

Design and Access Statement

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 – **1419 – DAS - RevA**

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
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1.0 INTRODUCTION - CONTEXT

1.1. Applicant

Ipsen is a global specialty-driven pharmaceutical company whose ambition is to become a leader in specialty healthcare solutions for targeted debilitating diseases. The Ipsen Group is a mid-sized European biotech group marketing products in over 120 countries. Its development strategy is supported by four franchises: neurology / Dysport®, endocrinology / Somatuline®, uro-oncology / Decapeptyl® and hemophilia. Moreover, the Group has an active policy of partnerships. R&D is focused on innovative and differentiated technological patient driven platforms, peptides and toxins. The Group has total worldwide staff of close to 4,500 employees. Ipsen BioPharm Ltd Wrexham is part of the Ipsen Group.

Amongst the most innovative pharmaceutical groups, Ipsen devoted over 20% of sales to R&D in 2010. Its research teams are active in discovering and developing new molecules, and managing the life-cycle of products which are already marketed.

The Group's Research and Development ambition is to respond to unmet medical needs by providing patients with innovative care solutions, and to transform the prognosis of the disease in both its targeted therapeutic areas and primary care, Ipsen has a diversified portfolio of leading drugs.

The Group's product portfolio includes pharmaceutical products marketed around the world to specialists working in its targeted therapeutic areas (oncology, endocrinology, neurology, haematology), which are its primary areas of development. The Group also markets products in other therapeutic areas in which it boasts longstanding expertise (gastroenterology, cardiovascular and cognitive disorders). To a large extent, these are composed of primary care.

The Wrexham site is a strategic site for Ipsen and manufactures and develops Biological Neurotoxins. The Ipsen Group has the ambition to be world leaders in the area of Neurotoxins with the Wrexham site being a flag ship site for Biotech capability, technology and expertise.

The products manufactured and developed at the Wrexham site, provide unique therapeutic indications for severe diseases like spasticity, cervical dystonia in adults and children.

The site currently employs approx. 350 people and approximately 50 contractors relating to ongoing projects and support services. A significant number of these employees are high end qualified to degree and post graduate level.

Due to the growth of the commercial product and new product pipeline the site has been expanding over the past 2 years and will continue to do so.

This Design and Access Statement supports the Full Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for a new 3 storey modular office building with process & storage facilities on the ground floor. The ground floor will have a delivery & dispatch area towards the rear. This rear of the building currently used for parking will be developed into a service yard with a large canopy attached to the building which will create a shade for when goods are being delivered or collected.

1.2. Aspirations

The Wrexham site is a strategic site for Ipsen and manufactures and develops Biological Neurotoxins. The Ipsen Group has the ambition to be world leaders in the area of Neurotoxins with the Wrexham site being a flag ship site for Biotech capability, technology and expertise.

The products manufactured and developed at the Wrexham site, provide unique therapeutic indications for severe diseases like spasticity, cervical dystonia in adults and children.

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The site currently employs approx. 350 people and approximately 50 contractors relating to ongoing projects and support services. A significant number of these employees are high end qualified to degree and post graduate level.

Due to the growth of the commercial product and new product pipeline the site has been expanding over the past 2 years and will continue to do so.

1.3. Description of the development – Site

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 site is operated by Ipsen Biopharm Ltd and is located within the red line boundary (fig 1). It is approximately 3.93 HA in area, and topographically is relatively flat.

Ipsen Biopharm also own land on the opposite side of Ash Road North. This site is currently used for surfacing car-parking but will be subject to re-development in the future as the company expands.

The site has developed a master plan to ensure the site has the capabilities and infrastructure to meet the growth ambitions for the neurotoxins business. The master plan includes the building and refurbishment of office and welfare spaces as well as manufacturing and technical workshops.

The master plan philosophy is to develop the site as a Biotech Campus to realise the group ambition of world leaders. The group places a high importance on retaining and attracting talent.

This planning permission is part of an ongoing development of the Ipsen Campus. This will be seen as the benchmark for the overall site and any further development will reflect the appearance & quality of the proposed new Unit 55.

Ipsen Biopharm also own land on the opposite side of Ash Road North. This site is currently used for surfacing car-parking but will be subject to re-development in the future as the company expands.



Figure 1. Context of location – application site highlighted in red. Other site owned by client highlighted in blue



Figure 2 - Aerial view of site – New building outlined in Red

1.4. Existing buildings and site

The building will sit roughly on the footprint of the existing unit 55 and will have an internal link to the adjacent unit 12 on both the ground and first floor (the current unit 55 has a link to unit 55 through the ground floor only).

The new build will be 2 storeys tall but approximately 1.6m meters shorter than the adjacent Unit 12.

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To facilitate the new service yard to the rear of the building, the car-parking spaces will have to be removed from this area. This car-parking will be accommodated on the existing site and the site that Ipsen owns on the opposite side of Ash Road North.

The Fence to the front of unit 55 will be replaced with more natural features yet still ensuring that the required security is in place. This is part of Ipsen's new security approach (see section 3.5 & 6.0) to the site and their vision for the future to create a 'Campus' for the staff and visitors at Ipsen, Wrexham.

Most of the Mechanical Plant will be located on the roof of the new storage area at first floor level however the refrigeration plant will be located at the rear of unit 12 in an existing plant area.

The site has been under a facelift in the last number of years with improvements both externally and internally to many of the buildings on site. The new Unit 55 will be seen as the flagship building on site and will be the benchmark for all future development on the Ipsen site.

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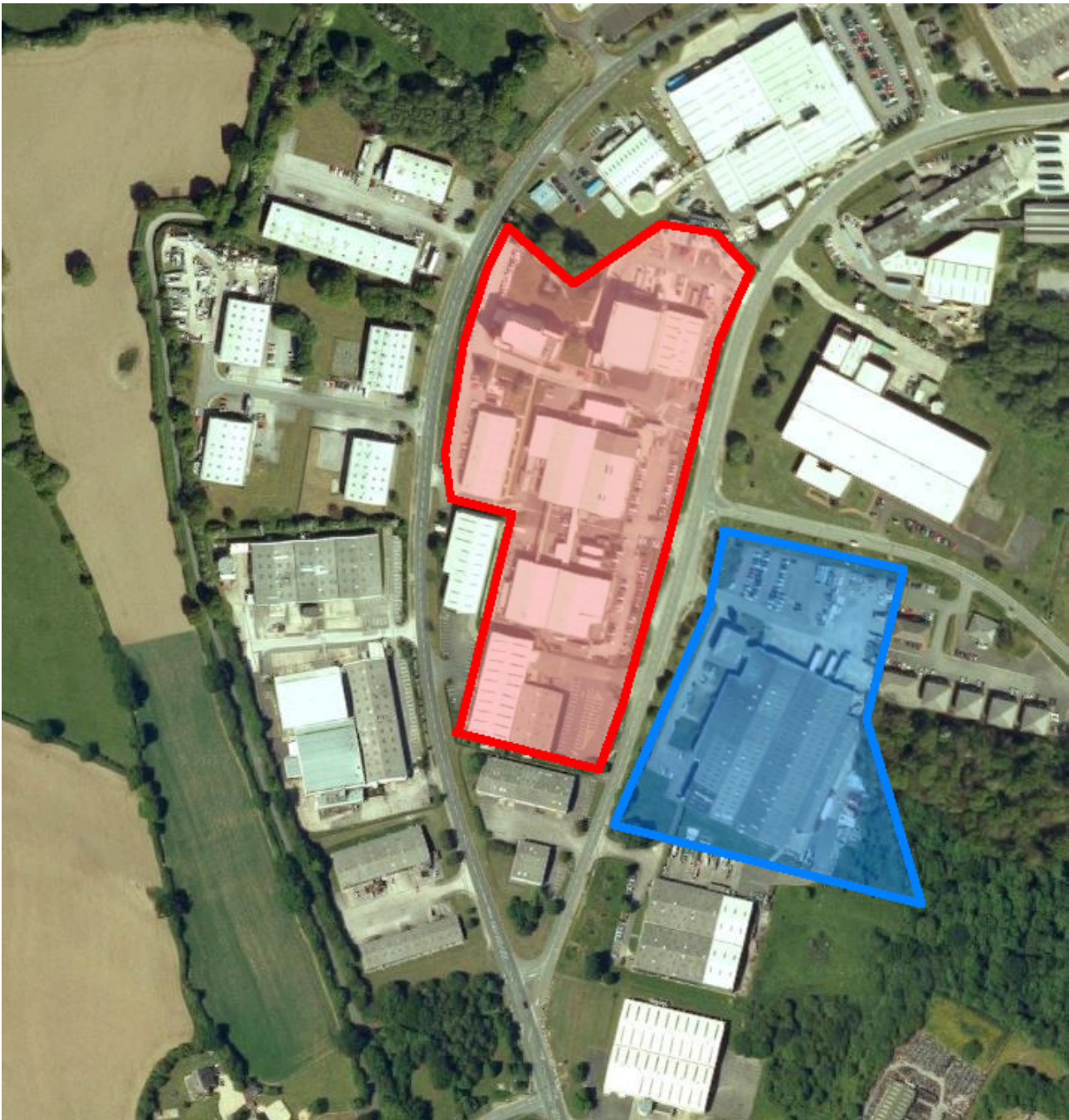


Figure 3-Existing Site Location Plan

1.5. Pre-planning consultation

A Pre-application inquiry (ref: ENQ/2017/0023) was made in February 2017. This was then followed up with a meeting with Matthew Philips where the scheme was discussed in more detail, the meeting took place on the 6th April 2017. We would like to note at this stage that the process was extremely useful and helped with some of the discussions on the scheme.

Pre-planning consultation period took place in July & August 2017. A PAC document has been submitted as part of this application.

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1.6. Existing Planning Constraints / Condition

We have recently received planning for temporary office building on the site and the demolition of the existing unit 55 Ref: - P/2017/0305. This planning permission will allow for the office space that is required for the staff that are currently in unit 55 and will begin the process of rationalising some of the internal divisions on the site.

2.0 DESIGN PROCESS

2.1 Process

The need for the new Unit 55 came from a company business case that due to expansion of sales a new secondary packing and storage facility was required. This is both to alleviate the pressure on the existing and to cope with the current and future growth.

Initially we examined the possibility of either extending or reconfiguring the existing unit 55. However after an extensive study it was deemed inadequate and very costly to try and utilise the existing.

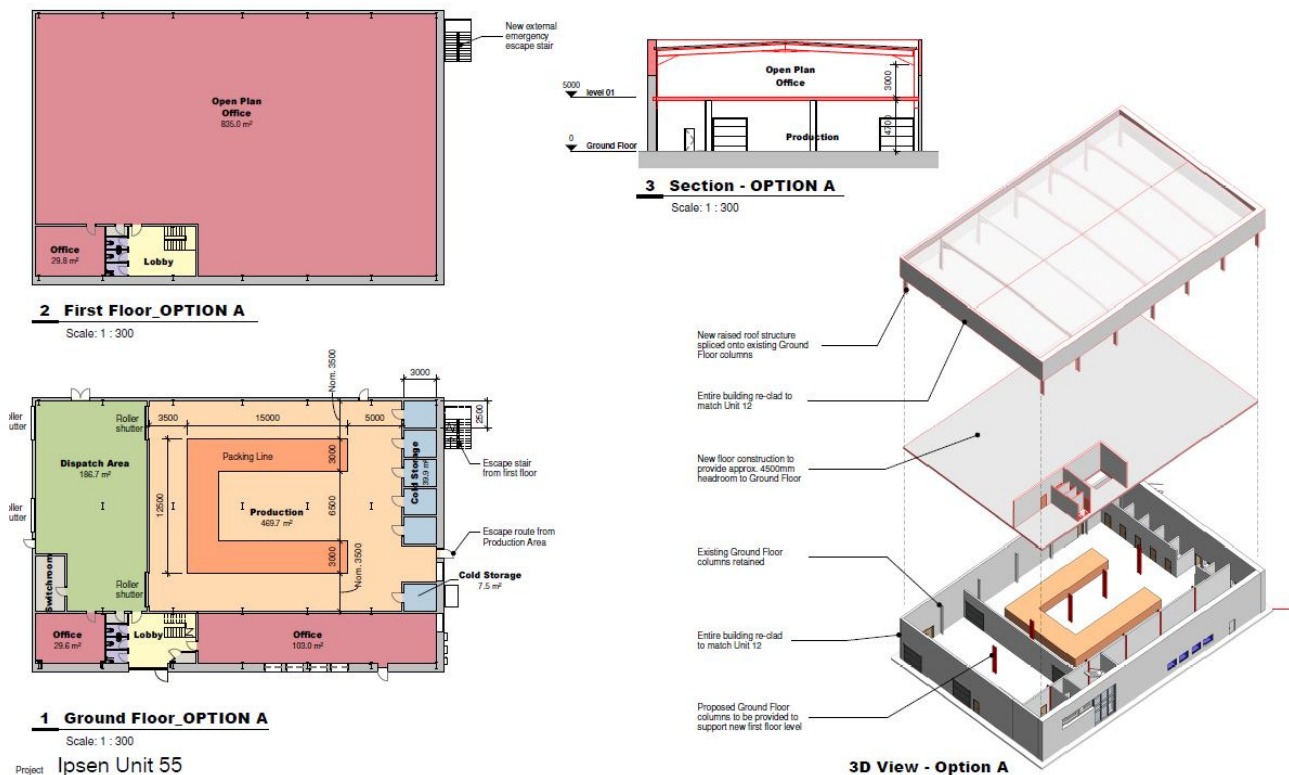


Figure 4. Existing Unit 55 – proposal

Coincidentally at the same time Ipsen had performed an internal study and had concluded that many of the internal divisions were working remotely from each other and would be better served, such as finance & HR.

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With this in mind and the need for R&D space to expand LMA put together a proposal for a 3 storey building similar in size to the existing footprint to unit 55 and height to adjoining Unit 12. Furthermore were able to integrate the existing security cabin and this is also reflected in the overall security strategy that will be employed on this site in the future.

3.0 CHARACTER

3.1 Use

The proposed development is intended to provide a high quality building for secondary pharmaceutical packing and storage with goods inwards and dispatch areas to the ground floor. First & Second floor office accommodation for internal company use.

The scheme has been developed to meet the high international standards set both by the pharmaceutical industry and Ipsen Biopharm

3.2 Amount.

The internal floor area of the development is circa 4052m² over three storeys.

Ground Floor: - 1532 m²

First Floor: - 1260 m²

Second Floor (including external balcony): - Net area approx. 1260 m²

Internal accommodation.

The proposed use of the new Unit 55 is as follows:-

- Ground Floor :-
 - Large entrance area that will be the main entrance and security check for all staff & visitors entering the site. This area will replace the existing security check-in cabin.
 - Stairs & lift area for circulation to upper floors
 - Visitor viewing Area
 - Secondary packing area, for pharmaceutical products to be used by the end consumer & other pharmaceutical companies.
 - Ground floor link to existing adjacent Unit 12
 - Changing areas for packing / Process areas.
 - Associated offices for packing area
 - Goods inwards / dispatch area.
 - Cold storage for products
 - Storage & distribution areas.
 - Service yard with canopy
- First Floor :-
 - Office space for manufacturing related personnel.
 - Office space for Ipsen Wrexham Admin / Marketing / Finance & HR with associated Training Rooms & Meeting rooms
 - Toilet area for office staff
 - Kitchenette for office staff
 - Breakout area.
 - First floor link to Unit 12

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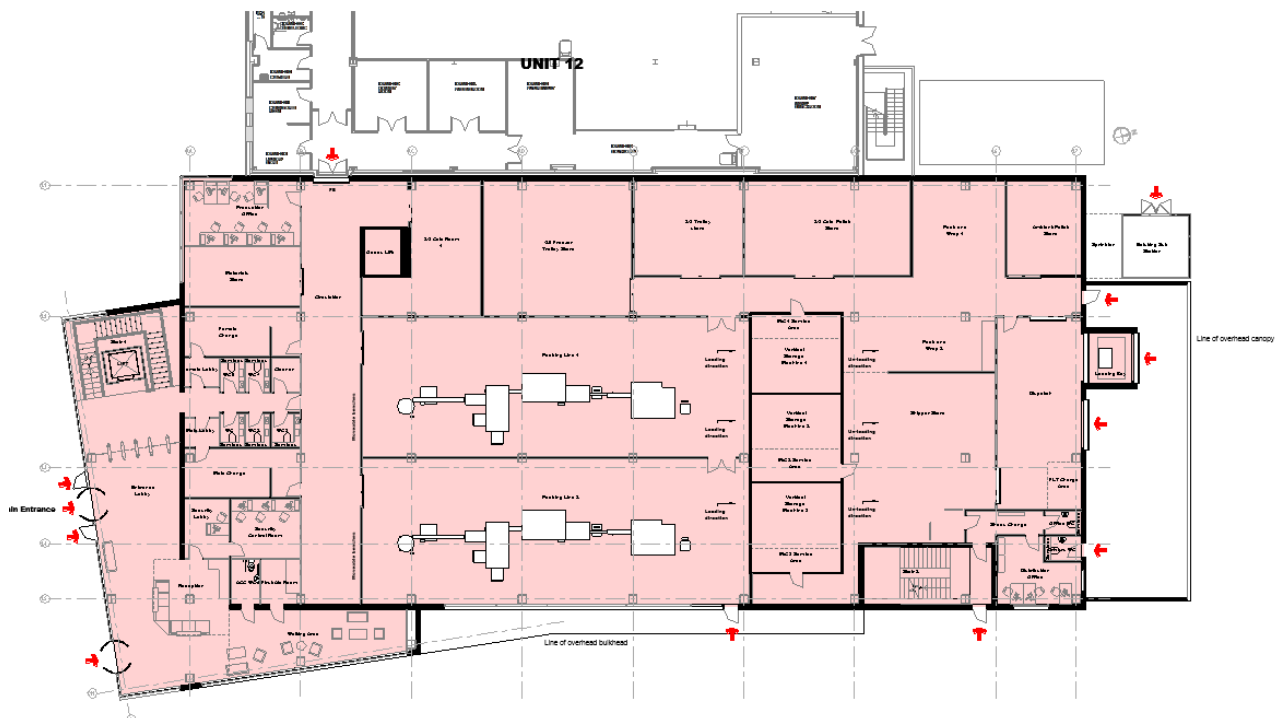
- Roof plant area with boiler room and external air handling plant on ground floor roof
- Second Floor :-
 - Office space for manufacturing related personnel with associated Meeting rooms
 - Office space for Ipsen Wrexham Admin / Marketing / Finance & HR with associated Meeting rooms
 - Toilet area for office staff
 - Kitchenette for office staff
 - Breakout area.
 - External Terrace.
- Roof:-
 - Rooflights.

3.3 Building Layout

The building is set out over 3 storeys with a flat roof which will have access only for maintenance. The building will be served by 1no. Lifts and 2no. Staircases.

The ground floor

Figure 5. Proposed Ground Floor Plan



The main entrance to the building is located adjacent to the drop-off and accessible parking bays. This entrance provides access to the building for residents, staff and visitors. The front entrance doors are automatic sliding doors fitted with failsafe deadlocking lock.

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From the entrance it is then possible to enter the secondary packing & storage space (this is also accessible from Unit 12 via the adjoining door). To enter these areas the staff or visitors will have to change into appropriate clothing which are available in the changing rooms. Within the space there are toilet facilities and the required office space. The dispatch and service yard areas are also accessible on the ground floor. The flow ensures for a clinical safe transition of the stock through the building.

The first floor

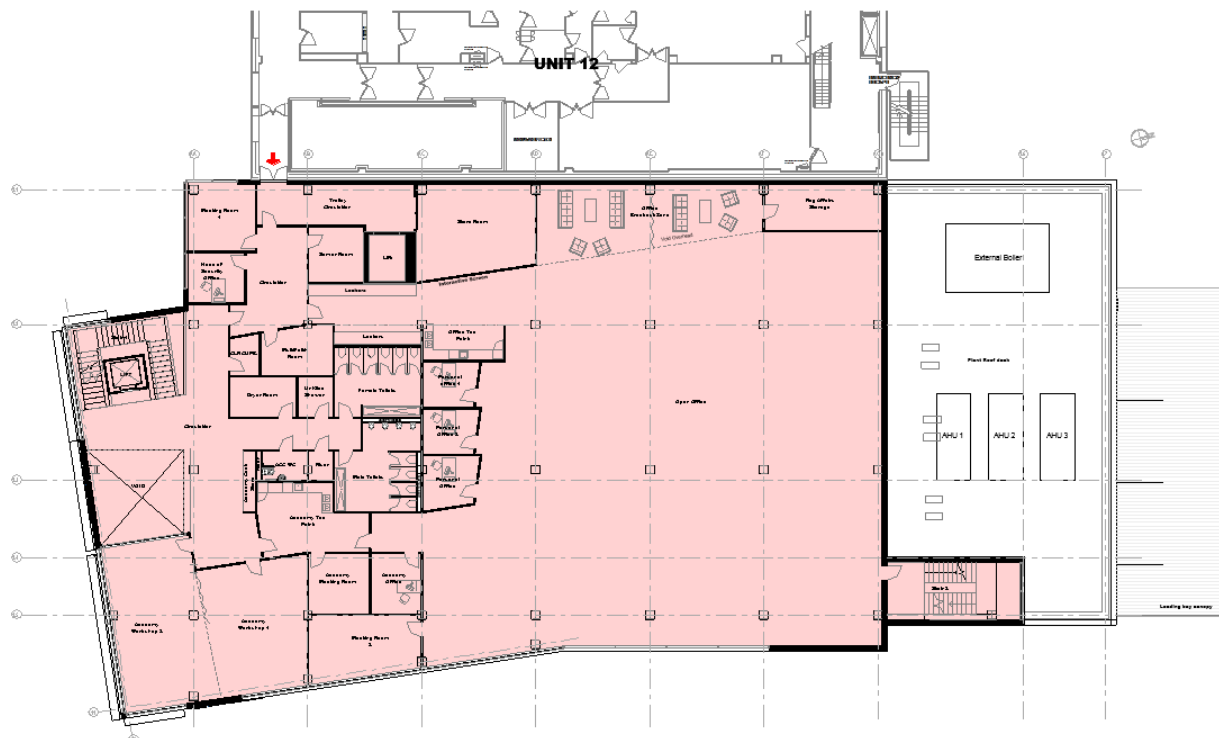


Figure 6. Proposed First Floor Plan

The first floor is predominately office space where Ipsen will have some of their main internal operations situated. There will also be access to unit 12 via an internal door. The ground floor storage (KARDEX systems) will penetrate the floor from below however they are protected by fire compartmentation.

A screened external plant area is provided at 1st floor level to house the main air handling plant for the building. A set down area is also allocated at 1st floor roof level allowing for the craneage on/off the roof of large components that cannot be carried by hand for service/repair activities.

The 1st floor roof area will also accommodate a plant room containing boiler plant, pumps, water tank etc serving the new building. This will be shielded from public view with a louvered screen.

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The Second Floor:-

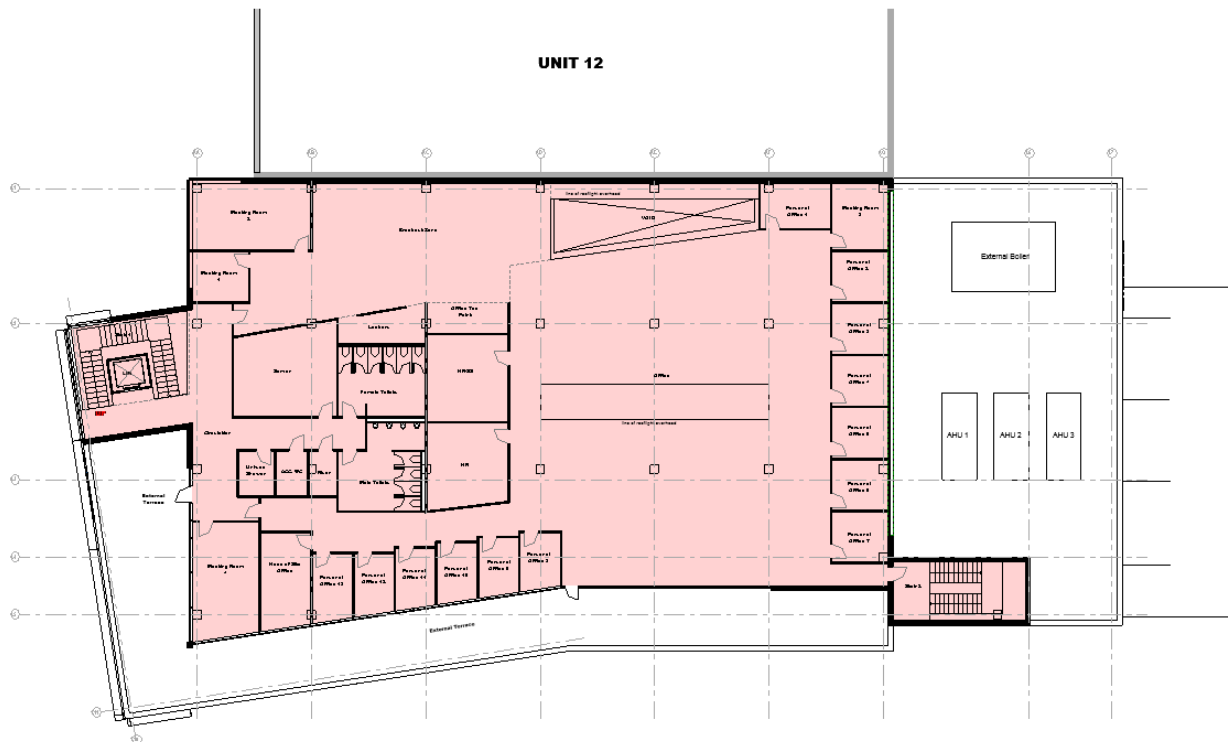


Figure 7. Proposed Second Floor Plan

The second floor is also office space where Ipsen will have some of their main internal operations situated. There are 2 large roof lights situated above the office & breakout spaces to provide natural light for the building users. Also on the second floor is the external terrace area that will be accessible for all staff members which provides a fresh air break during the working day.

The layout of the building will be to ensure that there is a clean clear flow for all building users. The entrance space will be welcoming yet secure to ensure that the people entering the space will be aware of their surroundings, that they have entered an international standard pharmaceutical company headquarters.

The office space will provide all users with the space and facilities expected of a multinational company ensuring safe and comfortable surrounding for everybody.

The building will be fully Part M compliant with sufficient measures in place for full building regulations compliance.

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The manufacturing/ process areas will be compliant with all required licencing regulations and again fully Part M compliant for movement throughout this ground floor space.

To the rear of the building is the dispatch & service yard. The service yard has received an auto-track exercise to check that the required vehicles can enter & exit the site safely. The dispatch area has been designed for the free movement of the goods that will be both enter & exit these areas.

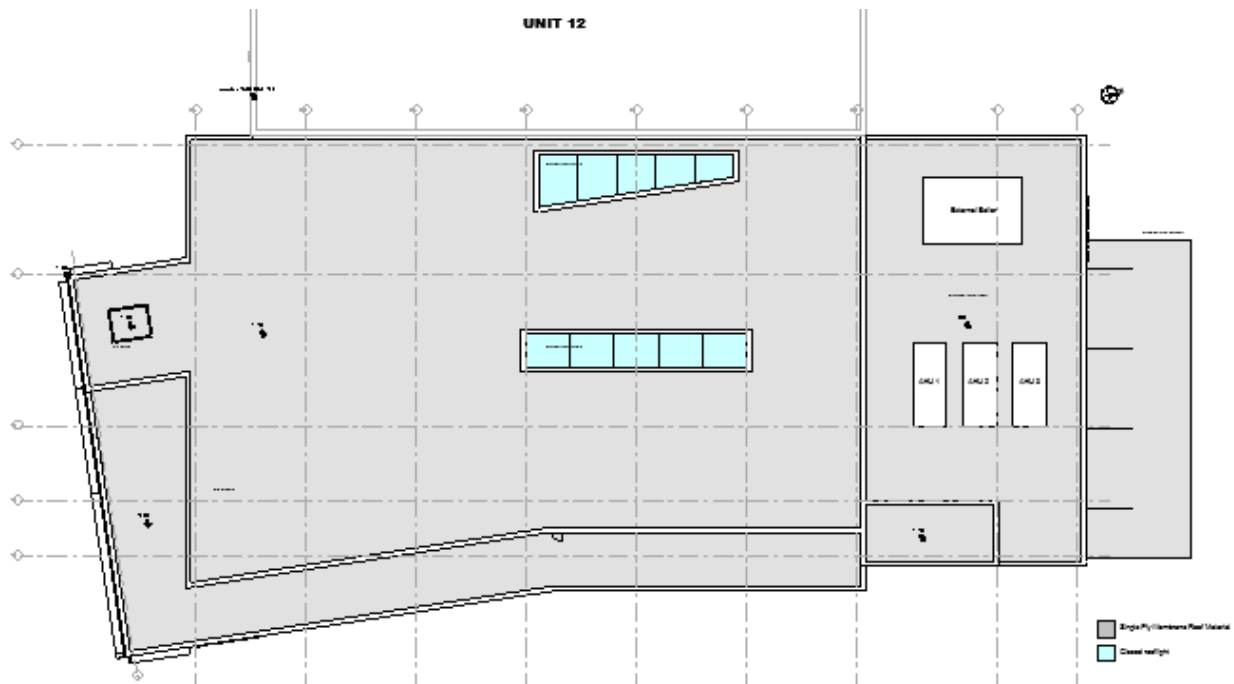


Figure 8. Proposed Roof Plan

The roof construction will be a flat roof with a single ply membrane. The roof will have a layout of rooflights that will provide natural daylight to the offices & breakout spaces below.

3.4 Scale

The main mass of the building is approximately 60m long by 30m average wide in 3 storey accommodation. The maximum height above ground level is 16m. The proposed development will be attached to Unit 12 and will have access routes to this building on the ground & first floors Unit 12 is predominately a manufacturing facility and some of the end product produced there will be packaged & stored for distribution in the new unit 55

The internal floor areas of the new building (including balconies) are as follows:-

Ground Floor: - Net area approx. 1532 m²

First Floor: - Net area approx. 1260 m²

Second Floor: - Net area approx. 1260m²

The proposed unit 55 will be approximately the same height as the adjoining unit 12 building

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3.5 Landscaping

The site has a mature and extensive landscaping layout already in place that we intend to enhance with the new landscaping proposal that is part of this planning permission. The proposal for unit 55 is the beginning of a larger scheme that has been labelled Project Campus. The ideology behind the scheme is to create a more open friendly environment yet keeping the essential security in place (Crime Prevention through Environmental Design approach CPTED) at Ipsen, Wrexham. The fencing at the front at the site at Unit 55 is to be removed and will be replaced with planting and gabion walls. The main access road will be transformed into a tree lined boulevard with paving patterns providing the wayfinding.



Figure 9 - Landscaping plan

Minor alterations to existing landscaping in order to position new chillers, generators and substation. New Lorries turning area for loading/unloading operations has been created with minor impact on existing landscaping as shown on the proposed site plan.

Existing external seating areas will be replaced on the first floor garden terrace.

3.6 Appearance

The concept behind the building was to create a central headquarters for the Ipsen site in Wrexham Industrial Estate. Currently the site feels a little disjointed with a mixture of different styles and standards. The development proposes that the building be a modern styling of materials common to the area and adjoining buildings

The shape is both aesthetically pleasing and functional which will give the Ipsen site a central focus. The building will have a clinical feel with the metal cladding and areas of curtain wall glazing. This is reflective of the Ipsen headquarters in Dublin & Paris which should overall improve both the Ipsen site and surrounding area.

The external envelope of the building will be a combination of powder-coated metal cladding and curtain walling glazing.

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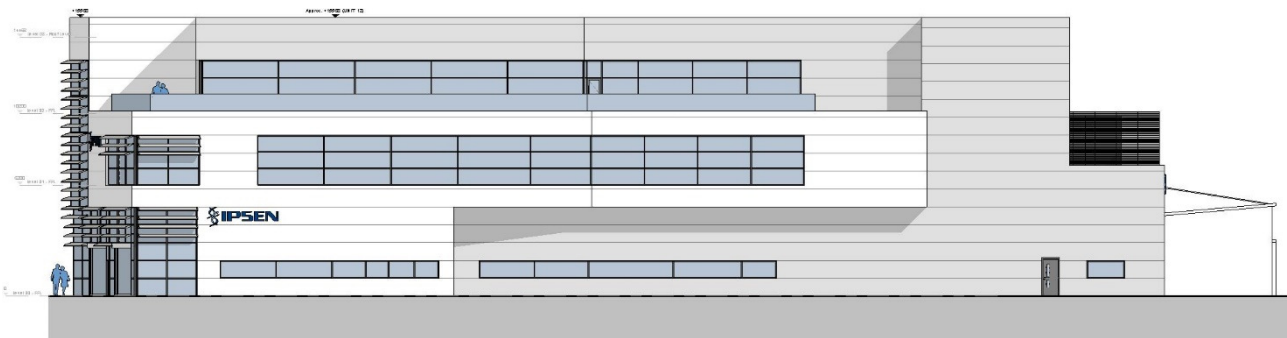


Figure 10 – Building Elevation from Ash Road North

The main body will be a white metal cladding panel with hidden recess joints, this will be supplemented with a section of the building in a similar type panel but silver in colour.

The glazing frames will also be powder coated aluminium and the glazing will have thermal properties that will be effective in both hot & cold weather and glare reduction. The colour of the curtain walling frame will be anthracite grey.

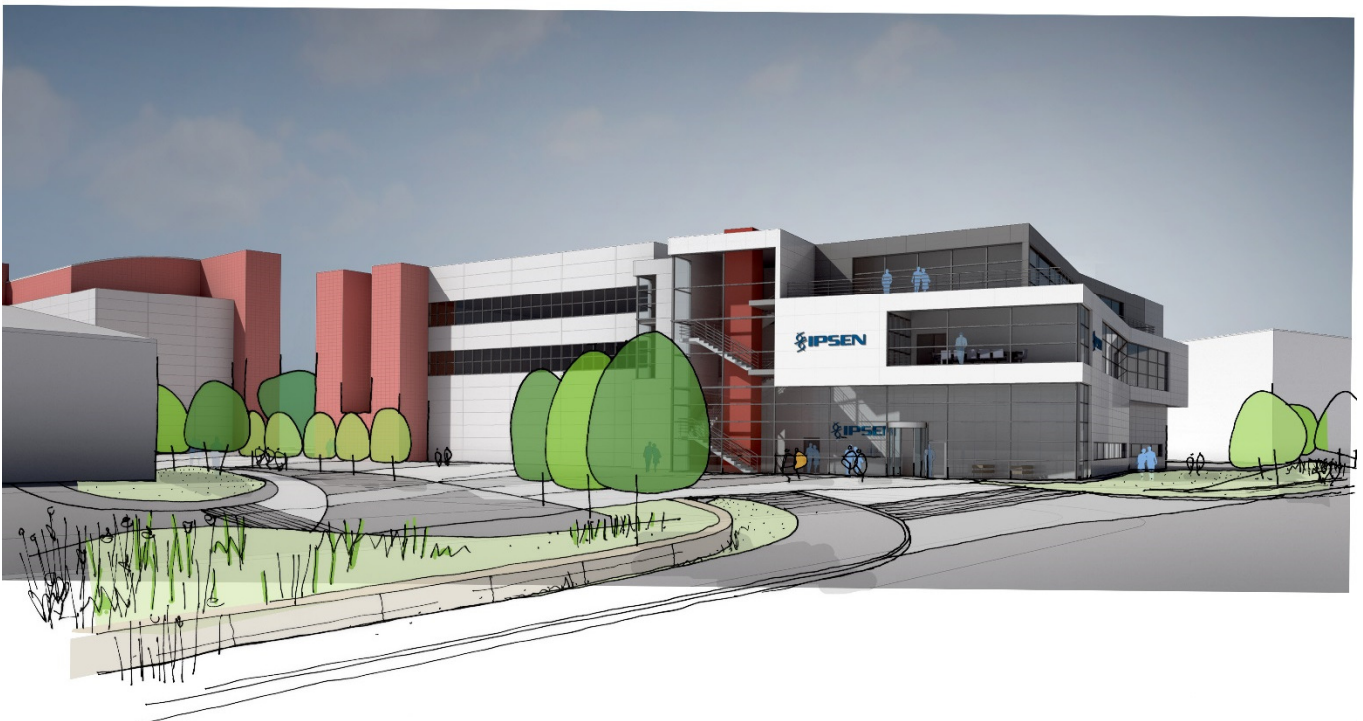


Figure 11 – Perspective view, Artistic impression

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The appearance of the new building is enhanced by the proposed landscaping we have continued the design through the landscaping with the following:

- Open Frontage
 - Create an open, parkland setting for the site
 - Remove the existing boundary fence
 - Create an alternative secure boundary to the site
- Unifying approach
 - Create a unified “campus” approach to the site
 - Reduce the number of surface materials within the site
- Break out spaces
 - Integrate outdoor spaces into the wider site
 - Incorporate existing outdoor spaces and tree planting

4.0 ENVIRONMENTAL SUSTAINABILITY

4.1 Land-use, Ecology / Biodiversity and Local Environment

The proposed site is currently brownfield with some ecological value and no historical/archaeological value. No natural features existing on the site will be effected by this proposal. Please see ecology report that has been submitted as part of this planning application. Replacement of portable cabin with new compound area including new chillers, generators and substation.

4.2 Energy Efficiency

The client’s environmental policy directed the design of the building using a ‘fabric first’ approach to energy efficiency. The thermal envelope of the building is to be constructed to meet the current Building Regulations standards. To reduce solar gains, and hence energy demand for artificial cooling, the buildings south façade will contain sun-shading.

In order to comply with the current Building Regulations Part L it has been necessary to implement a number of energy saving measures to avoid overheating due to passive gains and meet the Target Emissions Rate (TER) established through the Part L modelling exercise. This includes:-

- Provision of a building envelope to be constructed and tested to achieve an air tightness figure $3 \text{ m}^3/(\text{hm}^2)$ at 50Pa or better
- Use of energy efficient construction materials (typically external walls to achieve a U value of $0.18 \text{ W}/(\text{m}^2\text{K})$, Roof U value of $0.15 \text{ W}/(\text{m}^2\text{K})$)
- All glazing to achieve a U value of $1.0 \text{ W}/(\text{m}^2\text{K})$ or better and a G value of 0.317
- Provision of external Brise Soleil on south and east elevations
- Use of efficient boiler plant for heating (91% or better)
- Use of efficient chiller plant (SEER 3.6 or better)
- The use of variable speed pumping on above systems
- The use of DALI dimmable LED lighting and control by presence/absence detection with daylight/ambient light sensing control throughout
- Ventilation systems with inverter driven variable speed fans allowing reduced volumes for night set back or during periods of non-use.
- The use of high efficiency motors and inverter drives.

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- Provision of an Energy Monitoring System with automated targeting & monitoring of “out of range” values

Whilst no required for Part L compliance in this case the use of renewable energy sources is being reviewed as part of the Front End Design exercise.

4.3 Sustainable Materials

The client’s in-house policies relating to building materials mean that wherever possible local materials will be used to reduce embodied carbon and in support of the local economy and the timber will be FSC.

4.4 Water Efficiency and Surface Water Run-off

All sanitary ware within the new building will be specified with low flow rates to ensure the optimum water efficiency. With the introduction of hard standing across the site, the surface water will be collected in the existing system. The development is not creating and new hardstanding areas.

4.5 Waste management, Refuse and Recycling

Ipsen has a fully existing established waste management system that is required in a pharmaceutical facility. The new building will be incorporated into the existing which will be expanded if required

4.6 Pollution

Due to high performing building envelope and the introduction of the efficient M&E design, the building is intended to function with low energy consumption. The proposal includes the replacement of facilities that are used currently within the site. Pollution levels of the building should remain unaffected.

4.7 Cycle Storage

On-site bicycle parking is already in place on site. For further information please see transport strategy document that is issued as part of the planning set.

5.0 FLOOD RISK

The map below obtained from Natural resources Wales (March 2017), indicates the site is outside of the flood plain and that there is very low risk from flooding (less than 1 in 1000 each year) chance of occurring each year from rivers or from the sea. The site has been indicated with a red outline on the map below.

A flood consequence assessment has been completed by Opus International please refer to report ref: V-R6472-FCA-DS. For the full detailed report and analysis. The report confirms that the area is considered to be at little or no risk of fluvial or tidal/coastal flooring. (Under TAN 15 guidance). The site is of low risk of surface water flooding.

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Figure 12 – Flood risk assessment from Natural resources Wales's website

6.0 COMMUNITY SAFETY

The new building is positioned within the boundaries of a secure site currently operated by the applicant. During the design process any changes to the perimeter of the site which may affect the community's safety were carefully assessed to help prevent crime and ensure community safety.

During the construction period all security will be maintained to ensure that members of the public cannot enter the building site of the Ipsen manufacturing site.

New operational requirements have been issued to guide the redesign: the facility will move away from traditional „fortress-style“ security methods (e.g. palisade fences, razor wire toppings, security huts) and towards a more copasetic security methods. Crime Prevention through Environmental Design approach (CPTED) is a multi-disciplinary approach to deterring criminal behaviour that changes people's behaviour in a place (and towards a place) by altering landscapes and buildings designs. In practice, CPTED seeks to maintain high levels of security whilst also improving the quality of life of the people who must live and work in the secure environment.

Where necessary existing security fence lines and access gateways will be replaced with more natural features and enhanced as required by the scheme ensuring that at all time the main boundary provides a secure perimeter to the site.

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

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7.0 ACCESS

7.1 Pedestrian access

Pedestrian access in and around the site is clearly marked as a footway with drop kerbs to allow wheelchairs to easily gain access to the routes.

7.2 Vehicle Access

Vehicular access off Ash Road will remain unaltered and will continue to be used for site access for both staff and for service vehicles, deliveries etc. However the existing car-parking to the rear will be removed and catered for within the site and on the site opposite. The road has adequate footpaths either side to provide pedestrian access to the site. The existing foot path will be re-routed to accommodate for the new circulation core. It is the intention that movement around the site and into the building will be accessible by persons of varying disabilities including wheelchair users. Currently there is no access to the security lodge for disabled persons, however the entrance to Unit 55 will provide full accessibility for all.

Amendments to an existing entrance off Ash Road will give HGV access to the rear of the new unit 55.

7.3 Approach to the building

As noted above the entrance to the New Unit 55 will provide the main reception for the entire site and therefore will be fully accessible to all with well drained level threshold in place.

7.4 Horizontal circulation within the building

All doors and corridors within the building have been sized in accordance with Approved Document M. Signage on doors will comply as recommended in BS8300:2001.

7.5 Vertical circulation within the building

The building provides 2no. Staircases and lift which is accessible from the ground floor circulation areas. The stairs to the rear are solely for emergency escape leading occupants of the building to relative safety. The staircases are designed to comply with the current Building Regulations Part M and B. The intention is for the stairs to give access for ambulant disabled and provide refuge spaces for wheelchair users in times of emergency.

The lift centrally situated, have been sized to accommodate a maximum of 8 persons which is more than sufficient for a wheelchair bound user and aid.

7.6 Lighting-Internal

Lighting will be designed so as not to cause glare and to give an even distribution of light combined with the available natural daylight where possible at various times of the day.

Where it is envisaged that there will be light glare within communal and circulation spaces consideration will be given to positioning and type of light sources. Where considered appropriate the use of non-reflective glass will be considered.

Lighting will be compatible with the signage and that veiling glare is not occasioned by spotlights etc. when viewed at varying levels from sitting to standing.

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7.7 Final Fire Exit Doors

Final fire exit doors will comply with Building Regulations Part B and will incorporate the following with regards to secure by design:

- Comply with BS476 and must comply with Fire regulations doors and be devoid of any external furniture
- External devices used on the doors will be strong enough to keep intruders out whilst allowing occupants to escape. Escape hardware will comply with Building Regulations Part B and British and European Standards BSEN 1125 (for panic hardware) and BSEN179 (for emergency exit devices)
- Panic push bar or similar locking system
- Door alarm fitted and linked to alarm panel either monitored by house manager or central monitoring command.
- Appropriate signage to warn of alarmed doors

7.8 Sanitary provision

1No. public accessible WC is provided for visitors at ground floor at reception. Horizontal travel distances to accessible WC is less than 40m, and the proposal provision is therefore considered adequate and inclusive (in accordance with LPG Note 12 and Approved Document M).

The Building Regulations Part M and BS8300:2001 states that the cubicle size for accessible WC should be a minimum size 1500mm x 2200mm.

In all cases, it is realised that these are clear dimensions and will not be restricted by the provisions of radiators, waste and refuse bins.

7.9 Acoustics.

Induction loops to assist hearing impaired people/residents with benefit of suitable hearing aid will be considered for instance at the reception etc.

7.10 Lighting -External spaces

Lighting will be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

- Main site access
- Car parking areas
- All footpaths and associated areas to main building
- Main commercial entrance door

Other commercial access door/fire exit doors all lighting will be switched automatically, e.g.

- Photo electric cell
- Time Switch
- Passive infra-red

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8.0 COAL AUTHORITY SEARCH

The Coal Authority [GB] | <https://www.groundstability.com/public/web/log-order?execution=e1s6>

Select report

From the information currently available to the Coal Authority, a mining report is recommended for this property. We recommend that you order an Enviro All-in-One, which includes the standard mining report plus detailed, property-specific information on contaminated land, flood risk (in England and Wales), historical land use and natural subsidence hazards.

Select	Report name		Cost
☐	CON29M Mining Report	?	£78.30 + VAT
☐	Ground Stability Report	?	£126.50 + VAT
☐	Enviro All-in-One	?	£239.40 + VAT
☐	Consultants Report	?	£101.70 + VAT
☐	Mine Entry Interpretive Report	?	£114.00 + VAT
☐	Mine Entry Plan and Data Sheets	?	£51.92 + VAT
☐	Subsidence Claims History	?	£152.50 + VAT
☐	Subsidence Claims 50m Buffer Report	?	£17.58 + VAT
☐	Subsidence Notice of Statutory Cover	?	£17.17 + VAT
☐	Subsidence Claim Search	?	£17.58 + VAT
☐	Surface Hazard Incident Report	?	£104.00 + VAT
☐	Mine Gas Emission Report	?	£104.00 + VAT

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Screen reference: MRP106

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Please see attached Coal authority report as part of the planning documents package

9.0 LIST OF APPLICATION DRAWINGS

- IPU55_XX_XX_DR_A_1000_P01_Location Plan
- IPU55_XX_XX_DR_A_1001_P01_Site Plan as Existing
- IPU55_XX_XX_DR_A_1002_P01_Site Plan as Proposed
- IPU55_XX_XX_DR_A_1003_P02_Site Plan - Proposed Associated External Works
- IPU55_XX_XX_DR_A_1004_P01_Site Plan - Proposed Additional Car Parking
- IPU55_XX_XX_DR_A_2001_P02_Level 00 - Proposed Ground Floor Plan
- IPU55_XX_XX_DR_A_2002_P02_Level 01 - Proposed First Floor Plan
- IPU55_XX_XX_DR_A_2003_P02_Level 02 - Proposed Second Floor Plan
- IPU55_XX_XX_DR_A_2004_P02_Level 03 - Proposed Roof Plan
- IPU55_XX_XX_DR_A_2005_P02_Proposed Sections
- IPU55_XX_XX_DR_A_2006_P02_Proposed Elevations - Sheet 1
- IPU55_XX_XX_DR_A_2007_P02_Proposed Elevations - Sheet 2
- WM-008-05-02-0080_1_Sheet 01
- WM-008-05-02-0080_1_Sheet 02
- WM-008-05-02-0080_1_Sheet 03

Design and Access Statement

10.0 LIST OF ATTCHED DOCUMENTS.

- 1971_sdi_CCMR__1
- 2175-01-TS01c - Transport Statement
- 1419 – Design & Access Statement P01
- BS 5837 Ipsen Biopharm TIA new-1
- App.8 Tree location and condition map
- App.9 Tree Constraints Plan
- App.10 Tree planting map
- Ipsen Biopharm Ecology Report
- V-R6472/FRA – DS (split into 7 files - Ipsen Biopharm FCA-DS-MR____1_7 to Ipsen Biopharm FCA-DS-MR____7_7)
- 1419 - Planning application form
- 1419 - PAC Report