Pre-Application Consultation Report

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and 2016 amendment.

Ipsen Biopharm Ltd

Proposed Multi-Storey Car Park and New Road Access

East Site, Wrexham Industrial Estate

Site Address

Ipsen Biopharm Ltd
Ash Road North
Wrexham Industrial Estate
Wrexham, LL13 9JT

Proposed Development

Construction of a new multi-storey car park with new road access and landscaping

Date Prepared

June 2026

Applicant Details

Ipsen Biopharm Ltd
Ash Road North
Wrexham Industrial Estate
Wrexham, LL13 9UF
Contact: Mr Graeme Martin
Tel: 01978 661 181

Agent Details

Lovelock Mitchell Architects
3 Stanley Street
Chester, CH1 2LS
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1 INTRODUCTION

1.1 Ipsen Biopharm Ltd are applying for full planning permission for the construction of a **new multi-storey car park with new road access and landscaping.**

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 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 Ltd (the Applicant) and sets out how the Applicant has complied with their duty to carry out pre-application consultation on the proposed scheme.

1.4 The requirement to carry out pre-application consultation falls under Section 17 of the Act[1] and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) as amended by the 2016 Order[2]. 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 considered 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

2 CONSULTATION REQUIREMENTS & APPROACH

2.1 Compliance with consultation requirements

- 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 complies with the legalisation and guidance a series of tables are provided 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'.

These compliance tables are presented in **Appendix 1**.

2.2 Statutory consultation activities

2.2.1 Statutory consultation under the relevant requirements and guidance took place in May and June 2026. A summary of the activities that took place are set out below.

2.3 Placing site notices

2.3.1 The Applicant is required to place site notices 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.

2.3.2 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**.

2.3.3 The notice was displayed on **7th May 2026** and remained there until **4th June 2026**. This provided a 28-day viewing period of the notices.

2.3.4 The notice was placed at the main vehicular and pedestrian entrance to the site (a) on the west and at the southerly end of the western boundary fence (b), as well as at the northwest (c) and northeast (d) corner of the site, as seen in **Figure 1** and **Figure 2** below.

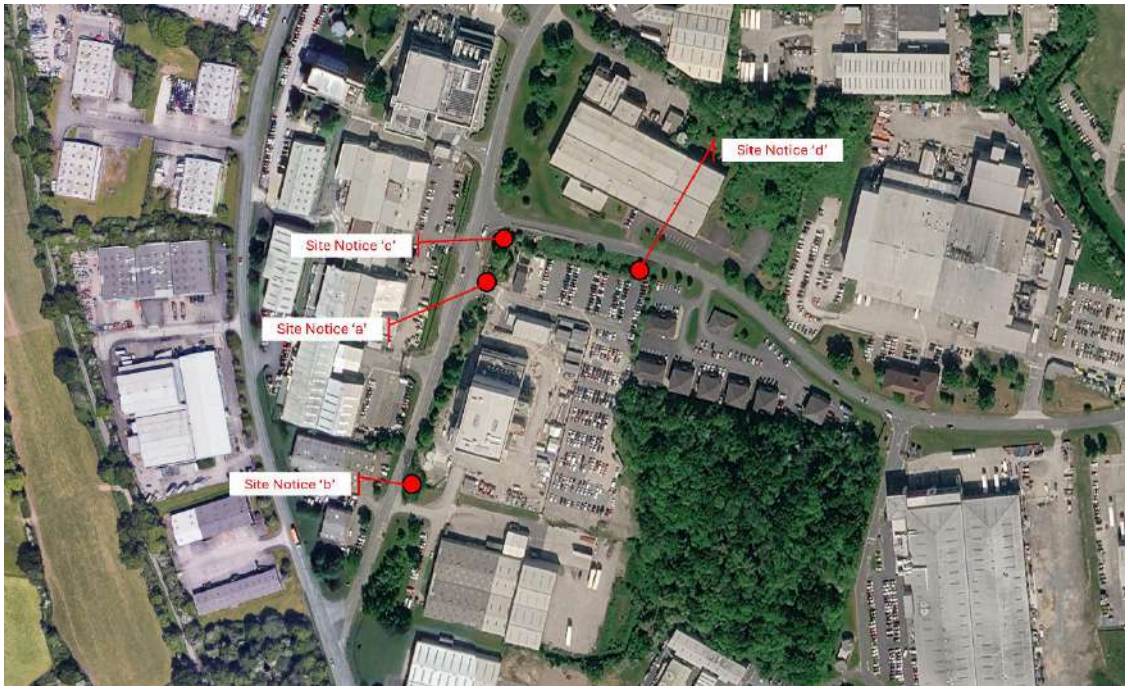


Figure 1. Site notice locations.



Figure 2. Clockwise from top left, site notice photos for locations 'a', 'b', 'c', and 'd'.

2.4 Notify owners or occupiers

2.4.1 The Applicant must notify any owner or occupiers of land adjoining the application site via a letter. A total of 19 owners and occupiers were identified and the notification issued to these is contained in Appendix 3. The letter was hand delivered to 18 of these adjoining owners, and via email to one of them.

2.4.2 Identified Relevant Parties immediately adjacent to site:

No	Name/Company	Delivery	Address	Date
1	[redacted]	By Hand	[redacted]	7th May, 2026
2	[redacted]	By Hand	[redacted]	7th May, 2026
3	[redacted]	By Hand	[redacted]	7th May, 2026
4	[redacted]	By Hand	[redacted]	7th May, 2026
5	[redacted]	By Hand	[redacted]	7th May, 2026
6	[redacted]	By Hand	[redacted]	7th May, 2026
7	[redacted]	By Hand	[redacted]	7th May, 2026

Pre-Application Consultation Report

8	[redacted]	By Hand	[redacted]	7th May, 2026
9	[redacted]	By Hand	[redacted]	7th May, 2026
10	[redacted]	By Hand	[redacted]	7th May, 2026
11	[redacted]	By Hand	[redacted]	7th May, 2026
12	[redacted]	By Hand	[redacted]	7th May, 2026
13	[redacted]	By Hand	[redacted]	7th May, 2026
14	[redacted]	By Hand	[redacted]	7th May, 2026
15	[redacted]	By Hand	[redacted]	7th May, 2026
16	[redacted]	By Hand	[redacted]	7th May, 2026
18	[redacted]	By Hand	[redacted]	7th May, 2026
19	[redacted]	By Email	[redacted]	7th May, 2026

2.5 Consult with community and specialist consultees

2.5.1 The Applicant must notify all community and specialist consultees of the consultation via letter. The relevant specialist consultees are identified following a review of the guidance for Pre-application Consultation reproduced in **Appendix 6**.

2.5.2 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.

2.5.3 The following is a list of the relevant councillors that were contacted.

Cllr. Michael Morris

[redacted]

The councillor identified above was considered as a 'community consultee' – being both a county councillor and a community councillor with Abenbury Community Council and Isycoed Community Council - and Mr. Morris was provided a cover letter explaining the development and where the relevant documents could be viewed. This was issued on **7th May 2026**, electronically via an email. A copy of the letter (issued in both English and Welsh) is provided at **Appendix 4**.

2.5.4 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 Order.

The relevant **specialist consultees** are decided through development description tests. The specialist consultees identified and consulted via email and by post as part of this pre-application consultation were as follows. A copy of the letter sent to the **8** specialist consultees is provided at Appendix 4.

- Wrexham County Borough Council (WCBC) Town Clerk (by post)
- WCBC (by email)
- Mining Remediation Authority/The Coal Authority (by email)
- Hafren Dyfrdwy Dee Water (by email)
- Wrexham County Borough Council Highways Department (by email)
- Natural Resources Wales (NRW) (by email)
- Dŵr Cymru Welsh Water (by email)
- North Wales Wildlife Trust (by email)

Additional specialist feedback was received by WCBC Environment and Technical Department as part of preliminary discussions between Lovelock Mitchell Architects and planning consultant Axis.

2.6 Provide a postal address and email address

2.6.1 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:

- By post:
  Lovelock Mitchell Architects
  3 Stanley Street
  Chester
  Cheshire

CH1 2LS

- By Email: [redacted]

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

2.7 Provide a copy of the draft planning applications

2.7.1 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 planning application form
- Design and access statement
- Plans and drawings
- Site location plan
- Proposed layouts
- Transport scoping report
- Preliminary ecological appraisal and NBB statement
- Landscaping proposals
- Green infrastructure statement
- Drainage strategy
- MEP and sustainability report
- Geo-environmental report
- Planning technical note

2.7.2 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.

2.7.3 A consultation website was hosted at the URL below. This provided a downloadable copy of each draft application document. A screenshot of the document directories on the consultation website is shown at **Appendix 5.**

2.7.4 The Site Notice and the consultee letters provided a link to this URL https://tinyurl.com/4k9ytd2j together with a QR code which could be scanned in with a mobile device to gain full access to these documents.

2.7.5 The consultation letters also advised readers that if they were unable to access the documents from the link above then an electronic copy could be emailed to them directly by emailing ipsenmscp@lovelockmitchell.com to request them.

2.7.6 The site notice also provides opening times to the nearby library which offers computer access for those without internet connections at home.

3 FEEDBACK RECEIVED AND APPLICANT'S RESPONSE

3.1.1 This Chapter provides a copy of the consultation responses received during the pre-application consultation. It then sets out how the Applicant has considered the responses received and provides a conclusion. All responses were received via email from neighbours identified as relevant parties immediately adjacent to site, as well as from neighbours within the Wrexham Industrial Estate not considered as relevant parties immediately adjacent to the site.

3.2 Feedback from Neighbours

- **[redacted], on 22nd May 2026**

An email on behalf of [redacted] team objected to the planning permission relating to the multi-storey car par, on the grounds that the road closure may result in operational inconvenience, and could adversely affect business activities, such as customer, staff, and deliveries access. It was requested that these concerns be taken into account as part of the decision-making process.

- **[redacted], on 3rd June 2026**

[redacted]Managing Director of Higgi, raised concerns regarding the proposed stopping up, citing increased congestion along Ash Road South and Blackwood Business Park. Concerns relating to HGV manoeuvring, vehicle turning, roadside parking, noise, and verges damage previously experienced during temporary road closures associated with Ipsen's road works were also raised.

Concerns were also raised regarding the visual impact of the car park, as well as the potential effect on local business operations and accessibility.

A suggestion was made for Ipsen to aim for an alternative connectivity solution, such as an underground link between the sites.

- **[redacted] on 3rd June 2026**

Although not part of the neighbours identified as relevant parties immediately adjacent to the site, [redacted], Thermotraffic's Manager Cold Store, located in Ash Road South, got in touch to object to the proposed stopping up part of Ash Road, due to concerns regarding the potential impact on traffic conditions and circulation along Ash Road South, described as already constrained.

- **[redacted], on 4th June 2026**

Oscar Mayer Wrexham, represented [redacted], Director of Walker Morris, raised a formal objection in the form of a letter to the proposed stopping up. Whilst confirming no objection in principle to the multi-storey car park, the objection states that Ash Road North forms an important strategic route within Wrexham Industrial Estate, and that its closure would adversely impact Oscar Mayer Wrexham's staff, visitor and HGV movements.

Concerns were raised that there was insufficient planning or highways justification for the proposal, that the stopping up proposal lacked a detailed assessment of the wider highway and operational impact of the proposal. The proposal would also have an adverse impact extending to highway operation, accessibility and business activities across the estate. See 3.2.1.

3.2.1 [redacted] on behalf of [redacted] Response, on 4th June 2026

WALKER MORRIS

33 Wellington Street, Leeds LS1 4DL **Tel** +44 (0)113 283 2500
Fax +44 (0)113 245 9412 **Document Exchange** 12051 Leeds 24
Email david.wood@walkermorris.co.uk **Web:** www.walkermorris.co.uk

Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

Our ref DCW/OSC04065.25

Your ref

By email only to:
ipsenmscp@lovelockmitchell.com

4 June 2026

Dear Sir or Madam

Ipsen Biopharm Limited - proposed new multi-storey car park and the stopping up of a section of Ash Road North, Wrexham Industrial Estate, Wrexham LL13 9UF

1 We act for [redacted] We refer to your letter dated 7 May 2026 in connection with the proposed development by Ipsen Biopharm Limited (**Ipsen Biopharm**) of a multi-storey car park along with associated hard and soft landscaping on a 90 metre stretch of Ash Road (the **Proposed Development**). The Proposed Development would involve the stopping up of a section of Ash Road North to connect the Ipsen Biopharm sites on the east and west sides of Ash Road North.

2 [redacted] does not object in principle to the development by Ipsen Biopharm of a new multi-storey car park to serve its operations. It does, however, object strongly to the Proposed Development on the basis that it would involve the stopping up to vehicular traffic of a 90 metre section of Ash Road North to provide "better connectivity between the two existing [Ipsen Biopharm] sites which are separated by Ash Road North" to create "a new boulevard" and "a new single campus" for Ipsen Biopharm (draft Design and Access Statement (**DAS**), paragraph 5.0).

3 As the draft DAS acknowledges at paragraph 3.0, Wrexham Industrial Estate is "one of the largest industrial estates in Europe". Ash Road North forms a key route through the Industrial Estate, linking Abenbury Way in the south-west of the Estate to the Industrial Estate link road to the north, via Ash Road South which runs through the centre of the Estate and links to Bridge Road North.

4 Ash Road North is a route of critical importance for effective access to and within the Estate, and for the effective operation of the highways in and around the Estate. It is used heavily and regularly by employees and visitors to [redacted] operations, as well as by goods vehicles serving that site. Its severance as part of the Proposed Development would give rise to materially adverse impacts on the operation of the highway network on and around the Estate, and materially adverse impacts on the Oscar Mayer's operations and those of other businesses on the Estate.

5 [redacted] notes that the draft application documentation provided in connection with the Proposed Development does not engage in any meaningful way with the likely adverse impacts of the Proposed Development, and nor does it provide any justification in planning or highways terms for the significant and disproportionate interference with public highway rights it envisages.

6 [redacted] requests that it be notified immediately on submission of the application for planning permission for the Proposed Development (and provided with the local planning authority's

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Calls may be recorded for compliance, monitoring and training purposes.
Oscar Mayer - Response to Ipsen Pre-Application Consultation - June 2026 4135-1809-3737 v.1

reference number) so that it may make representations to the local planning authority in connection with the application. [redacted]

Yours faithfully

[redacted]

- **[redacted], on 4th June 2026**

[redacted], represented by planning consultant [redacted], raised a formal objection in a document to the proposed stopping up on the grounds of anticipating impact on traffic circulation, congestion, and highway safety within Wrexham Industrial Estate.

Other concerns were expressed regarding increased HGV movement along Ash Road South and Bridge Road North, the suitability of alternative routes, pedestrian safety for employees, environmental effects associated with longer vehicular journeys, and impact on operational efficiency and logistics between the industrial estate. As well, there were concerns on implications for bus routing, active travel routes, and emergency vehicle access, and the lack of clarity on the Estate's benefit on the stopping up. See 3.2.2.

- **[redacted], on 4th June 2026**

Although not part of the neighbours identified as relevant parties immediately adjacent to the site, and not within the boundary of Wrexham Industrial Estate, [redacted], located at [redacted], objected to the proposed stopping up, on the basis that the stopped-up route currently forms and important access corridor for HGV movements serving [redacted] and other businesses within Wrexham Industrial Estate.

Concerns were raised regarding the potential increase in journey times and costs, loss of operational efficiency, and impact on local supply chains, as well as the suitability of alternative routes to accommodate vehicle traffic and highway safety implications.

3.2.2 [redacted] Response, on 4th June 2026

PROPOSED MULTISTOREY CAR PARK & STOPPING UP OF A SECTION OF ASH ROAD NORTH AT IPSEN BIOPHARM LTD, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION UNDER ARTICLES 2C AND 2D OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

OBJECTIONS BY [redacted] LTD

Introduction

1 [redacted]

2. [redacted] is a long-established business that supplies an extensive range of baked products to several of the UK's leading supermarkets. It is also one of the region's largest employers, with a workforce of around 1,000 people, most of whom are based at its Wrexham campus.

3. Having reviewed the draft planning application plans and supporting documents, my client has instructed me to submit the following preliminary objections to Ipsen's proposed development. These are made without prejudice to any formal objections at the planning application stage, following more detailed consideration of relevant issues.

4. While no objections in principle are raised to the proposed multistorey car park, [redacted] understands the potential benefits of the proposed development to Ipsen, in brief my client objects to the likely impact of the proposed stopping up of part of Ash Road North on traffic movements through the industrial estate, with particular regard to arrangements for the delivery and despatch of goods to/from its various buildings, as well as its effect on wider sustainable transport and highway safety considerations. I set out the reasons for this as follows.

Objections

5. On average, [redacted] receives 25 deliveries per day and despatches up to 40 articulated single and double decker wagons as well as [redacted] The proposed stopping up of part of Ash Road North would result in a significant increase in traffic down Ash Road South accessing from Ash Road North [redacted] There would also be a material increase in traffic

1

accessing Ash Road South from Bridge Road North. This road is already heavily congested due to traffic parking on either side of the highway around Demon Tweeks and accessing the newly extended facility at Thermotraffic. Traffic to Thermotraffic will only increase once the new extension is complete (see attached photos).

6. Ash Road South is narrower than Ash Road North and, in places, is not suitable for HGVs. Going up Ash Road South from Bridge Road North, there is a sharp left turn at the top before Thermotraffic to continue along Ash Road South. There is insufficient space here to turn an HGV due to the amount of traffic parked along the road (see Photo 4 attached).

7. [redacted] shunts would be materially affected by the proposed stopping up. The current route from [redacted] principal building and HQ to its other buildings on the industrial estate off Coed Aben Road is west along Ash Road South, left (south) along Ash Road North and then left (southeast) along Abenbury Way (see Map 1 attached). This is the shortest, most cost-effective and most environmentally friendly route. Following any stopping up of Ash Road North, it would therefore be necessary to use a longer alternative route for shunts, which would inevitably be less convenient and have an increased environmental impact.

8. The stopping up is likely to result in a significant increase in traffic using the main roundabout connecting Abenbury Way, Ash Road North, Bryn Lane and Industrial Estate Road causing more traffic jams, particularly at peak travel times, at an already heavily congested junction.

9. The existing bus route along Ash Road North to Abenbury Way would be blocked off and potentially rerouted down Ash Road South, thus adding to the congestion on this road.

10. Increased traffic flows and congestion on Ash Road South would present a safety issue for employees who currently walk from the bus stops located on Ash Road North. There is no public footpath on this road. As one of the largest employers on the industrial estate, this is a significant safety concern for [redacted]

11. The proposed closure of part of Ash Road North to all traffic, including cyclists and pedestrians, is likely to affect active travel routes. This would result in the need to take longer alternative routes, thereby potentially deterring such modes of transport and increasing car dependency.

12. Having experienced the impact of a serious fire in 2019, it is imperative that emergency vehicles can access [redacted] quickly. Shutting off part of Ash Road North would impede the response, potentially impacting the safety of employees.

Concluding remarks

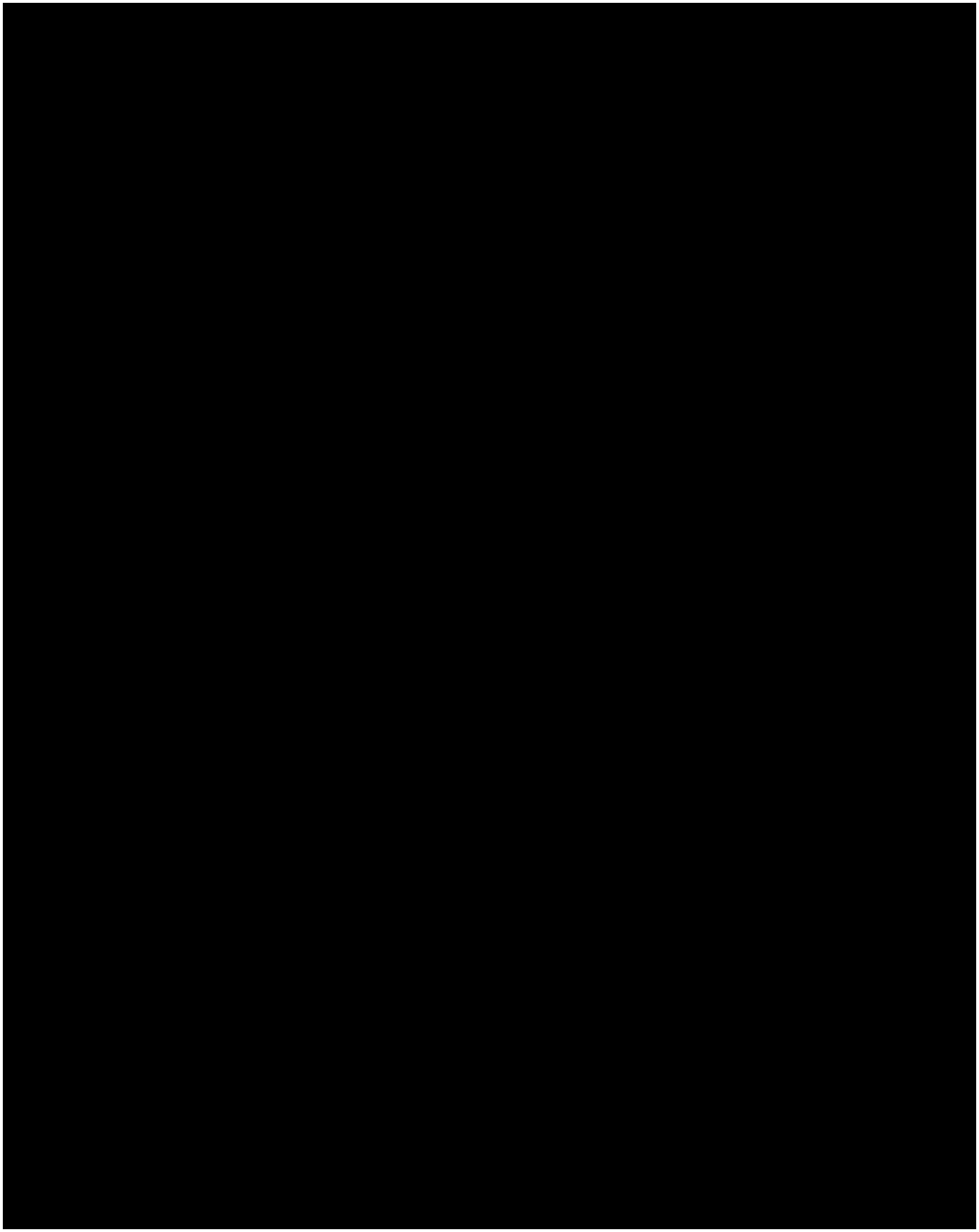
13. The proposed stopping up of a section of Ash Road North would result in increased traffic congestion at the entrances to both [redacted] sites on Ash Road South, and cause delays to goods in and goods out, which would materially impact its business. There is also an increased risk to employee safety and wellbeing and an environmental impact due to longer journeys to fulfil goods in/goods out and inter-bakery transfers.

14. There appears to be no public benefit in closing this section of public highway. On the contrary, it is likely to have an unacceptably harmful impact on wider highway safety and convenience interests in respect of the industrial estate, to the detriment of other existing businesses.

[redacted]

[redacted]

[redacted]



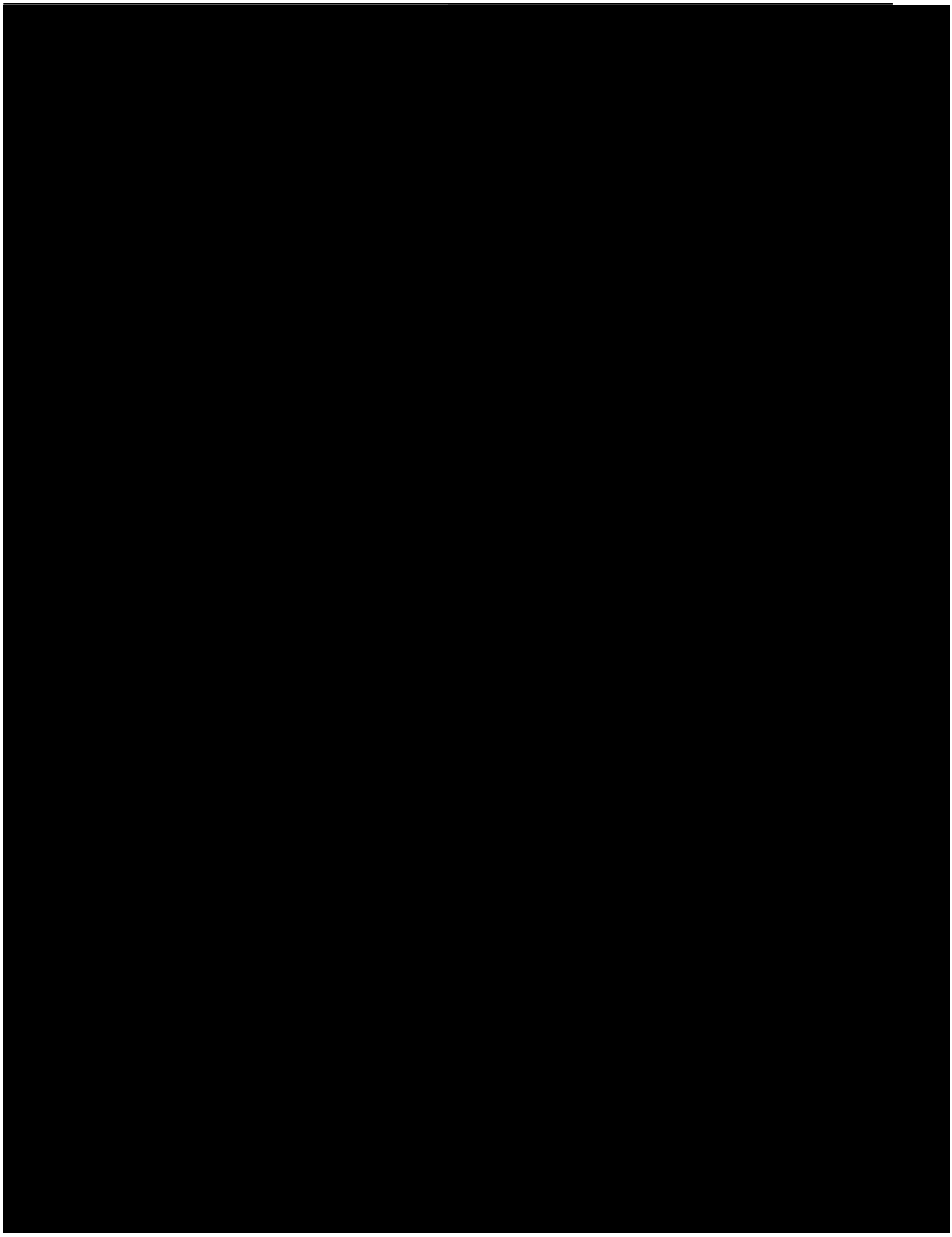


Photo 1



Exit from Village Bakery Site 1 (HQ) entrance right onto Ash Road South (NB. no Village Bakery vehicles parked outside entrance)

Photo 2



Exit from Village Bakery Site 2 entrance right onto Ash Road South (NB. no Village Bakery vehicles parked outside entrance)

Photo 3



Looking back from Ash Road South to the entrances to both Sites 1 and 2

Photo 4



Sharp junction by Thermotraffic along Ash Road South to be used by HGVs in future following proposed stopping up

Photo 5



Ash Road South heavily congested with vehicles

Photo 6



Ash Road South heavily congested with vehicles outside Demon Tweeks, with lorries parked up from overnight and breaks, reducing the road to a single carriageway and causing difficulty for both cars and HGVs to manoeuvre.

3.3 Feedback from Community Consultees

- None

3.4 Feedback from Specialist Consultees

- **Mining Remediation Authority/The Coal Authority** (See 3.4.1)

The Applicants responses and proposed actions in response to the comments raised by the Mining Remediation Authority/The Coal Authority are noted in **section 3.4.5** below.

- **Dŵr Cymru Welsh Water** (See 3.4.2)

The Applicants responses and proposed actions in response to the comments raised by Welsh Water are noted in **section 3.4.6** below.

- **NRW** (See 3.4.3)

The Applicants responses and proposed actions in response to the comments raised by NRW are noted in **section 3.4.7** below.

- **WCBC Environment and Technical Department** (See 3.4.4)

The specialist consultee's comments and the Applicants responses and proposed actions in response to the comments raised by the Environment and Technical Department are noted in **section 3.4.8** below.

3.4.1 Mining Remediation Authority/The Coal Authority Response, on 12th May 2026

The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Gabriela Ibarra
Wrexham County Borough Council

[By email: ipsenmscp@lovelockmitchell.com]

12 May 2026

Dear Gabriela Ibarra

Re: PRE-APP Ash Road North, Wrexham Industrial Estate

Planning Application for a new Multi-storey Car Park at Ash Road North, and the Stopping Up of a section of Ash Road North, Wrexham Industrial Estate; Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT

Thank you for your notification of 7 May 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

Making a **better future** for people and the environment **in mining areas**

3.4.2 Dwr Cymru Welsh Water, on 22nd May 2026

Dŵr Cymru Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

Gwasanaethau Datblygu
Blwch Post 3146
Caerdydd
CF30 0EH

Ffôn: +44 (0)800 917 2652
Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Lovelock Mitchell Architects
3 Stanley Street
Chester
Cheshire
CH1 2LS

Date: 22/05/2026
Our Ref: PPA0010115

Dear Sir/Madam,

Grid Ref: 337570 350128
Site Address: Ash Road North, Wrexham
Development: Article 2D - Multi-storey Car Park

I refer to your pre-planning enquiry received relating to the above site, seeking our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I can provide the following comments which should be taken into account within any future planning application for the development.

APPRAISAL

Firstly, we note that the proposal relates to a Multi-Storey Car Park at Wrexham Industrial Estate and acknowledge that the site comprises of a potential windfall development with no allocated status in the Local Development Plan (LDP). Accordingly, whilst it does not appear an assessment has been previously undertaken of the public sewerage and watermains systems, we offer the following comments as part of our appraisal of this development.

We note from the draft application form that the proposal seeks an alternative method of drainage to the main sewer for any foul flows (if any). We also note that surface water will be managed via sustainable drainage systems. The draft application forms have made reference to a Drainage Strategy however this has now been provided as part of the submission. We therefore can provide the following comments based on the information before us.

Public Sewerage Network

The proposed development site is located in the immediate vicinity of a predominantly combined public sewerage system which drains to Five Fords Wastewater Treatment Works (WwTW).

glas
Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

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.

Surface Water Drainage

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to a surface water drainage body in liaison with the Land Drainage Authority and/or Natural Resources Wales.

It is therefore recommended that the developer consult with Wrexham Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation. 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.

Foul Water Drainage – Sewerage Network

We note the scheme intends to utilise an alternative means to the main sewer to dispose of any foul.

As the proposal intends utilising an alternative to mains drainage for foul water, we advise that the applicant seek advice from the Natural Resources Wales and/or the Building Regulations Authority as the regulatory body for this method of drainage.

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Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in Welsh and English

Dŵr Cymru Cyf, a limited company registered in Wales no 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Should this change and a planning application be submitted for this development seeking a connection, we will seek to control these points of 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.

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.

Foul Water Drainage – Sewage Treatment

If a connection was sought, no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Potable Water Supply

Welsh Water do not supply potable water to this area therefore we have no comments on the proposed development. We would advise that the Applicant consult the water provider for this area for further advice.

FURTHER CONTACT

If you have any questions about the above response, please contact Olivia Davis who is the Development Planning Officer for Wrexham at: developer.services@dwrcymru.com or on 0800 917 2652. They will be happy to assist you further.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

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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,

Matthew Lord
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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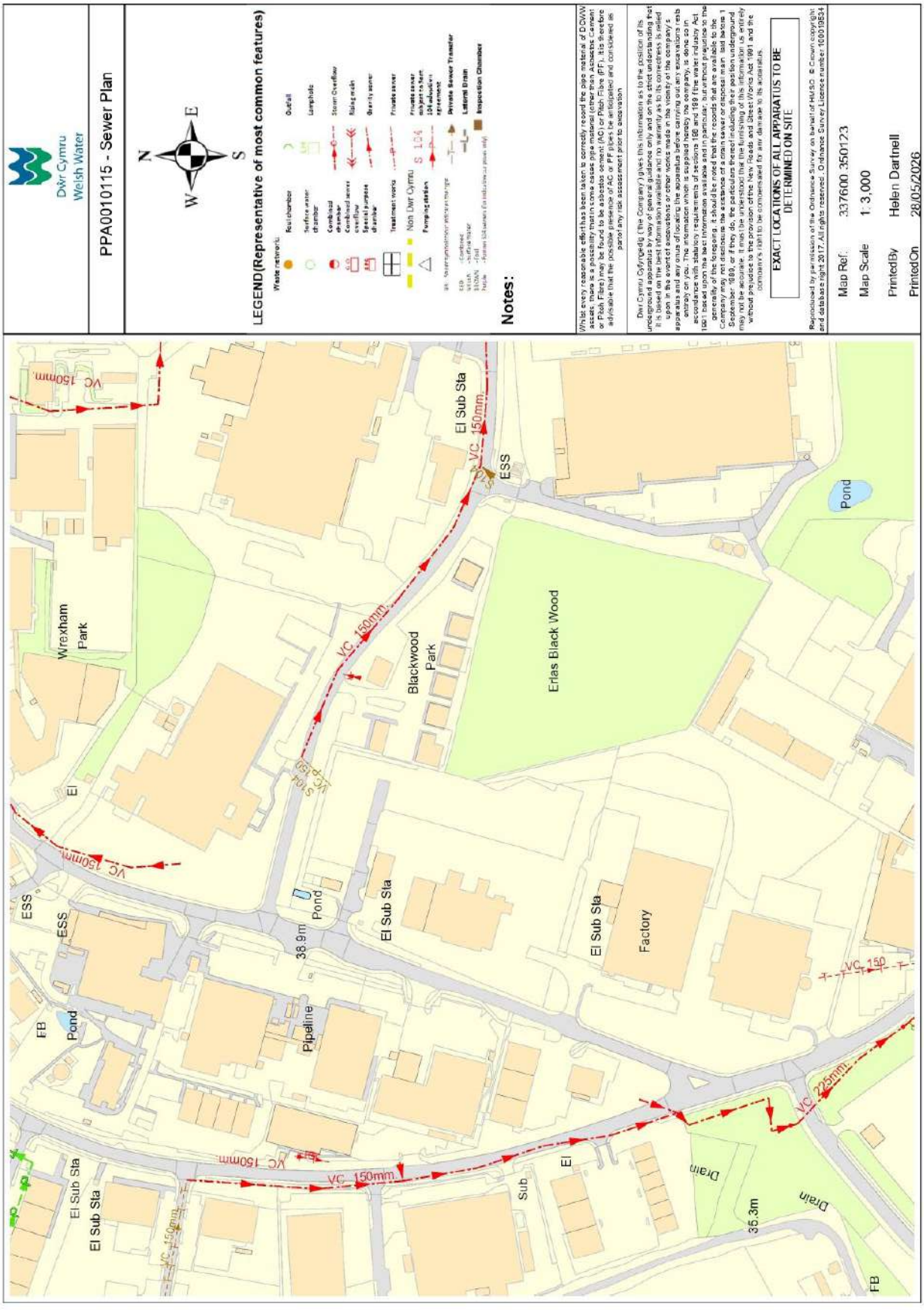
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Pre-Application Consultation Report



3.4.3 Natural Resources Wales, on 3rd June 2026

Cyfoeth Naturiol Cymru
Natural Resources Wales

Our Ref: CAS-308006-M2F3

Gabriela Ibarra
Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS
Email: ipsenmscp@lovelockmitchell.com

Dyddiad/Date: 03 June 2026

Annwyl Syr/Madam/Dear Sir/Madam,

Statutory pre-application consultation – Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended

Bwriad/Proposal: IPSEN Biopharma Ltd is intending to apply for full planning permission for the construction of a 7-storey multi-storey car park with 14 levels of parking

Lleoliad/Location: Ipsen Biopharm Ltd, Wrexham Industrial Estate

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 07 May 2026.

We have **concerns** with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding **protected species** and **contaminated land**. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include **conditions** regarding **protected species** and **contaminated land** on any planning permission granted. Without the inclusion of these conditions by the planning authority we would be likely to object to the planning application.

Protected Species

We have reviewed the following information which has been submitted in support of the application:

- Preliminary Ecological Appraisal and Net Biodiversity Benefits Statement, reference 498-LST-XX-XX-RP-0002, dated 09/04/2026, Land Studio.

The information has identified that great crested newts (GCN) are material to the application site.

1 of 7

The proposal has the potential to kill, injure, disturb GCN, or damage or destroy their breeding sites and resting places at this site. GCN and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981. Where GCN are present and a development proposal is likely to contravene the legal protection, they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three requirements set out in the legislation. A licence may only be authorised if:

- The development works to be authorised are for the purpose of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment
- There is no satisfactory alternative
- The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

To avoid developments with planning permission subsequently not being granted a licence, the Local Planning Authority should take Planning Policy Wales and Technical Advice Note 5 into account when considering development proposals where a European Protected Species is present. Please note, for the purposes of providing advice at the planning application stage, our comments are limited to compliance with the third test only.

Whilst we concur with Table 1 that a pre-commencement survey is not required, we consider that the current submission is insufficient for the purposes of demonstrating that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of GCN.

We note the submission of a drainage strategy however, we advise that additional information regarding the design, installation and maintenance of an amphibian-friendly surface water management system that does not include gully pots or other similar features should be submitted in support of a formal planning application.

Table 1 also includes precautionary measures to be implemented during the construction phase. We advise that further information and measures are needed in relation to GCN to manage the potential impacts of the scheme. This includes a biosecurity risk assessment due to the application site proximity to known GCN records. However, we would be content for this further information to be provided via suitably worded conditions.

We therefore advise the following conditions in respect of GCN are included on any permission granted.

Condition 1: Reasonable Avoidance Measures (RAMs)

No development or phase of development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures should include, but not necessarily be limited to:

- Fence design, construction and maintenance (the erection of a one-way amphibian fence, prior to and throughout the duration of construction operations)

- Proposals for the clearance of individuals from working areas
- Details of timing, phasing and delivery of reasonable avoidance measures

The plan of reasonable avoidance measures shall be carried out in accordance with the approved details.

Justification:

To ensure that GCN are protected by the development.

Condition 2: Biosecurity Risk Assessment

No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment should include:

- The identification of any Invasive Non-native Species (INNS), or certain diseases present within or in the environs of the application site;
- Confirmation of measures to eradicate control identified INNS or listed diseases present within or in the environs of the application site; and
- Measures or actions that aim to prevent INNS/identified diseases colonizing including introduction to the site for the duration of construction of the scheme.

Justification:

To ensure that GCN are protected by the development.

The applicant should be aware that in the event of GCN being found on site during the work, all works should stop and NRW contacted for further advice. Operations may only recommence after an appropriate licence has been issued by NRW and any conditions complied with.

Bats

We have reviewed the following information which has been submitted in support of the application:

- Preliminary Ecological Appraisal and Net Biodiversity Benefits Statement, reference 498-LST-XX-XX-RP-0002, dated 09/04/2026, Land Studio

We consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

Notwithstanding this, we also advise that further information is required to manage the potential impacts of the scheme in respect of lighting.

Table 1 of the report identifies that commuting and foraging bats may be impacted by the introduction of artificial lighting. The report states that:

> "…it is recommended that any lighting scheme be designed in accordance with the latest guidance, Bats and Artificial Lighting at Night (Institute of Lighting Professionals, 2023)"

We concur with this approach and advise that a lighting plan should be submitted in support of a formal planning application, the lighting plan should consider existing and proposed lighting together with any spillage originating from internal light sources including:

- Details of lighting to be used during and post construction
- Plans illustrating the location and type of lighting
- Plans illustrating projected or retained bat emergence points; together with retained or proposed features planned to be functionally used by bats for foraging/dispersal purposes
- Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/23: Bats and Artificial Lighting at Night.

Contaminated Land

We have concerns with the proposed development due to the risk posed to controlled waters as the application site sits within a Source Protection Zone (3) and partially within a principal aquifer.

We have reviewed the Phase 1 Preliminary Risk Assessment (reference GSL3506R01, dated 16 April 2026, Groundsolve Ltd) and broadly agree with the proposed ground investigation, groundwater monitoring, as well as physical and chemical testing that is detailed within the report.

We note that the site is located on former military land used as a munitions factory, as well as within the current wider Wrexham Industrial Estate, which presents an elevated risk of land contamination and potential impacts to controlled waters. We also note from the provided documents that piled foundations are anticipated to be required, and that a new surface water drainage system is planned.

We advise that clarification on whether the potential for contamination from historic munitions production activity and neighbouring industrial sites has been fully considered, and whether the Phase 1 report's proposed chemical testing (currently limited to metals, PAHs and asbestos due to potential made ground) should be expanded to include a broader suite of inorganic and organic contaminants, considering the site's former ownership/use and location within the wider Wrexham Industrial Estate.

Furthermore, we would advise that some of the following information could be provided with the full planning application and would negate the need for all the conditions below. However, if this information cannot be provided (due to the nature of the condition – prior to occupation and/or unsuspected contamination) with a planning application then we would advise the LPA that conditions should be applied to any planning permission granted for this proposal, as follows.

Condition 3: Land Affected by Contamination

No development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
    a. all previous uses
    b. potential contaminants associated with those uses
    c. a conceptual model of the site indicating sources, pathways, and receptors
    d. potentially unacceptable risks arising from contamination at the site (largely completed)
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 (largely completed).
3. The results of the site investigation and the detailed risk assessment referred to in (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 to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action.
5. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 4: Contamination Verification Report

Prior to the occupation or operation of the development a verification report demonstrating completion of 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 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. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Justification:

To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Condition 5: Unsuspected Contamination

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 a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition 6: Piling

No development, or phase of development, shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

Justification:

Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

Condition 7: Surface Water Drainage

No infiltration of surface water drainage into the ground is permitted unless details, which demonstrate that there is no resultant unacceptable risk to controlled waters, have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval details.

Justification:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Protected Sites and Foul Drainage

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.

However, recognising the specific nature of the application submitted, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As

such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Dee and Bala Lake SAC in relation to nutrient inputs.

Advice to Developer

We recommend that you discuss the surface water drainage proposals with the SuDS Approving Body (SAB) for the management of surface water.

We advise that infiltration of surface water drainage into the ground should only be permitted for parts of the site where it has been demonstrated there is no resultant unacceptable risk to controlled waters. This should be informed by ground investigations and/or remediation strategy. If this is not properly controlled, the development may create pathways for pollution to controlled waters.

Other matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our website for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our website.

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

Yn gywir / Yours faithfully,

Rachael Burke

Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales
E-bost/E-mail: neplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

3.4.4 WCBC Environment and Technical Department, on 30th April 2026

Mr Jamie Edge, the Department's Network and Asset Team Leader, raised no significant concerns in relation to the proposals from a highways perspective. However, it was advised that further input should be sought from the Council's Development Control and Transport Officers in relation to the proposed bus route and bus stop arrangements.

The response also noted that the Council's active travel proposals in the vicinity of the Ipsen's site, may require updating to reflect the stopping up proposal, and requested that these proposals be reviewed as part of the ongoing design development process.

3.4.5 Response to the Mining Remediation Authority/Coal Authority Feedback

No response required.

3.4.6 Response to Dŵr Cymru Welsh Water Feedback

Dŵr Cymru Welsh Watern raised no objection in principle to the proposed multi-storey car park and stopping up proposal, subject to compliance with standard drainage and sewerage requirements.

The Applicant acknowledges the need to continuous engament with the SuDS Approval Body in relation to the surface water drainage strategy and the importance of ensuring that the drainage design follows the approved drainage hierarchy, avoiding discharge to the combine sewer network wherever possible.

The Applicant also acknowledges Dŵr Cymru Welsh Water's advisory comments regarding protection of existing sewerage infrastructure, and the need for any future sewer connections to be agreed through the appropriate statutory approval processes if required.

3.4.7 Response to NRW Feedback

NRW raised no objection in principle to the proposed multi-storey car park and stopping up proposal, subject to further ecological and contaminated land issues being addressed as part of the formal application's planning conditions.

In response to NRW's concerns, additional information relating to crested newt mitigation, amphibian-friendly surface water management systems, bat-sensitive lighting proposals, contaminated land investigation and remediation, piling design, and surface water drainage will be provided and/or secured by the Applicant through appropriate planning conditions as part of the formal application process.

The Applicant also acknowledges NRW's note on the requirement for reasonable avoidance measures, biosecurity controls, contamination verification procedures, and measures relating to any unexpected contamination encountered during construction. The Applicant further acknowledges NRW's advisory comments in relation to consultation with the SuDS Approving Body, licensing requirements should protected species are encountered during works, and the need to obtain separate environmental permits or licenses if required.

3.4.8 Response to WCBC Environment and Technical Department Feedback

On 15th of June 2026, the Applicant and Lovelock Mitchell Architects met with Axis, Mr Jamie Edge, and Mr Andrew Mytton to discuss the concerns raised by Mr Edge on behalf of the Environment and Technical Department and in relation to public transport links.

It was confirmed that there are no significant highways objections in principle to the stopping up proposals, and the focus should be on the implications for the existing Arriva bus route and bus stop relocations, active travel connectivity and local traffic management measures (i.e. double yellow lines in critical areas) to address the traffic congestion concerns expressed by neighbours during the consultation process.

The Applicant agreed to cover the cost of the relocation of the three bus stops affect by the proposed stopping up, with Arriva retaining operational discretion over the final route arrangements. The Applicant also acknowledged the need for updating the Council's emerging active travel plan proposals in the area, and agreed to continue liaison with the relevant transport officers and bus operator as the proposal progress.

4 CONCLUSION

4.1.1 The site 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.

4.1.2 This PAC Report sets out the pre-application consultation activities undertaken, the consultation responses received (outlined in section 3), and details of how the Applicant will take these responses into account prior to the submission of the Planning Application have been outlined.

4.1.3 Consultation responses received from neighbouring businesses primarily raised concerns regarding traffic circulation, HGV routing, congestion, highway and employee safety, and the potential impact of the proposed stopping up on existing and wider estate operations.

4.1.4 The Applicant agreed to continue liaison with the Council, Transport Officers and Arriva, in relation to bus route and bus relocation arrangements, active travel connectivity proposals, and potential local traffic management measures, also agreeing to fund the relocation of the bus stops affected by the proposed stopping up.

4.1.5 Following the overall consultation feedback, it has been decided that the proposals will be separated into two standalone planning applications, comprising a full planning application for the proposed multi-storey car park with a new junction onto Ash Road South, and a separate application for the creation of a private vehicle and pedestrian link between the applicants West and East sites across Ash Road North. This approach will allow both applications to progress independently through the planning process, reflecting the fact that the proposed multi-storey car park received limited objection in principle, whereas the stopping up proposal generated the majority of comments and representations received.

4.1.6 As a result of the consultation and revised application strategy, minor amendments have been made to supporting documentation, including the Design and Access Statement and associated drawings to reflect the separation of the proposals and the issues raised through the consultation process.

4.1.7 We consider that the pre-application consultation undertaken with the local community and stakeholders has been timely, meaningful and effective. We believe that the requirement to consult has been satisfied.

5 APPENDIX 1 – COMPLIANCE TABLES

Table A below summarises how the applicant has complied with the statutory requirements of Section 17, 61Z, of the Planning (Wales) Act 2015 '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) before applying for planning permission.

Statutory Requirement	*Action Taken*
(3) The applicant must publicise the proposed application in such manner as the applicant reasonably considers likely to bring it to the attention of a majority of the persons who own or occupy premises in the vicinity of the land.	*Site notices were posted on public footpaths near the site to be displayed for the 28-day consultation period. Letters were also sent out to neighbours containing a description of the proposal and links to where more information can be found. This is as detailed in Section 2 of the Pre-application Consultation Report.*
(4) The applicant must consult each specified person about the proposed application.	*Specialist Consultees and Community Consultees deemed relevant to the scheme (see Appendix 7- Relevant Specialist Consultees) were consulted as per Schedule 2 Consultation before the grant of permission Article 5(3) of the DMPO (Wales) 2016.*
(5) Publicity under subsection (3) must— (a) set out how the applicant may be contacted by persons wishing to comment on the proposed development;	*The notice displayed as Appendix 2 and the consultation letters provided details on how the applicants agent could be contacted to discuss the scheme/provide comments - this comprised of an email address, telephone number and postal address.*
(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.	*The notices were displayed from 7th May 2026 to 4th June 2026, providing a 28-day viewing period for the notices. Each notice contained a note clearly informing the reader of the end date for consultation.*

Table B below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales). (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Statutory requirement Publicity before applying for planning Permission 2C	Action taken
The applicant (2) must publicise the proposed application by – giving requisite notice –	*Site notices were displayed in the vicinity of the site. The exact locations of the notices are provided in Figure 1. A copy of the notice is provided in Appendix 2.* *A copy of the site notice was provided to the owners or occupiers of any land adjoining the*

by site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and in writing to any owner or occupier of any land adjoining the land to which the proposed application relates; and making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in subparagraph (a) or article 2D (2) are given— any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required by article 11; a plan which identifies the land to which the proposed application relates; any other plans, drawings, and information necessary to describe the development which is the subject of the proposed application; in a case to which article 7 applies, the design and access statement; and subject to article 8(2), the particulars or evidence required by the local planning authority under section 62(3) of the 1990 Act (1).	*application site with a cover letter (see Appendix 3).* *For the period of consultation, all draft application documents (in line with the validation requirements) were made available to view and download from the following link:* https://tinyurl.com/4k9ytd2j *The location of the nearest public building providing access to the internet (in this case, Wrexham Library) was indicated on site notices alongside opening hours, in order to allow those without access at home to be able to view the proposal.* *All relevant documents were provided in the PAC.*
(2) Any plans or drawings required to be provided by paragraph (1)(b)(ii) or (iii) must be drawn to an identified scale and, in the case of plans, must show the direction of north.	*All the plans included a scale and north arrow.*
(3) The applicant must have complied with Paragraph (1) before an application is submitted.	*How the applicant has complied is detailed in this PAC Report.*
(4) Where the notice referred to in paragraph (1)(a)(i) is, without any fault or intention of the applicant, removed obscured or defaced before the period of 28 days has elapsed, the applicant will be treated as having complied with the requirements of the relevant paragraph if the applicant has taken reasonable steps to protect the notice and, if need be, replace it.	*The notices were securely fastened to a permanent point and laminated to protect them from the elements and ensure they were not damaged so as to remain legible and in place for the duration of the consultation period.*
(5) In this article “requisite notice” (“hysbysiad gofynnol”) means notice in the form set out in	*The notice is arranged in a way so as to be easily legible and contain all the information*

Schedule 1B or in a form substantially to the like effect.	*required by Schedule 1B.*

Table C below sets out how the applicant has complied with statutory requirements of Town and Country Planning (Development Management Procedure) (Wales). (Amendment) Order 2016 as follows, Part 1A Requirement to carry out pre-application consultation 2B:

Consultation before applying for planning permission 2D	
The following persons or descriptions of persons are specified for the purposes of section 61Z (4) of the 1990 Act— Any community consultees; and any specialist consultee.	*Appendix 6 identifies the relevant specialist consultees and why they have been contacted for comment as part of this application, while section 2.5.3 notes the relevant local counsellor who was contacted.*
(2) Where an applicant is required to consult a community consultee, the applicant must give the community consultee requisite notice in writing of the proposed application.	*A copy of the notice and covering letter was provided to the community consultees (see Appendix 4).*
(3) Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee requisite notice in writing of the proposed application and enclose each of the documents referred to in article 2C(1)(b) or provide a link to a website on which those documents can be found.	*A copy of the notice under Schedule 1C was provided to the specialist consultees with a covering email or letter which contained a link to the website.*
(4) The applicant must have complied with paragraphs (2) and (3) and have given the specialist consultee time to respond in accordance with article 2E (1) before an application is submitted.	*As shown above paragraphs (2) and (3) have been complied with. 28 days were provided for the consultees to respond from 7th May 2026 to 4th June 2026.*
5) In this article, "requisite notice" ("hysbysiad gofynnol") means in relation to a community consultee notice in the form set out in Schedule 1B; and	*A copy of the site notice under Schedule 1B was provided to the community consultees with a covering letter/email.*
(b) in relation to a specialist consultee notice in the form set out in Schedule 1C, or a form substantially to the like effect.	*A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover letter.*

Duty to respond to pre-application consultation: specialist consultees 2E	
A specialist consultee, consulted in accordance with the provisions of section 61Z(4) of the 1990 Act, must provide a substantive response within 28 days beginning with the day on which the	*The specialist consultees were also given the 28-day period to comment on this application.*

notice referred to in article 2D(3) is given or such other period as may be agreed in writing between the specialist consultee and the applicant.	
For the purposes of this article, a substantive response is one which— states that the specialist consultee has no comment to make; states that the specialist consultee has no objection to the proposed development and refers the applicant to current standing advice by the specialist consultee on the subject of the consultation; advises the applicant of any concerns identified in relation to the proposed development and how those concerns can be addressed; or advises the applicant that the specialist consultee has concerns and that it would object to an application for planning permission made in the same or substantially the same terms and sets out the reasons for those objections.	*Any comments received from the contacted specialist consultees has been included in full in this report.*

Pre-application consultation reports 2F	
(1) Where an applicant has been required to carry out pre-application consultation in accordance with the provisions of section 61Z of the 1990 Act and articles 2C and 2D and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of— how the applicant complied with section 61Z of the 1990 Act; any response to the consultation received from any person consulted under section 61Z(3) or (4) of the 1990 Act; and the account taken of those responses.	*Compliance is set out in this PAC Report*
(2) The pre-application consultation report must include— (a) a copy of the notice referred to in article 2C(1)(a)(i);	*Notice is included in report as Appendix 2.*
(b) A declaration that the notices referred to in 2C(1)(a)(i) was displayed in accordance with the requirements of this article	*Site notice locations indicated in section 2.3.4 of this report.*

(c) a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	*The addresses of Relevant Parties immediately adjacent to site requiring consultation as part of this scheme are listed in section 2.4.2.*
(d) copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	*Community consultees were provided with a copy of the site notice under Schedule 1B (Appendix 2) alongside a covering letter (Appendix 4). A copy of the notice under Schedule 1C was provided to the specialist consultees with a cover letter (See sample letter in Appendix 4).*
(e) a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how; and	*Summarised comments by consultees are listed in section 3.*
(f) copies of all responses received from specialist consultees with an explanation of the account taken of each response.	*All specialist consultee responses have been documented and included in this report with an explanation of the account taken of each one.*

6 APPENDIX 2 – SITE NOTICE UNDER SCHEDULE 1B

Proposed New Multi-storey Car Park and the Stopping Up of a section of Ash Road North– Ipsen Biopharm Ltd

Ash Road North, Wrexham Industrial Estate

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 – Multi-storey car park at Ipsen Biopharm Ltd, Ash Road North LL13 9UF, and the stopping up of a section of Ash Road North.

Proposal: Notice is hereby given that Ipsen Biopharm Ltd is intending to apply for full planning permission for the construction of a new 7 storey multi-storey car park with 14 levels of parking and the stopping up of a section of Ash Road North to provide connectivity between their sites on either side of Ash Road North along with associated hard and soft landscaping to the area of the original Highway.

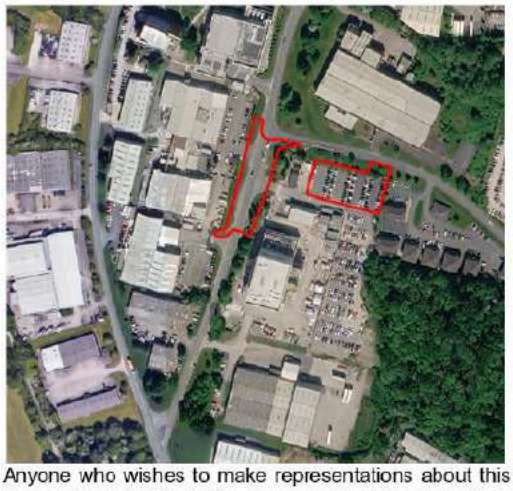
You may inspect copies of:

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

Online at: https://tinyurl.com/4k9ytd2j

Computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham LL111AU during the hours of:

Opening	
Monday	09.00 - 18.00
Tuesday	09.00 - 18.00
Wednesday	09.00 - 18.00
Thursday	09.00 - 18.00
Friday	09.00 - 18.00
Saturday	09.00 - 16.00



Anyone who wishes to make representations about this proposal must write to the developer no later than **June 4, 2026.**

By post to: Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

By email: ipsenmscp@lovelockmitchell.com

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

Signed [redacted]

On behalf of Lovelock Mitchell Architects

Date: May 7, 2026.

Datblygiad Arfaethedig: Maes parcio aml-lawr newydd a chau rhan o Ffordd yr Onnen Gogledd – Ipsen Biopharm Cyf.

Ffordd yr Onnen i'r Gogledd, Ystad Ddiwydiannol Wrecsam

ATODLEN 1B: HYSBYSEBU AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli DatblygU) (Cymru) 2012.

Mae'r hysbysiad hwn yn rhoi'r cyfle i roi sylwadau yn uniongyrchol i'r datblygwr ar y cynigion, cyn i gais cynllunio gael ei gyflwyno i Gyngor Bwrdeistref Siriol Wrecsam. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr Awdurdod Cynllunio Lleol; ni fydd sylwadau a gyflwynir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i roi sylwadau i Gyngor Wrecsam ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu osod ar y ffeil gyhoeddus.

Datblygiad Arfaethedig – Maes parcio amlawr a chau darn o Ffordd yr Onnen i'r Gogledd, i Ipsen Biopharm Cyf., Ffordd Yr Onnen i'r Gogledd, Ystad Ddiwydiannol Wrecsam, LL13 9UF.

Cynnig: Rhoddir hysbysir drwy hyn fod Ispen Biopharm cyf. yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer adeiladu maes parcio 7 llawr gyda 14 lefel o barcio, ynghyd a chau fyny adran o Ffordd yr Onnen, Gogledd er mwyn darparu cysylltedd rhwng eu safleoedd ar y naill ochr a'r llall o Ash Road North, ynghyd â thirlunio caled a meddal cysylltiedig i ardal y briffordd wreiddiol.

Gallwch archwilio'r copïau o'r:

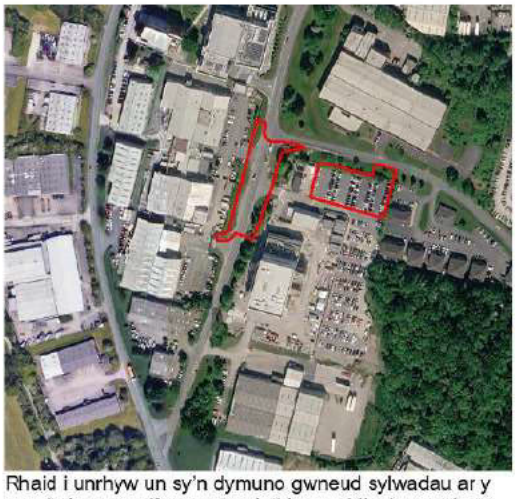
- Cais arfaethedig
- Y cynlluniau; a
- Dogfennau eraill cysylltiedig

Ar-lein yn: https://tinyurl.com/4k9ytd2j

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU., yn ystod oriau:

Oriau agor	
Dydd Llun	09.00 - 18.00
Dydd Mawrth	09.00 - 18.00
Dydd Mercher	09.00 - 18.00
Dydd Iau	09.00 - 18.00
Dydd Gwener	09.00 - 18.00
Dydd sadwrn	09.00 - 16.00



Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ar y cynnig hwn ysgrifennu at y datblygwr ddim hwyrach na **4ydd o Fehefin 2026.**

Trwy'r post i:

Lovelock Mitchell Architects,
3 Stanley Street
Chester
CH1 2LS

Trwy e-bost: ipsenmscp@lovelockmitchell.com

Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Llofnodwyd: [redacted]

Ar ran Lovelock Mitchell Architects

Dyddiad: **7fed o Fai 2026**

7 APPENDIX 3 – LETTER TO OWNERS AND NEIGHBOURS

LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street Chester CH1 2LS
Tel ++44 (0)1244 404321

e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

Ref 2525/MR
May 7, 2026

[redacted]

By hand

Dear Sir / Madam

Planning Application for a new Multi-storey Car Park at Ash Road North, and the Stopping Up of a section of Ash Road North, Wrexham Industrial Estate

You are receiving this letter as part of the Publicity & Consultation required in Wales before applying for Planning Permission under articles 2C & 2D of the Town & Country Planning Order 2012 as revised 2016.

We write to give you notice that an application for full planning permission has been prepared in relation to the development noted above in accordance with Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (amendment) Order 2016.

On **May 7, 2026** we will be entering into the 28-day pre application consultation period. The notice provides an opportunity for you to comment directly to the applicant, Ipsen Biopharm Ltd, on the proposed development which is intended to be on land to the east of Ash Road North, and on a section of Ash Road North. The development address is Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9JT.

All comments received during this consultation will be treated confidentially but we do encourage you to provide any observations that you have during this consultation stage.

A Web Page is available for public viewing (which is now live at the following web address: https://tinyurl.com/4k9ytd2j, and this page contains full details of the proposals, technical reports and documents that will be submitted in support of the formal planning application together with a draft of the planning application form.

LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street Chester CH1 2LS
Tel ++44 (0)1244 404321

e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

If you are unable to access the documents electronically you may request copies of this information by e-mailing ipsenmscp@lovelockmitchell.com or writing to Gabriela Ibarra at Lovelock Mitchell Architects at the following address.

Contact - Gabriela Ibarra
Address - Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

Attached to this letter is a copy of the site notice (in English and Welsh) which is displayed in at least one location on or near the land to which the proposal relates. This site notice provides some additional information and a QR code that you may find useful in accessing the documents.

Consultation Deadline

All comments on this pre-application consultation should be submitted and received by **June 4, 2026.**

We very much look forward to hearing from you with any observations that you may have.

Yours sincerely

[redacted]

Gabriela Ibarra (Architect)

Lovelock Mitchell Architects

enc

8 APPENDIX 4 – COMMUNITY AND SPECIALIST CONSULTEE LETTERS

8.1 Letter to Councillor Morris (Welsh and English)



LOVELOCK MITCHELL
ARCHITECTS

Ref 2525/MR
May 7, 2026

[redacted]

By e-mail michael.morris@wrexham.gov.uk

Dear Cllr Morris

Planning Application for a new Multi-storey Car Park at Ash Road North, and the Stopping Up of a section of Ash Road North, Wrexham Industrial Estate

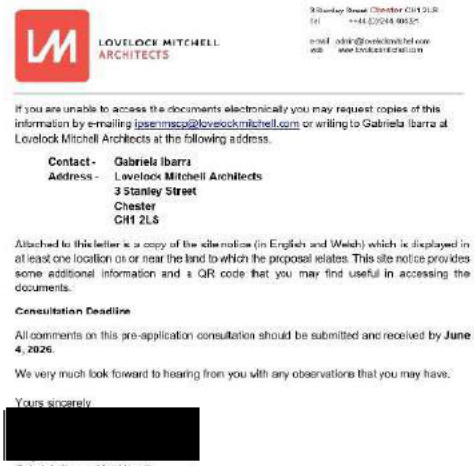
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On **May 7, 2026** we will be entering into the 28-day pre application consultation period. The notice provides an opportunity for you to comment directly to the applicant, Ipsen Biopharm Ltd, on the proposed development which is intended to be on land to the east of Ash Road North, and on a section of Ash Road North. The development address is Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UT.

All comments received during this consultation will be treated confidentially but we do encourage you to provide any observations that you have during this consultation stage.

A Web Page is available for public viewing (which is now live at the following web address: https://tinyurl.com/4k9vkd2), and this page contains full details of the proposals, technical reports and documents that will be submitted in support of the formal planning application together with a draft of the planning application form.



LOVELOCK MITCHELL
ARCHITECTS

If you are unable to access the documents electronically you may request copies of this information by e-mailing ipsenmscp@lovelockmitchell.com or writing to Gabriela Ibarra at Lovelock Mitchell Architects at the following address.

Contact - **Gabriela Ibarra**
Address - **Lovelock Mitchell Architects**
3 Stanley Street
Chester
CH1 2LS

Attached to this letter is a copy of the site notice (in English and Welsh) which is displayed in at least one location on or near the land to which the proposal relates. This site notice provides some additional information and a QR code that you may find useful in accessing the documents.

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All comments on this pre-application consultation should be submitted and received by **June 4, 2026.**

We very much look forward to hearing from you with any observations that you may have.

Yours sincerely

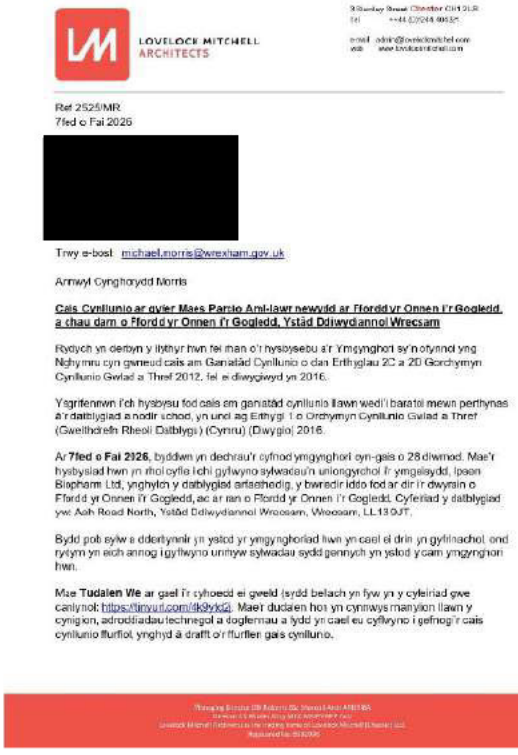
[redacted]

Gabriela Ibarra (Architect)

Lovelock Mitchell Architects

enc





LOVELOCK MITCHELL
ARCHITECTS

Ref 2525/MR
7fed o Fai 2026

[redacted]

Trwy e-bost michael.morris@wrexham.gov.uk

Annwyl Cynghorydd Morris

Cais Cynllunio ar gyfer Maes Parcio Aml-lawr newydd ar Ffordd yr Onnen i'r Gogledd, a chau darn o Ffordd yr Onnen i'r Gogledd, Ystâd Ddiwydiannol Wrecsam

Rydych yn derbyn y llythyr hwn fel rhan o'r hysbysebu a'r Ymgynghori sy'n ofynnol yng Nghymru cyn gwneud cais am Ganiatâd Cynllunio o dan Erthyglau 2C a 2D Gorchymyn Cynllunio Gwlad a Thref 2012, fel y diwygiwyd yn 2016.

Ysgrifennwn i'ch hysbysu fod cais am ganiatâd cynllunio llawn wedi'i baratoi mewn perthynas â'r datblygiad a nodir uchod, yn unol ag Erthygl 1 o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) (Diwygio) 2016.

Ar **7fed o Fai 2026**, byddwn yn dechrau'r cyfnod ymgynghori cyn-gais o 28 diwrnod. Mae'r hysbysiad hwn yn rhoi cyfle i chi gyflwyno sylwadau/n uniongyrchol i'r ymgeiswyr, Ipsen Biopharm Ltd, ynghylch y datblygiad arfaethedig, y bwriedir iddo fod ar dir i'r dwyrain o Ffordd yr Onnen i'r Gogledd, ac ar ran o Ffordd yr Onnen i'r Gogledd. Cyfeiriad y datblygiad yw: Ash Road North, Ystâd Ddiwydiannol Wrecsam, Wrecsam, LL13 9UT.

Bydd pob sylw a dderbynnir yn ystod yr ymgynghoriad hwn yn cael ei drin yn gyfrinachol, ond rydym yn eich annog i gyflwyno unrhyw sylwadau sydd gennych yn ystod y cam ymgynghori hwn.

Mae **Tudalen We** ar gael i'r cyhoedd ei gweld (sydd belach yn fyw yn y cyfeiriad gwe canlynol: https://tinyurl.com/4k9vkd2. Mae'r dudalen hon yn cynnwys manylion llawn y cynigion, adroddiadau technegol a dogfennau a fydd yn cael eu cyflwyno i gefnogi'r cais cynllunio ffurfiol, ynghyd â drafft o'r ffurflen gais cynllunio.



LOVELOCK MITCHELL
ARCHITECTS

Os nad ydych yn gallu cael mynediad at y dogfennau'n electronig, gallwch ofyn am gopïau drwy e-bostio ipsenmscp@lovelockmitchell.com neu ysgrifennu at Gabriela Ibarra yn Lovelock Mitchell Architects, yn y cyfeiriad canlynol:

Cyswllt: Gabriela Ibarra admin@lovelockmitchell.com

Cyfeiriad: Lovelock Mitchell Architects
3 Stanley Street
Chester
CH1 2LS

Ynghlwm wrth y llythyr hwn mae copi o'r hysbysiad safle (yn Saesneg ac yn Gymraeg) sy'n cael ei arddangos mewn o leiaf un lleoliad ar y tir neu'n agos at y tir y mae'r cynnig yn berthnasol iddo. Mae'r hysbysiad safle hwn yn darparu rhywfaint o wybodaeth ychwanegol a chod QR a allai fod yn ddefnyddiol i chi wrth gael mynediad at y dogfennau.

Dyddiad Cau'r Ymgynghoriad

Dylai pob sylw ar yr ymgynghoriad cyn-gais hwn gael ei gyflwyno a'i dderbyn erbyn **4ydd o Fehefin 2026.**

Edrychwn ymlaen yn fawr at glywed gennych gydag unrhyw sylwadau a allai fod gennych.

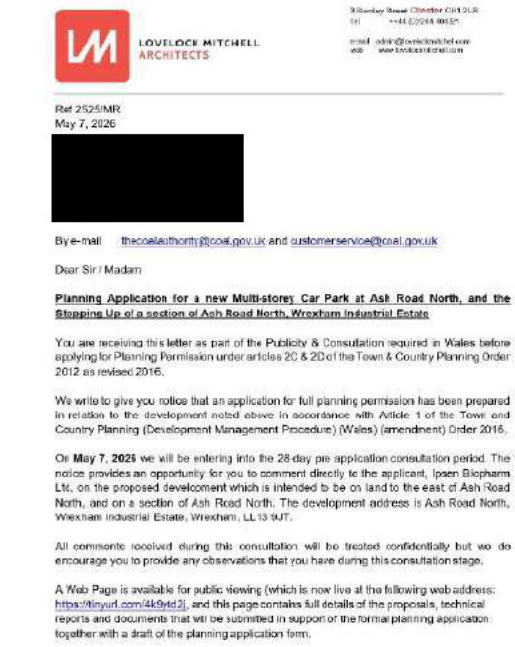
Yn gywir,

[redacted]

Gabriela Ibarra (Pensaer)

Penseiri Lovelock Mitchell

8.2 Letter to Specialist Consultees



LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street Chester CH1 2LR
tel ++44 (0)1244 [redacted]
e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

Ref 2525/MR
May 7, 2026

[redacted]

By e-mail thecoalauthority@coal.gov.uk and customerservice@coal.gov.uk

Dear Sir / Madam

Planning Application for a new Multi-storey Car Park at Ash Road North, and the Stopping Up of a section of Ash Road North, Wrexham Industrial Estate

You are receiving this letter as part of the Publicity & Consultation required in Wales before applying for Planning Permission under articles 2C & 2D of the Town & Country Planning Order 2012 as revised 2016.

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LOVELOCK MITCHELL
ARCHITECTS

3 Stanley Street Chester CH1 2LR
tel ++44 (0)1244 [redacted]
e-mail admin@lovelockmitchell.com
web www.lovelockmitchell.com

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Address - Lovelock Mitchell Architects
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Consultation Deadline

All comments on this pre-application consultation should be submitted and received by **June 4, 2026.**

We very much look forward to hearing from you with any observations that you may have.

Yours sincerely

[redacted]

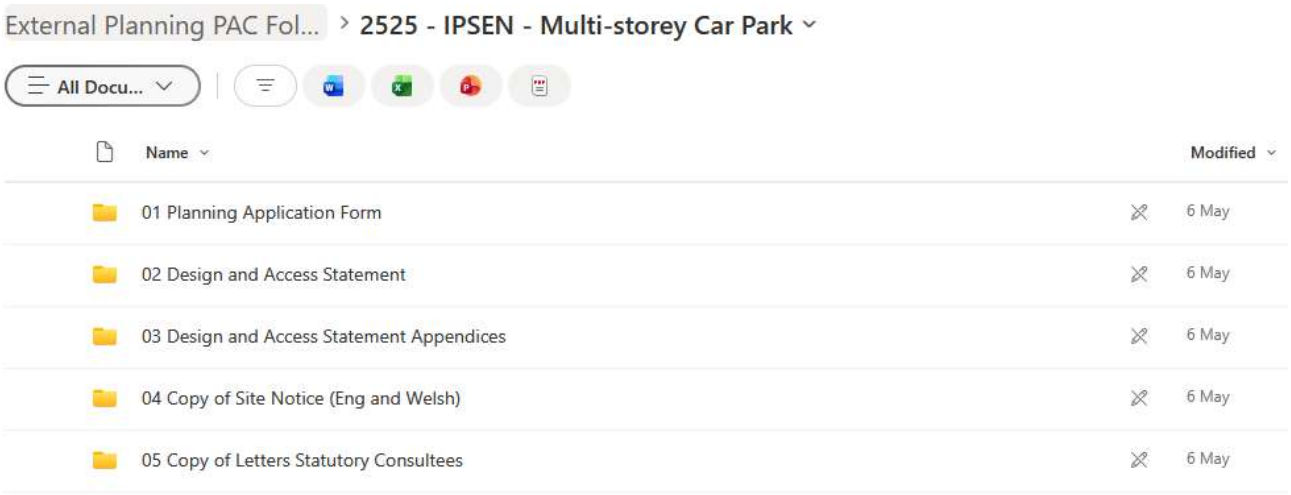
Gabriela Ibarra (Architect)

Lovelock Mitchell Architects

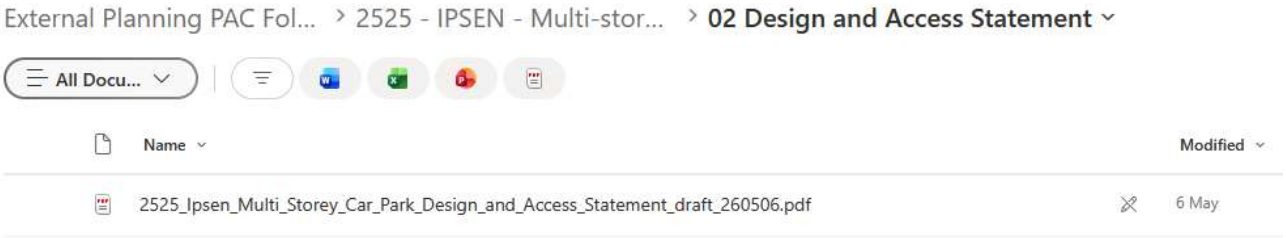
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9 APPENDIX 5 – SCREENSHOT OF WEBPAGE







External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › **03 Design and Access Statement Appendices**

All Docu...

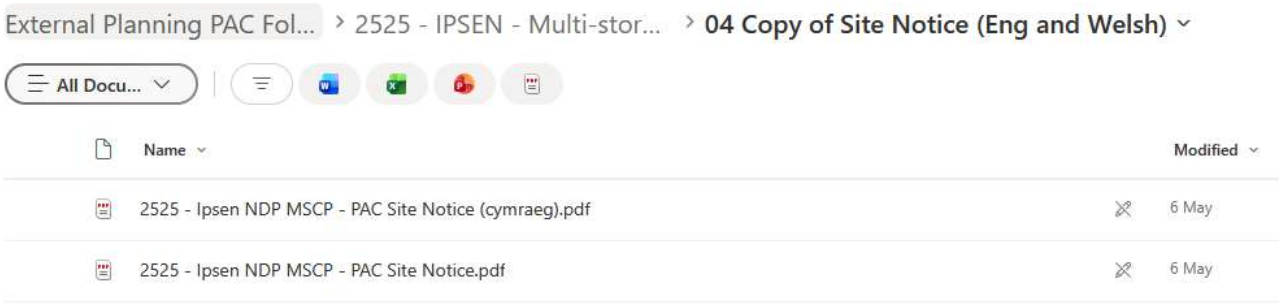
Name	Modified
Appendix 1 - Architectural Drawings	6 May
Appendix 2 - Transport Scoping Report	6 May
Appendix 3 - Preliminary Ecological Appraisal and NBB Statement	6 May
Appendix 4 - Green Infrastructure Statement	6 May
Appendix 5 - Drainage Strategy	6 May
Appendix 6 - MEP and Sustainability Report	6 May
Appendix 7 - Geoenvironmental Report	6 May
Appendix 8 - Planning Technical Note	6 May

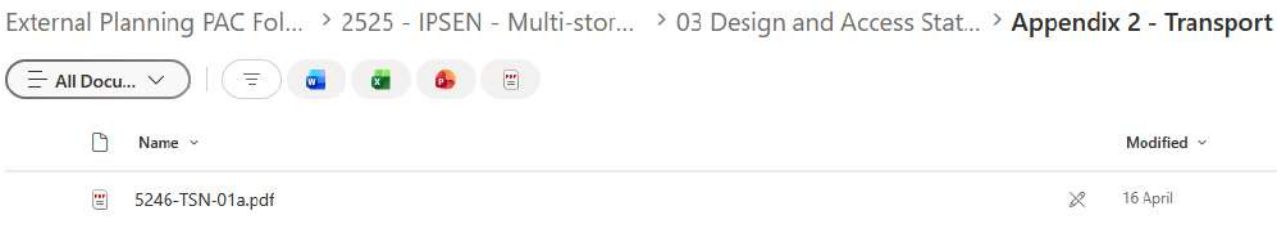
External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › 03 Design and Access Stat... › **Appendix 1 - Archit**

All Docu...

Name	Modified
7001_IMC-LMA-01-XX-DR-A-7001-P4-SITE_Plan_Existing.pdf	20 April
7002_IMC-LMA-01-XX-DR-A-7002-P5-Site_Plan_Proposed.pdf	20 April
7004_IMC-LMA-ZZ-XX-DR-A-7004-A2-P1-LocationPlan_MSCP_Proposed.pdf	26 March
7005_IMC-LMA-01-XX-DR-A-7005-P1-Phasing_Plan.pdf	2 April
7101_IMC-LMA-04-00-DR-A-7101-S1-P4-BuildingModel-GA_Plan_Proposed_00Ground-First.pdf	1 April
7102_IMC-LMA-04-01-DR-A-7102-S1-P4-BuildingModel-GA_Plan_Proposed_02Two-Three(Typical).pdf	1 April
7103_IMC-LMA-04-04-DR-A-7103-S1-P4-BuildingModel-GA_Plan_Proposed_Roof_.pdf	1 April
7301_IMC-LMA-04-XX-DR-A-7301-S1-P4-BuildingModel-GA_Elevations_Proposed.pdf	1 April
7451_IMC-LMA-04-XX-DR-A-7451-S1-P3-BuildingModel-GA_Sections_Proposed.pdf	26 March
7501_IMC-LMA-04-XX-DR-A-7501-S1-P3-BuildingModel-GA_Axonometrics.pdf	26 March
9123_IMC-LMA-01-XX-DR-A-9123-P3-IMC-SKETCH_Green_Boulevard_Intent.pdf	1 April
9125_IMC-LMA-01-XX-DR-A-9125-P2-IMC-SKETCH_New_Access_Off_ARS.pdf	26 March
9130_IMC-LMA-01-XX-DR-A-9130-P2-IMC-SKETCH_Green_Boulevard_Intent_(Alternative).pdf	13 May
9131_IMC-LMA-01-XX-DR-A-9131-P2-IMC-SKETCH_Green_Boulevard_Intent_With_Utilities.pdf	13 May

Pre-Application Consultation Report











External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › 03 Design and Access Stat... › **Appendix 6 - MEP and**

All Docu...

Name	Modified
kingfisher-lighting_viva-city-pro_datasheet_2024.pdf	17 April
L6723-FUT-XX-XX-E-63001-MSCP Top Deck.pdf	17 April
L6723-FUT-XX-XX-E-63002-P02.pdf	1 May
L6723-XX-RP-ME-5002 - Ipsen Pharmaceuticals Multi-Storey Car Park.docx	17 April

External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › 03 Design and Access Stat... › **Appendix 7 - Geoen**

All Docu...

Name	Modified
3506R01-2 Ipsen MSCP - Phase 1 (April 26).pdf	16 April

External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › 03 Design and Access Stat... › **Appendix 8 - Planning**

All Docu...

Name	Modified
Planning Feasibility Technical Note - 5246-PFTN01 - Nov 2025 - Issue V3.pdf	12 November, 2025

Pre-Application Consultation Report

External Planning PAC Fol... › 2525 - IPSEN - Multi-stor... › **05 Copy of Letters Statutory Consultees**

All Docu...

Name	Modified
2525_MSCP_Consult_letter_Cllr Morris.pdf	6 May
2525_MSCP_Consult_letter_Cllr Morris-cymraeg.pdf	6 May
2525_MSCP_Consult_letter_HafrenDyfrdwy.pdf	6 May
2525_MSCP_Consult_letter_Highways.pdf	6 May
2525_MSCP_Consult_letter_MiningRemediationAuth.pdf	6 May
2525_MSCP_Consult_letter_NRW.pdf	6 May
2525_MSCP_Consult_letter_NWWT.pdf	7 May
2525_MSCP_Consult_letter_WCBCPlanning.pdf	6 May
2525_MSCP_Consult_letter_WCBCTownClerk.pdf	6 May
2525_MSCP_Consult_letter_WCBCTownClerk-cymraeg.pdf	6 May
2525_MSCP_Consult_letter_WelshWater.pdf	6 May

10 APPENDIX 6 – RELEVANT SPECIALIST CONSULTEES

Description	Consultee	Required?
Development likely to affect land in the area of another local planning authority	The local planning authority	N/A
Development, in relation to which an application for planning permission has been made to the Welsh Ministers under section 293A of the 1990 Act (1) (urgent Crown development: application), where that development is likely to affect land in the area of a community council	The town council	Yes WCBC Town Clerk
Development within an area which has been notified to the local planning authority by the Health and Safety Executive for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances (otherwise than on a relevant nuclear site) and which involves the provision of— (i) residential accommodation; (ii) more than 250 m^2 of retail floor space; (iii) more than 500 m^2 of office floor space; or (iv) more than 750 m^2 of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area	The Health and Safety Executive	N/A
Development within an area which has been notified to the local planning authority by the Office for Nuclear Regulation for the purpose of this provision because of the presence within the vicinity of toxic, highly reactive, explosive or inflammable substances on a relevant nuclear site and which involves the provision of— (i) residential accommodation;	The Office for Nuclear Regulation	N/A

(ii) more than 250 m^2 of retail floor space; (iii) more than 500 m^2 of office floor space; or (iv) more than 750 m^2 of floor space to be used for an industrial process, or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area		
Development likely to result in a material increase in the volume or a material change in the character of traffic— (i) entering or leaving a trunk road; or using a level crossing over a railway	The Welsh Ministers	N/A
Development likely to result in a material increase in the volume or a material change in the character of traffic entering or leaving a classified road or proposed highway	The local highway authority concerned	**Yes** WCBC Highways
Development likely to prejudice the improvement or construction of a classified road or proposed highway	The local highway authority concerned	N/A
Development involving— (i) the formation, laying out or alteration of any means of access to a highway (other than a trunk road); or (ii) the construction of a highway or private means of access to premises affording access to a road in relation to which a toll order is in force	The local highway authority concerned and in the case of a road subject to a concession, the concessionaire	N/A
Development which consists of or includes the laying out or construction of a new street	The local highway authority	N/A
Development, other than householder development, within an area which has been notified for the purpose of this provision to the local planning authority by the Coal Authority because of the presence of land instability risks from coal mining	Mining Remediation Authority / The Coal Authority	**Yes** thecoalauthority@coal.gov.uk Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Development involving or including mining operations	The Natural Resources Body for Wales	N/A

(i) Development which has a direct physical impact on a scheduled monument. (ii) Development likely to be visible from a scheduled monument and which meets one of the following criteria- a) it is within a distance of 0.5 kilometres from any point of the perimeter of a scheduled monument; b) it is within a distance of 1 kilometre from the perimeter of a scheduled monument and is 15 metres or more in height, or has an area of 0.2 hectares or more; c) it is within a distance of 2 kilometres from the perimeter of a scheduled monument and is 50 metres or more in height, or has an area of 0.5 hectares or more; d) it is within a distance of 3 kilometres from the perimeter of a scheduled monument and is 75 metres or more in height, or has an area of 1 hectare or more; or e) it is within a distance of 5 kilometres from the perimeter of a scheduled monument and is 100 metres or more in height, or has an area of 1 hectare or more. (iii) Development likely to affect the site of a registered historic park or garden or its setting; (iv) Development within a registered historic landscape that requires an Environmental Impact Assessment; or (v) Development likely to have an impact on the outstanding universal value of a World Heritage Site	The Welsh Ministers	N/A
Development involving the carrying out of works or operations in the bed of or on the banks of a river or stream	The Natural Resources Body for Wales	N/A
Development for the purpose of refining or storing mineral oils and their derivatives	The Natural Resources Body for Wales	N/A

Development relating to the retention, treatment or disposal of sewage, trade-waste, slurry or sludge (other than the laying of sewers, the construction of pumphouses in a line of sewers, the construction of septic tanks and cesspools serving single dwellinghouses or single caravans or single buildings in which not more than ten people will normally reside, work or congregate, and works ancillary thereto)	The Natural Resources Body for Wales	N/A
Development relating to the use of land as a cemetery	The Natural Resources Body for Wales The water and sewerage undertaker concerned	N/A
Development— (i) in or likely to affect a site of special scientific interest; or N/A (ii) within an area which has been notified to the local planning authority by the Natural Resources Body for Wales and which is within two kilometres, of a site of special scientific interest, of which notification has been given, or has effect as if given, to the local planning authority by the Natural Resources Body for Wales, in accordance with section 28 of the Wildlife and Countryside Act 1981 (sites of special scientific interest) as applied in Wales by section 27AA of that Act(1)	The Natural Resources Body for Wales	N/A
Development involving – (i) any land on which there is a theatre; (ii) residential development (excluding householder development) within 50 metres of a theatre (not falling within paragraph (i)); or a proposed theatre.	The Theatres Trust	N/A
Development which is not for agricultural purposes, is not in accordance with the provisions of a development plan and involves— (i) the loss of not less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes; or	The Welsh Ministers	N/A

(ii) the loss of less than 20 hectares of grades 1, 2 or 3a agricultural land which is for the time being used (or was last used) for agricultural purposes, in circumstances in which the development is likely to lead to a further loss of agricultural land amounting cumulatively to 20 hectares or more		
Development within 250 metres of land which— (i) is or has, at any time in the 30 years before the relevant application, been used for the deposit of refuse or waste; and (ii) has been notified to the local planning authority by the Natural Resources Body for Wales for the purposes of this provision	The Natural Resources Body for Wales	N/A
Development which— (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been: (aa) used as a playing field at any time in the 5 years before the making of the relevant application and which remains undeveloped; or (bb) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface	The Sports Council for Wales	N/A
Development likely to affect— (i) any inland waterway (whether natural or artificial) or reservoir owned or managed by the Canal & River Trust; or (ii) any canal feeder channel, watercourse, let off or culvert, which is within an area which has been notified for the purposes of this provision to the local planning authority by the Canal & River Trust	The Canal & River Trust	N/A
Development— (i) involving the siting of new establishments; (ii) consisting of modifications to existing establishments covered by Article 11 of	The control of major accident hazards competent authority.	N/A

Directive 2012/18/EU(2); or (iii) which is new, including transport routes, locations of public use and residential areas in the vicinity of existing establishments, where the siting or development may be the source of or increase the risk or consequences of a major accident		
Development – (i) on land designated as Flood Zone C2; involving or including emergency services development or highly vulnerable development on land designated as Flood Zone C1 or on land that has been notified to the local planning authority by the Natural Resources Body for Wales for the purpose of this provision.	The Natural Resources Body for Wales	N/A
Development— (i) involving new residential development (including single units); and which is major development not falling within paragraph (i).	The water and sewerage undertaker concerned	**Yes** Welsh Water Developer Services Dwr Cymru Cyf/ Welsh Water *Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6KY*

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