted watercourse. There should be a demonstration that the development will not affect the integrity of the culvert, and also ensure that sufficient access arrangements are maintained to the structure to ensure that future repair and/or replacement works can be carried out should there be a need in the future. Any works or modifications to the watercourse (including culverted sections) are likely to require the approval of the Lead Local Flood Authority, which in this instance is Wrexham County Borough Council.
- There has been no assessment within the FCA as to the potential flood risks associated with the unnamed watercourse, nor any assessment within

Pre-Application Consultation Report

the FCA of how the site, and the development, could be affected by flooding should there be a blockage at the culvert inlet or within the culvert structure itself. This requires assessment within a revised FCA, and mitigation measures may be required to ensure that the development is adequately protected from potential flood risks associated with this watercourse.

Management of Surface Water Runoff

We would recommend that reference is made to Wrexham County Borough Council's "management of surface water generated from new development" guidance. The Council's Flood and Water Management Team (Lead Local Flood Authority) should be consulted at an early stage regarding the development proposals, particularly the intention to discharge via infiltration or to "ordinary" watercourses. (Where the intention is to discharge via infiltration Condition 5 within this correspondence will also apply).

https://www.wrexham.gov.uk/english/planning_portal/publications/surface_water.htm

Geoscience

We have significant concerns with the proposed development due to the site being located within a Source Protection Zone, underlying principal aquifer and Dee Water Protection Zone.

To address these concerns we recommend that the developer should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. Refer to the Environment Agency's '[Guiding Principles for Land Contamination](#)' for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to the [Environment Agency's \(2017\) 'Approach to Groundwater Protection'](#)

In the absence of additional information being provided with any future planning application we would recommend to the local authority that they should only grant planning permission for this scheme if the conditions listed below are attached to the planning permission.

Condition 1: Geoscience: Universal condition for development on land affected by contamination

Pre-Application Consultation Report

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
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.
3. The site investigation results and the detailed risk assessment (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 in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Condition 2: Geoscience: Verification Report

Prior to commencement of development, a verification report demonstrating completion of the 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 any plan (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, and for the reporting of this to the Local Planning Authority.

The verification report is required to demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.'

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Condition 3: Geoscience: Long-term monitoring

Long-term monitoring of the site will ensure that longer term remediation criteria relating to controlled waters have been met and this will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site.

Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Condition 4: Geoscience: Unsuspected contamination

Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated.

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 the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Condition 5: Surface Water disposal (SUDS)

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Dee Water Protection Zone

This site lies within the designated Dee Water Protection Zone. The storage or use of controlled substances at the site, due to the nature of the site, may require a formal consent from the NRW, under the Water Resources Act 1991. It is the developer's responsibility to ensure that this matter is discussed with NRW should planning permission be granted.

Further guidance regarding this requirement is available at:
<https://www.gov.uk/government/publications/consent-for-a-controlled-activity-within-the-river-dee-water-protection-zone>

Pre-Application Consultation Report

NRW recommends that a comprehensive emergency plan be in place to deal with any potential pollution incident that occurs at the site.

Ecology

The pre-application documentation includes and is supported by an ecological submission (reference: Williamson, K. (2017). Ipsen Biopharm: Ecological and Protected Species Surveys . Cambrian Ecology Ltd. Unpublished.

NRW considers the survey and assessment to have been completed to a satisfactory standard and concur with the conclusions.

Pollution Control

Any construction work should take place following a method statement to reduce the risk of pollution to air land and water. Pollution prevention guidelines should be followed and all waste should be removed from site to a permitted waste facility following the waste duty of care. The applicant should ensure that there are no misconnections to the current surface water and sewage systems already in place.

Should a pollution incident occur on site during construction, this should be self-reported immediately to NRW on our Incident hotline 03000 65 3671.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:
(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>).

We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. You are advised that, in addition to planning permission, it is your responsibility to ensure that all other permits/consents relevant to your development are secured.

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

Yours sincerely



MRS MERYL W READ
Technical Specialist

Direct dial 03000 653785 Direct e-mail meryl.read@cyfoethnaturiolcymru.gov.uk

Pre-Application Consultation Report

11.4 Welsh Water



Developer Services
PO Box 3346
Cardiff
CF30 0EH
Tel: +44 (0)300 917 2652
Fax: +44 (0)2920 740472
E-mail: developer.services@dwr-cymru.com

Gwasanaethau Datblygu
Bosch Post 3146
Caerdydd
CF30 0EH
Ffôn: +44 (0)300 917 2652
Ffacs: +44 (0)2920 740472
E-bost: developer.services@dwr-cymru.com

Mr Ed Mortell
Lovelock Mitchell Architects
3 Stanley Street
Chester
Cheshire
CH7 1XB

Date: 04/07/2017
Our Ref: PPA0002216

Dear Mr Mortell

Grid Ref: 337462 350276

Site Address: Ipsen Biopharm Ash Road North

Development: Schedule 1C Article 2D - New 3 Story Office building with secondary parking area on the ground floor. Ground floor also contains storage & dispatch areas.

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

SEWERAGE

Having reviewed the proposed drainage strategy and spoken with the consultant, I note that only domestic type flows from the offices will discharge to the public sewer. It is also understood that this discharge will replicate the existing foul discharge from the site as there will be no increase in employee numbers.

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be communicated with to the foul/combined sewer between manholes SJ37503301 and SJ37503102 located in Abenbury Way.

Should a planning application be submitted for this development we will seek to control these points of



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Mae Dwr Cymru yn ddelfid Glas Cymru - cwmni 'nid-er-afael'.

We welcome correspondence in
Welsh and English

Glas Cymru Cyf, a limited company registered in
Wales no 2882111. Registered office: Pen-y-fryn Road,
Nelson, Treharris, Mid Glamorgan CF48 6LJ

Byddym yn croeso i gyswlltu'n eiddo
Cymraeg neu yn Saesneg

Glas Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Wales no 2882111. Swyddfa gofrestruwyd: Pen-y-fryn Road,
Nelson, Treharris, Morgannwg, Ceredigion CF48 6LJ.

Pre-Application Consultation Report

communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Discharge of surface water to the public sewer is only to be made as a last resort. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Advisory notes

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



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Glas: Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid er elus'.

We welcome correspondence in
Welsh and English

Dwr Cymru Cyf, a limited company registered in
Wales no 2086777. Registered office: Pen-y-wnallt Road,
Nelson, Trehafod, Mid Glamorgan CF46 6DT

Byddwn yn croeso i gyswlltu â ni
yn Gymraeg neu yn Saesneg

Dwr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Wales no 2086777. Swyddfa gofrestru: Ffordd Pen-y-wnallt,
Nelson, Trehafod, Morgannwg Cymru CF46 6DT

Pre-Application Consultation Report

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



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Mae Glas Cymru yn eiddo i Glas Cymru – cwmni 'not for profit'.

We welcome correspondence in
Welsh and English

Glas Cymru Cyf, a limited company registered in
Wales no. 1166703. Registered office: Penrhos Road,
Llapan, Trebarnet, Mid Glamorgan CF46 6LF

Byddwn i gyswrtu golybwrth yn y
Cymru neu yn Saesneg

Glas Cymru Cyf, cwmni rhyngedig wedi'i gofrestru yng
Sgôrws ym 1166703. Swyddfa gofrestru: Heol Penrhos
Llapan, Trebarnet, Morgannwg Sarnod CF46 6LF

Pre-Application Consultation Report

11.5 Wholebake Limited:-

Hi Ed,

We have no objections to your proposals.

Thanks

Sal Jefford

HR & Administration Assistant

Wholebake Limited

T (Office): + 44 (0) 1490 412297

Internal extension: 102

Email: Sal@wholebake.co.uk

Ty'n Llidiart Industrial Estate, Corwen, Denbighshire, LL21 9RR



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