

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR DALE WEBB IPSEN BIOPHARM LTD	Code Number	ABE P/2017/0305
Agent	LOVELOCK MITCHELL LOVELOCK MITCHELL ARCHITECTS 3 STANLEY STREET CHESTER CH1 2LS	Date Received	13/04/2017
		Decision Date	24/05/2017

Town and Country Planning Act, 1990

Location of application

IPSEN BIOPHARM LTD, UNIT 55, ASH ROAD NORTH, WREXHAM
INDUSTRIAL ESTATE, WREXHAM, LL13 9UF

Description of application

ERECTION OF TWO-STOREY MODULAR OFFICE BUILDING (FOR A TEMPORARY PERIOD OF 3 YEARS) INCLUDING AN EXTERNAL ROOF TERRACE WITH A TIMBER PERGOLA COVER ON PART OF THE FIRST FLOOR AREA AND A FOOTBRIDGE ACCESS FROM EXISTING CANTEEN, REPLACEMENT OF EXISTING SECURITY LODGE WITH A NEW BUILDING (FOR A TEMPORARY PERIOD OF 3 YEARS) INCLUDING DEMOLITION OF EXISTING UNIT 55 OFFICE AND MINOR DEMOLITION WORKS TO EXISTING SECURITY CABIN

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

E4	Employment development within settlements
EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	24/05/2017	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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Condition(s)

1. The use of the building hereby granted permission shall cease and be abandoned not later than 31 December 2020. Within three months of that date the building shall be completely removed from the site. For the avoidance of doubt 'the site' is the area edged in red on drawing: IPSTO-LMA-00-XX-DR-A-100 Revision P01: Site_Location_Plan.
2. The development shall be carried out in strict accordance with the following drawings:
 - i) IPSTO-LMA-00-XX-DR-A-102 Revision P01: Site_Plan_Proposed;
 - ii) IPSTO-LMA-00-XX-DR-A-103 Revision P01: Site_Location_Plan_Demolition;
 - iii) IPSTO-LMA-00-XX-DR-A-104 Revision P01: Proposed Ground Floor Plan with Drainage;
 - iv) IPSTO-LMA-00-XX-DR-A-2010 Revision P03: Proposed Ground Floor Plan;
 - v) IPSTO-LMA-00-XX-DR-A-2011 Revision P02: Proposed Roof Plan;
 - vi) IPSTO-LMA-00-XX-DR-A-2012 Revision P02: Proposed Sections;
 - vii) IPSTO-LMA-00-XX-DR-A-2013 Revision P03: Proposed Elevations.
3. The development shall be carried out in strict accordance with The Austin Company Air Quality and Dust Management Plan dated May 2017.

Reason(s)

1. To define the scope of the planning permission
2. To define the scope of the planning permission
3. In the interests of minimising the risk of nuisance due to dust.

Note(s) to applicant

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Applicant MR DALE WEBB
IPSEN BIOPHARM LTD

**Code
Number** ABE P/2017/0305

Agent LOVELOCK MITCHELL
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CHESTER
CH1 2LS

**Date
Received** 13/04/2017

**Decision
Date** 24/05/2017



**Officer Appointed for this purpose
Head of Environment and Planning**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm