

Planning Application Reference P/2024 /0205 – Rev A (13/06/24)

INSTALLATION OF PRIMARY SUBSTATION AND ASSOCIATED FENCING BUILDING 7 IPSEN BIOPHARM LTD ASH ROAD NORTH WREXHAM INDUSTRIAL ESTATE WREXHAM

Parking Loss Mitigation Statement

The installation of the Primary Sub-Station on Ipsen's East Site will result in the loss of 20 No Existing Car parking spaces.

These spaces will be lost from an existing area of car parking that has 119 available spaces. This existing parking area is marked as area **A** on Figure 1 (overleaf).

The parking spaces within area A are used by Ipsen staff who work on the West side of Ash Road North on the site known as "West Site". The car park users cross Ash Road North on their way too and from their place of work via an arrangement of drop kerb crossings which cross Ash Road South and Ash Road North. These drop crossings have recently been installed under an s278.

In anticipation of the loss of these 20 parking spaces from area A, due to the construction of the new Primary Sub-Station, Ipsen have brought two areas which were formerly used as car parking back into use on the West Site.

See Figure 1 overleaf. These areas are marked Area **B1** = 41 spaces and Area **B2** = 32 spaces.

These two parking areas on the Ipsen West Site have been created/reinstated having been out of use since early 2020. The areas were taken out of use in 2020 and since that time have been partly fallow and partly used for Contractor's access and storage for the construction of the recently completed FDPF building (planning ref P/2020/0625). The location of the FDPF building is indicated on Figure 1 just for reference.

An existing 70 users of the existing East site parking area A are now allocated passes to allow them to park in either area B1 or B2. The licence plate details of their vehicles have been added to the West Site ANPR system.

Note: *The area marked C on Figure 1 was the subject of a separate planning application (planning boundary as indicated) ref P/2024/0205. The parking arrangements and maintaining of parking numbers within that site has been covered in the planning permission granted with a planning condition that requires all spaces to be constructed and laid out as shown on the planning application drawings prior to first occupation has been imposed. This building is now under construction.*

Supplementary/supporting information

On completion of the NDP facility (Planning Ref P/2023/0482) Ipsen will have the following parking available:

Area	Current	Proposed
NDP East Site Front	119	99
NDP East Site Rear	145	145
B1	32	32
B2	41	41

B8	21	21
B4/B10	94	94
TOTAL Available Spaces	452	432

As noted in the design and access statement accompanying planning permission ref P/2023/0482 Ipsen have 468 Staff (a combination of full and part time).

Ipsen have a Global Policy that all staff can work from home for 2 days each week. This effectively means that on average the number of staff on site at Ipsen is 60% of 468 = 281.

In addition to these there is inevitably a degree of car sharing that takes place and there is provision for staff who come to work on bicycles.

Photographs have been provided under separate cover to WCBC Highways that show the significant numbers of empty spaces exist on East Site on any given day which further underlines that there are more than sufficient spaces available.

We would respectfully ask the Planning Authority to accept that the loss of the Area designated for the new Primary Sub-Station Ipsen will still have more than ample parking provision as they will have 432 Car Parking Spaces for an average daily attendance of 281 Staff.



Area B1



Area B2

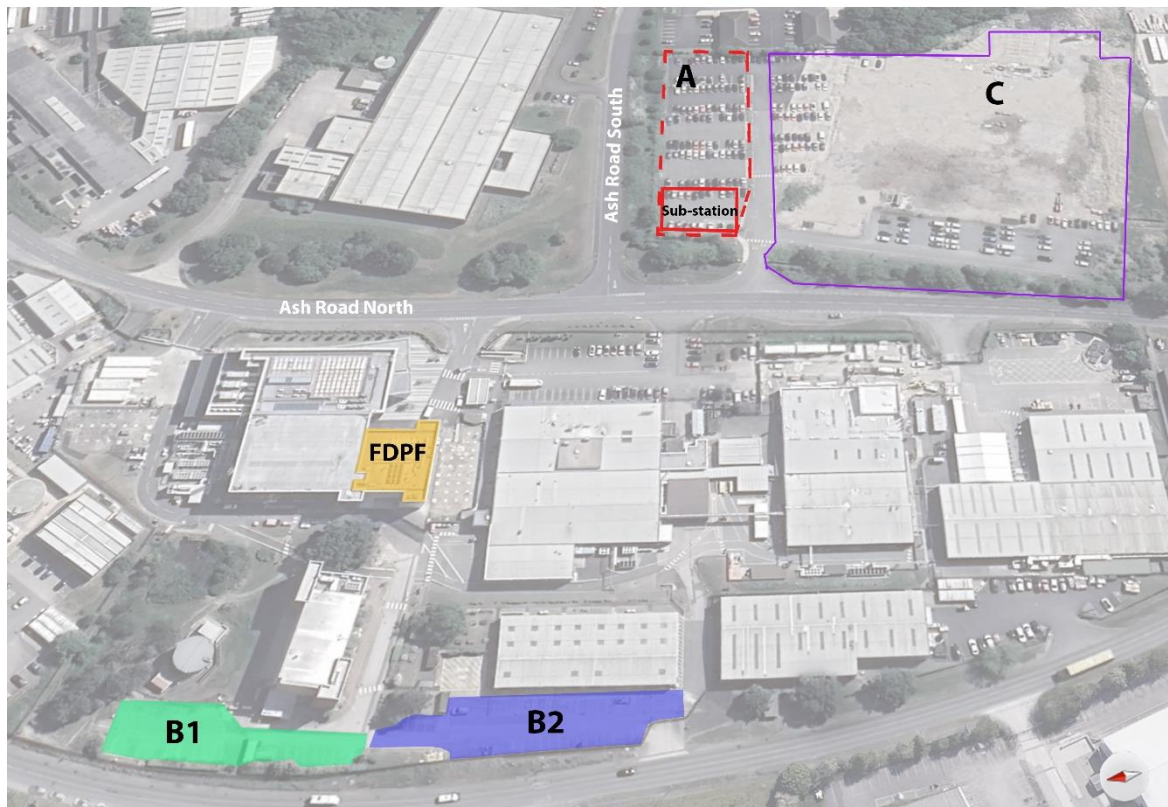


Figure 1

In summary; in clearing, marking and re-establishing areas B1 and B2 as parking we consider that the applicant has considered and implemented suitable and adequate mitigation for the loss of the 20 spaces from Area A.

The applicant would be happy to receive a planning condition referencing this mitigation if this is considered necessary.