LandStudio



IPSEN UNIT 10

Green Infrastructure and Net Benefit for Biodiversity Statement

September 2026

Document Control			
Issued by	Land Studio		Tel: 01244 319 019
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Client	Lovelock Mitchell Architects		
Project Name	Ipsen Unit 10		
Document Title	Green Infrastructure and Net Benefit for Biodiversity Statement		
Document Ref	591-LST-XX-XX-RP-L-0001		
Status	Stage 3		
Publish Date	20.07.2026		
Document Revision Detail			
Issue	Status	Date	Revision Details
P01	Planning	20.07.2026	First Issue
P02	Planning	14.09.2026	Updated to suit new redline

This document has been produced by Land Studio on behalf of Lovelock Mitchell. The contents of the document are intended for a planning application for the proposed works to Unit 10 at Ipsen Biopharm, Ash Road North, Wrexham, LL13 9UF. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

IPSEN UNIT 10: INTRODUCTION & THE SITE

1.0 Introduction

This Green Infrastructure and Net Benefit for Biodiversity Statement has been prepared in support of the proposed Unit 10 planning application at Ipsen Biopharm, Ash Road North, Wrexham, LL13 9UF.

In accordance with Planning Policy Wales (PPW) and the Environment (Wales) Act 2016, the statement should demonstrate how green infrastructure has been embedded within the design through a proportionate, step-wise approach, taking into account the scale and nature of the development.

The application site relates to the construction of a new drug storage unit located within the existing established industrial development on an area characterised by extensive hardstanding for storage and parking.

A boundary hedge exists adjacent to Ash Road North within the redline boundary (see Figure 2) and two existing trees exist adjacent to the planning boundary which will remain in the scheme (see Figure 4).

The site is bound by existing industrial buildings and Ash Road North.

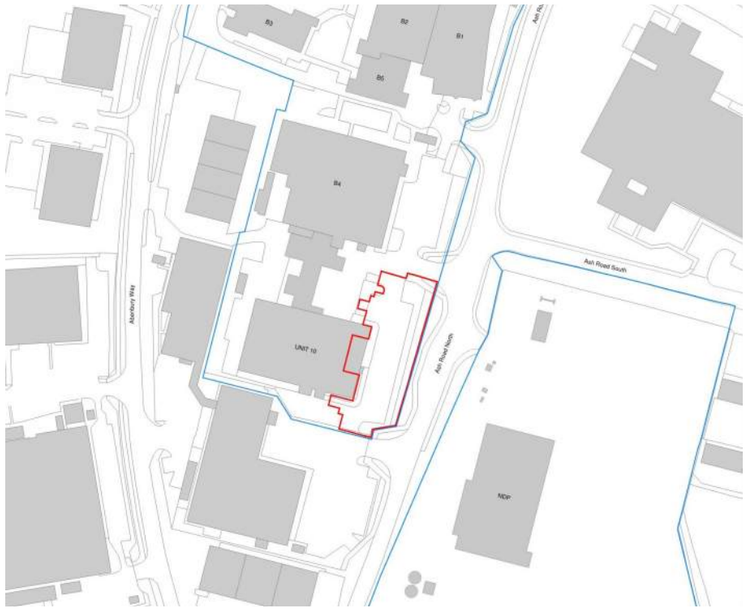


Figure 1: Site Location



Figure 2: Existing Site - Boundary Landscaping



Figure 3: Existing Site - Existing Surfacing



Figure 4: Existing trees

IPSEN UNIT 10: BASELINE ANALYSIS

2.0 Proposed

The application site comprises of mainly existing hardstanding, boundary hedge and landscaping up to the highway boundary with Ash Road North.

Vegetation on site is limited to the boundary hedge on the eastern edge of the site and grass verge. Two existing trees are located on the boundary in the north west corner of the site and will remain within the scheme.

There is no structural planting or habitat connectivity with the wider site. The existing site is therefore dominated by impermeable surfaces and conventional drainage infrastructure, with little opportunity for natural water management or ecological function.

3.0 Constraints and Opportunities

Constraints

- Predominantly hardstanding with limited existing habitat
- Existing drainage infrastructure required to remain
- Existing underground services required to remain

Opportunities

- Integration of sustainable drainage (SuDS) within the layout through permeable surfaces
- Introduction of new planting and habitat features within the grass verge where existing services do not exist
- Enhancement of biodiversity within a currently low-value site

The site offers some small opportunities to change a functionally engineered space.



Figure 5: Existing Site Plan

IPSEN UNIT 10: PROPOSAL ANALYSIS

4.0 Design Approach

The design has been reviewed in accordance with the following legislation and has been assessed against these proportionate to the size and scope of the development.

- Planning Policy Wales (Chapter 6)
- Environment (Wales) Act 2016 – Section 6 Duty
- SAB SuDS Standards (S1 – S6)

The proposed site plan can be found in Figure 6.



Figure 6: Proposed Site Plan

IPSEN UNIT 10: PROPOSAL ANALYSIS

5.0 Blue Green Infrastructure Strategy

5.1 Surface Water Management (Blue Infrastructure)

Surface water management is embedded within the design of the new building where possible and will include;

- Controlled discharge
- Permeable paving with sub-base attenuation (see Figure 7)
- Source control and on-site storage

This approach will align with SAB requirements but is limited on blue-green infrastructure due to space within the existing site boundary and to coordinate around existing services.

5.2 Green Infrastructure

With the redline boundary being restricted by existing buildings and highway infrastructure, limited green space can be included for within site boundary.

The extension has been designed to utilise an existing hard surfaced area, thereby avoiding the loss of undeveloped land and minimising impacts on green infrastructure and biodiversity features.

The footprint of the development has been kept to the minimum necessary to meet operational requirements. Existing areas of hardstanding are reused although a widening is required into the existing hedge/verge.

The boundary hedge removal has been limited to the extent necessary to facilitate the proposed development and associated operational requirements.

Opportunities for compensatory landscaping within the site are constrained by the operational requirements of the industrial use, including vehicle manoeuvring, servicing and health and safety considerations. However a planting zone is possible between the new kerb edge and the existing services to compensate for the loss of the existing hedge.

Integration of planting has been included where possible to the verge has been allowed for alongside habitat features such as bird and bat boxes within the building fabric and surrounding trees.

These will be sensitively located to align with the surrounding ecological context, supporting species known to utilise the wider industrial estate and associated woodland in the near vicinity. These features will be designed in accordance with best practice guidance, ensuring appropriate orientation, height and avoidance of excessive lighting spill.

Given the existing low ecological baseline, these interventions deliver a clear enhancement in biodiversity and ecological function.



Figure 7: Native Hedge Planting

IPSEN UNIT 10: NET BENEFIT FOR BIODIVERSITY STATEMENT

6.0 Net Benefit for Biodiversity Statement

The proposed development will result in the loss of the habitats present within the site. To compensate for this loss and maintain ecological value, compensatory hedge planting is recommended, as well as provision of bird boxes.

National Planning Policy in Wales requires that every development delivers a net benefit for biodiversity. It states that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must take account of and promote the resilience of ecosystems (Planning Policy Wales (12), 2024, and Annex 11/10/23, Updated National Planning Policy Wales).

A net benefit means that a development must ensure the post-development state should be better for biodiversity than pre-development. Benefits should be in addition to any mitigation or compensation required for habitat loss. Improvements should ideally be on-site and long-term. Off-site improvements are acceptable if on-site is not feasible

Unlike in England, where developments must meet 10% gain for biodiversity, Welsh planning policy does not specify how much benefit should be delivered, or how long it should be maintained – it is up to each local planning authority to decide what is appropriate and proportionate to the scale of the development. However, biodiversity benefits should promote ecosystem resilience, in line with the Section 6 Biodiversity Duty (The Environment (Wales) Act 2016).

In practice, this means that a planning application must consider the DECCA framework to assesses the possible effects of the proposed development on the Diversity, Extent, Condition, Connectivity and Adaptability of ecosystems within and beyond the site and look to improve them as part of the Net Benefit for Biodiversity.

6.1 Designing for NBB

1. Pre-development, projects need to integrate biodiversity improvements from the earliest design stages so plans should be informed by ecological surveys to establish the pre-development biodiversity state.

2. Site design and layout should prioritise preserving valuable existing habitats, must consider long-term habitat management and enhance ecosystem connectivity with the adjacent environment where possible.

3. Construction and Operational measures may be required to safeguard retained and created habitats and the protected species which may be present.

4. Long-term management and monitoring of habitats can include management plans, replacing failed introductions such as young trees, and maintenance of bat and bird nesting boxes.

6.2 Measures to Provide Benefits for Biodiversity

The proposed soft and hard landscaping demonstrates that the site will deliver net benefits for biodiversity. The following measures will enhance ecological value:

Diversity – A diverse native wildflower mix and new native hedge will be sown within the eastern boundary verge to enhance the existing habitat. These habitats will provide additional feeding and nesting opportunities for birds, small mammals, and invertebrates.

Extent – The proposed wildflower verge and new native hedge will provide additional habitat and food sources for biodiversity. A bird box should be provided on a retained tree on to provide additional nesting opportunity.

Condition – The proposed wildflower area and new native hedge will be managed to ensure plants remain in good health. Any diseased or dying specimens will be replaced to maintain habitat quality.

Connectivity – Enhancing the existing landscape which is linear will help with connectivity to existing landscaped areas to provide further opportunities for foraging and commuting wildlife.

Adaptability – The above measures will enhance the currently species-poor modified grassland verge and laurel hedge increasing habitat diversity will create conditions that allow native species to establish and thrive.

IPSEN UNIT 10: CONCLUSION

7.0 Conclusion

The proposed development demonstrates how a predominantly hardstanding site can be enhanced by following the stepwise approach.

Through the integration of SuDS, native planting and biodiversity enhancements, the scheme:

- Responds positively to the site's low baseline condition
- Enhances biodiversity and environmental quality
- Meets SAB drainage requirements
- Aligns with national planning policy

The development footprint predominantly comprises an area of existing surface-level car parking and associated hardstanding within Wrexham Industrial Estate. Vegetation on site is limited to small areas of modified grassland and existing laurel hedging, with negligible structural planting or habitat connectivity.

On a local level, proposed habitat provides commuting and stepping stone habitat across the site through provision of wildflower meadow and new native hedging. It is considered that the wider site's functionality to provide foraging and commuting habitat for local fauna will be enhanced as a result of the proposals. Additional nesting habitat is provided through provision of a bird box.

At a more landscape scale, the proposed wildflower meadow and native hedge will strengthen existing connectivity to nearby green corridors, woodland, ponds and brooks, and the wider ecological network.

By incorporating opportunities for wildlife and introducing native habitat features and a bird box, the development will deliver a measurable net benefit for biodiversity that is proportionate to the scale of the proposal.



Figure 8: Nesting box for small birds

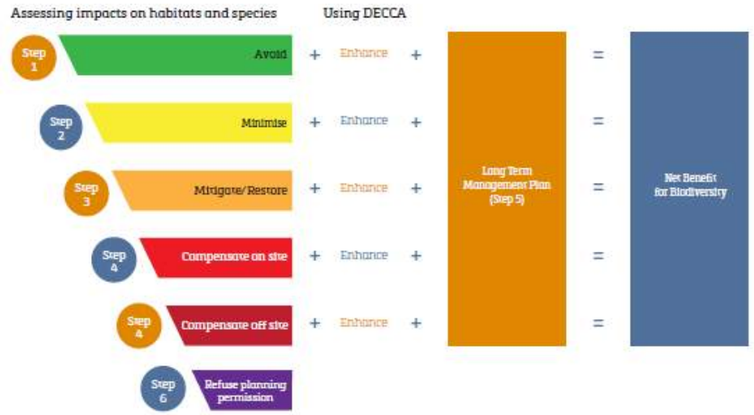


Figure 9: Stepwise Approach



Figure 10: Native species rich wildflower meadow