


## Legend | Site Plan Proposed

- Access Points
- Existing Hardstanding
- Existing Soft Landscape
- Existing Vertical Bar Fence (2.4m approx)
- Proposed Hardstanding
- Proposed Soft Landscape
- Proposed Planting Zone

## Proposed Site Plan Annotations

| Number | Text |
|---|---|
| 01 | Existing parking spaces reprovided on other Ipsen site, east of Ash Road North |
| 02 | Existing trees and soft landscaping retained - not within this application |
| 03 | Existing secure boundary line |
| 04 | Proposed external plant compound and louvered fence for screening |
| 05 | Proposed permeable hardstanding tied into existing levels |
| 06 | Proposed extension to Ipsen Unit 10 |
| 07 | Soft landscape re-graded to tie into site levels |
| 08 | Proposed mitigation planting zone - refer to Ecologist report |
| 09 | Existing Unit 10 external escape stair |
| 10 | Existing services structure to remain unaltered |

**Ipsen East Site - Legacy Planning Application References:**

- NDP Building (P/2023/0482)
- Temporary two-storey modular office building (P/2023/0113)
- Primary substation with fencing (P/2024/0205).

1 **Site_Plan_Proposed**
Scale: 1 : 200

0 2 4 6 8m
1:200 @ A1

Notes:

- Figured dimensions are to be used in all case.
- Dimensions should not be scaled from drawing.
- All existing dimensions should be checked on site before commencement of the works.
- Any discrepancies in dimensions should be clarified with the Architect prior to commencement of the works.
- No deviation from this drawing will be permitted without the prior written consent of the Architect.
- This drawing is to be read in conjunction with all other relevant LMA drawings, and the drawings and information produced by other professionals / consultants involved in the project
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**This drawing must be printed in colour to be read correctly**

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| Rev. | Date | Revision Description | Drawn | Checked |
|---|---|---|---|---|
| P3 | 26-08-27 | Updated to include proposed planting zone/mitigation | CW | CR |
| P2 | 26-08-24 | Updated following client comments | CW | CR |
| P1 | 26-07-16 | First issue of drawing | CW | CR |

**IUT | LMA | 01 | XX | DR | A**

**1140 | P3**

**[BUILDING]**

Site_Plan_Proposed

**Unit 10**
**Ash Road, Wrexham Industrial Estate, Wrexham, LL13 9UF**

**Status:** S2

**Project Number:** 2620

LOVELOCK MITCHELL ARCHITECTS
3 Stanley Street Chester CH1 2LS
01244 404321
www.lovelockmitchell.com