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

Ipsen Biopharm Ltd

Proposed East HGV Access

East Site, Wrexham Industrial Estate

Site Address
Ipsen Biopharm Ltd
Ash Road North
Wrexham Industrial Estate
Wrexham, LL13 9UF

Proposed Development
Construction of a new access for HGV vehicles

Date Prepared
March 2026

Applicant Details
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Introduction

This design note has been prepared to accompany a planning application for the formation of a new HGV access to the approved New Drugs Product (NDP) project, outlining the design considerations that inform the proposal.

Aimed at separating HGVs from staff vehicles and pedestrian traffic, the proposed access is designed to provide entry and exit of HGV to the southern hardstanding area of the NDP project, and to allow for the delivery of two tankers of gas per week, as required by IPSEN.

The works will require the partial clearance of vegetation and hardstanding within the application redline boundary area proposed, followed by the construction of the access road and associated landscape planting.

Existing

An approximately 80sqm site is proposed for the new HGV access is at the rear of the approved NDP building to the east of Ash Road North in Wrexham Industrial Estate.

The proposed location comprises a short section of grassland verge and hard surfaces. A green mesh fence running along the NDP property boundary separates the IPSEN site grass verge from the outside grass verge running alongside the pavement. A lamp post is also located within this area.

There are also a series of utilities that may need lowering or diversion, which will be confirmed with utility providers.

Proposed arrangement and works

The location and access have been selected to ensure adequate visibility and highway safety (see Highways Technical Note 02 v2).

The proposal requires the clearance of existing vegetation. A Preliminary Ecological Appraisal has therefore been developed to support this application (see Preliminary Ecological Appraisal & NBB Report).

The proposed access will comprise a 4.5m wide simple priority-controlled junction intended to serve HGV traffic accessing the southern front of the site on Ash Road North. It is designed to accommodate left out and right in HGV traffic only, allowing HGVs to access the site via the southerly direction on Ash Road North only (see drawing MC-LMA-01-XX-DR-A-7101-P1).

The access will connect the road to the south hardstanding area of NDP, which is under construction. Access will be controlled via a sliding gate, alongside which a fence matching the existing one will be installed.

A tarmac surface will be installed as the finished material for the road, with a concrete kerb to separate the grass verge from the tarmac.

The grass verge affected by the works will be restored. Five fruit trees and a birdbox will be incorporated as part of the recommendations presented in the Preliminary Ecological Appraisal & NBB Report. The lamppost is proposed to be moved as indicated in the drawings.