Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

# Application for Planning Permission

## Town and Country Planning Act 1990

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Ipsen Biopharm

Address Line 1

Ash Road North

Address Line 2

Wrexham Industrial Estate

Town/city

Wrexham

Postcode

LL13 9UF

### Description of site location (must be completed if postcode is not known)

Easting (x)

337440

Northing (y)

350364

Description

## Applicant Details

### Name/Company

Title

Mr

First name

James

Surname

Nicholls

Company Name

Ipsen Biopharm Limited

## Address

Address line 1

Ipsen Biopharm Limited

Address line 2

Ash Road North

Address line 3

Wrexham Industrial Estate

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 9UF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

## Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

## Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Rhodes

Company Name

Lovelock Mitchell Architects

## Address

Address line 1

Lovelock Mitchell Architects

Address line 2

3 Stanley Street

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH1 2LS

## Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

## Site Area

What is the site area?

2164.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

## Description of the Proposal

**Description**

Please describe the proposed development including any change of use

Extension to expand existing pharmaceutical manufacturing space and associated external works.

Has the work or change of use already started?

◯ Yes
⊘ No

## Existing Use

Please describe the current use of the site

Commercial pharmaceutical production facilities, laboratories and offices.

Is the site currently vacant?

◯ Yes
⊘ No

**Does the proposal involve any of the following?**

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

## Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

**Type:**
Roof

**Existing materials and finishes:**
Trapezoidal roofing & insulated roof with single ply membrane - Colour Grey

**Proposed materials and finishes:**
Insulated roof with single ply membrane - Colour Grey

**Type:**
Windows

**Existing materials and finishes:**
Aluminium framed powder coated double glazed

**Proposed materials and finishes:**
Aluminium framed powder coated double glazed - colour to match cladding

**Type:**
Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**
No material change proposed

**Type:**
Walls

**Existing materials and finishes:**
Cladding panel - colour off white & grey

**Proposed materials and finishes:**
Cladding panel - colour off white & grey

**Type:**
Doors

**Existing materials and finishes:**
Powder coated metal access doors - blue white and grey

**Proposed materials and finishes:**
Powder coated steel or aluminium - colour to match cladding

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

1000_IUT-LMA-01-XX-DR-A-1000-S2-P2-Site_Plan_Location
1100_IUT-LMA-01-XX-DR-A-1100-S2-P2-Site_Plan_Existing
1140_IUT-LMA-01-XX-DR-A-1140-S2-P3-Site_Plan_Proposed

2000_IUT-LMA-02-XX-DR-A-2000-S2-P1-BUILDING-GA_Plan_Existing_00Ground
2001_IUT-LMA-02-XX-DR-A-2001-S2-P1-BUILDING-GA_Plan_Existing_01Roof
2100_IUT-LMA-02-XX-DR-A-2100-S2-P1-BUILDING-GA_Plan_Proposed_00Ground
2101_IUT-LMA-02-XX-DR-A-2101-S2-P1-BUILDING-GA_Plan_Proposed_01First
2102_IUT-LMA-02-XX-DR-A-2102-S2-P1-BUILDING-GA_Plan_Proposed_02Second
2103_IUT-LMA-02-XX-DR-A-2103-S2-P1-BUILDING-GA_Plan_Proposed_03Roof
2200_IUT-LMA-02-XX-DR-A-2200-S2-P1-BUILDING-GA_Elevations_Existing_01
2300_IUT-LMA-02-XX-DR-A-2300-S2-P1-BUILDING-GA_Elevations_Proposed_01
2400_IUT-LMA-02-XX-DR-A-2400-S2-P1-BUILDING-GA_Sections_Proposed

591-LST-XX-XX-RP-E-0001 PEA - Ipsen Unit 10
591-LST-XX-XX-RP-L-0001-Ipsen Unit 10 GIS & NBB

UK0044126.1056-WSP-DRG-0002-A1 Topographical Survey 2D

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

**Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.**

## Vehicle Parking

Is vehicle parking relevant to this proposal?

⊘ Yes
◯ No

**Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.**

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [ ] Yes
- [x] No

**If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [ ] Yes
- [x] No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

**From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.**

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [x] Main sewer
- [ ] Pond/lake

## Biodiversity and Geological Conservation

**To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.**

**Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

a) Protected and priority species

- [ ] Yes, on the development site
- [ ] Yes, on land adjacent to or near the proposed development
- [x] No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains sewer
☐ Septic tank
☐ Package treatment plant
☐ Cess pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

⊘ Yes
◯ No
◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

no new connection is required as there will be no additional discharge.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

◯ Yes
⊘ No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

⊘ Yes
◯ No

If you have answered Yes to the question above please add details in the following table:

**Use Class:**
B2 - General industrial

**Existing gross internal floorspace (square metres) (a):**
2000

**Gross internal floorspace to be lost by change of use or demolition (square metres) (b):**
0

**Total gross internal floorspace proposed (including change of use) (square metres) (c):**
665

**Net additional gross internal floorspace following development (square metres) (d = c - b):**
665

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross internal floorspace proposed (including change of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - b) |
|---|---|---|---|---|
| | 2000 | 0 | 665 | 665 |

Loss or gain of rooms

## Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- [x] Yes
- [ ] No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

- The proposed development is a GMP pharmaceutical manufacturing facility, Unit 10, for the production, processing, testing and temporary storage of drug substances.
- Activities will include downstream processing, quality control testing, media and equipment preparation, sterilisation, equipment cleaning and other support operations.
- The facility will contain specialist pharmaceutical process equipment including isolators, microbiological safety cabinets, autoclaves, a parts washer, incubators, centrifuges, fridges and freezers.
- Ventilation and air conditioning will be provided by air handling units, HEPA filtration systems, air source heat pumps, process chillers and associated ductwork to maintain controlled manufacturing environments.
- The end product will be pharmaceutical drug substance for use in the manufacture of medicinal products.

Is the proposal for a waste management development?

- [ ] Yes
- [x] No

## Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- [ ] Yes
- [x] No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- [ ] Yes
- [x] No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- [ ] The agent
- [x] The applicant
- [ ] Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

## Authority Employee/Member

**With respect to the Authority, is the applicant or agent one of the following:**
**(a) a member of staff**
**(b) an elected member**
**(c) related to a member of staff**
**(d) related to an elected member**

Do any of these statements apply to you?

◯ Yes
⊘ No

## Ownership Certificates

### Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.**

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

### Certificate of Ownership - Certificate A

**I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.**

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr.

First Name

Chris

Surname

Rhodes

Declaration Date

21/09/2026

☑ Declaration made

## Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Chris

Surname

Rhodes

Declaration Date

21/09/2026

- [x] Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Lovelock Mitchell

Date

21/09/2026