Design and Access Statement

Based on the guidelines for Town and Country Planning (Development Management Procedure) (Wales) Order 2012, *TAN12: Design Note.*

Ipsen Biopharm Ltd.

Proposed extension to Unit 10 and associated external works, Wrexham Industrial Estate.

Site Address Ipsen Biopharm Ltd Ash Road North Wrexham Industrial Estate Wrexham LL13 9UF **Proposed Development** Extension to existing unit 10 and associated external works. **Date Prepared** September 2026	**Applicant Details** Ipsen Biopharm Ltd Ash Road North Wrexham Industrial Estate Wrexham LL13 9UF Contact: Mr James Nicholls [redacted] **Agent Details** Lovelock Mitchell Architects 3 Stanley Street Chester CH1 2LS Tel: E-mail: Web: [redacted]

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1.0 INTRODUCTION

Ipsen is a global biopharmaceutical group dedicated to improving lives through innovative medicines in Oncology, Neuroscience and Rare Diseases. Ipsen also have a well-established and successful Consumer Healthcare business and are committed to discovering new solutions for targeting debilitating diseases and improving the quality of life for patients.

Ipsen BioPharm Ltd (IBL) Wrexham, which is part of the Ipsen Group, currently employs approximately 430 people and is a strategic site for Ipsen in manufacturing and developing Biological Neurotoxins.

The products manufactured and developed at the Wrexham site, provide unique therapeutic indications for severe diseases like spasticity, cervical dystonia in adults and children.

2.0 SUMMARY OF THE PROPOSAL

This proposal involves the extension of an existing building within the established Ipsen site. The new structure will be a two-storey addition, designed to complement the existing facility and provide flexible accommodation for future operational needs.

The works include alterations to part of the current building, construction of a new steel-framed extension with associated external works, and upgrades to site infrastructure such as drainage and access routes. The development aims to enhance the site's capacity and functionality while maintaining compatibility with ongoing operations.

This Design and Access Statement will support the **Full** Planning Application by Lovelock Mitchell Architects on behalf of Ipsen Biopharm Ltd for the works.

3.0 THE BRIEF AND VISION

This planning application is part of an ongoing programme of replacement and improvement works on the Ipsen Wrexham Campus.

The specific goals set out by Ipsen are:

- Improved production reliability and operating cost reduction
- Create high quality facilities that improve working environments with modern equipment and processes which will assist in developing Ipsen's business objectives and allow Ipsen to attract talent. Ipsen has expressed the importance of technology and high specification equipment in the facility.

4.0 SITE AND CONTEXT ANALYSIS

The site lies approximately 4 miles east of Wrexham town centre and lies within the jurisdiction of Wrexham County Borough Council.

Wrexham Industrial Estate covers approximately 550 hectares and in geographical terms is one of the largest industrial estates in Europe, it accommodates around 300 businesses, employing 7000 staff, and creates a livelihood for Wrexham and North East Wales. In addition to these businesses, there are ninety Local Authority houses and approximately one hundred private dwellings within the confines of the estate together with a number of retail outlets.

The application site is operated by Ipsen Biopharm Ltd and is located within the blue line boundary (fig 1). It is approximately 5.49 HA in area, and topographically is relatively flat.

Ipsen Biopharm also owns the land on the opposite side of Ash Road North and is currently being developed with the addition of new process buildings and a multi-story car park (which at the time of this report, the planning application for the multi-storey parking has not been determined).



Figure 1 - Context of location - application site highlighted in red. Other site owned by client highlighted in blue

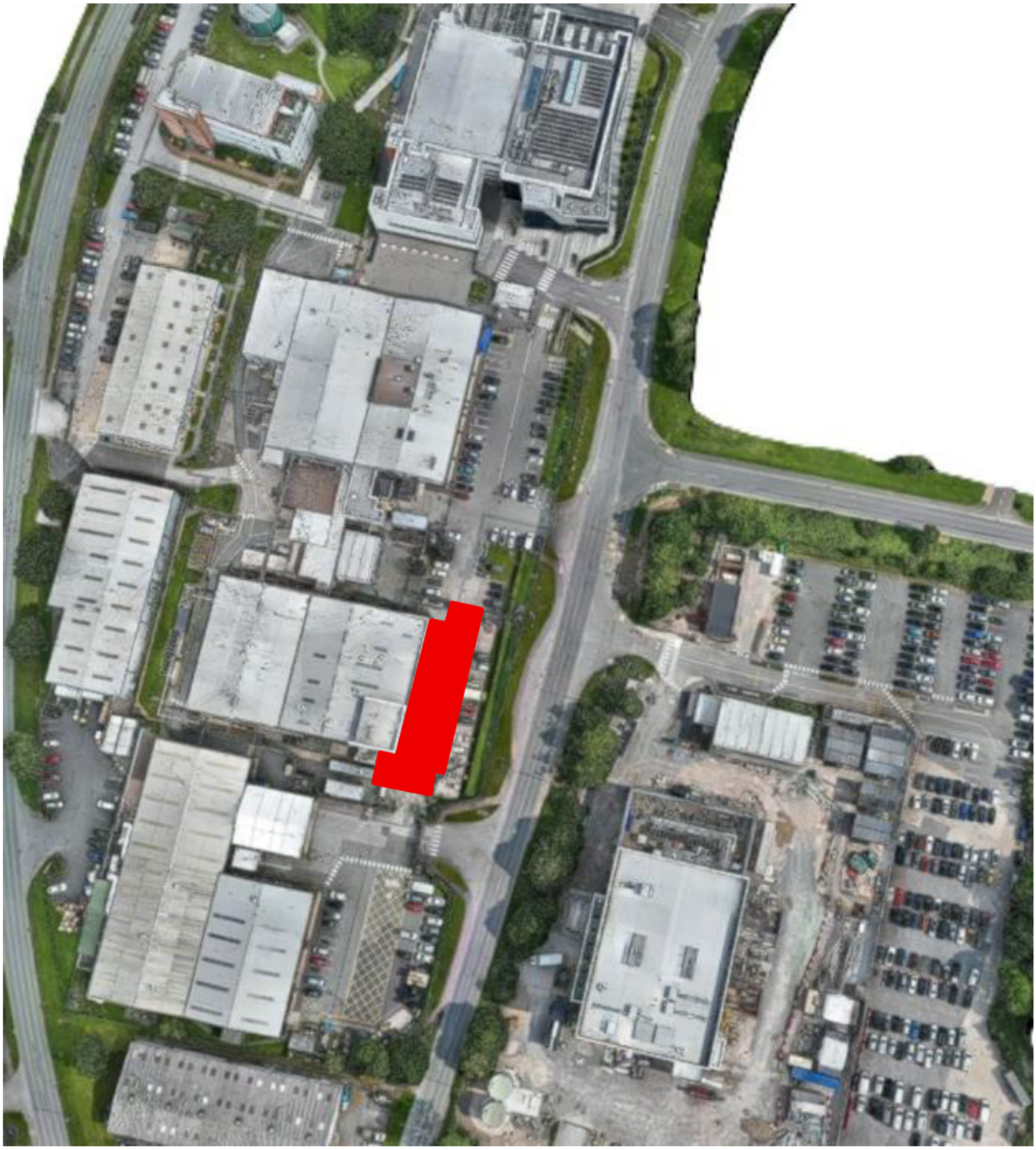


Figure 2 - Aerial View of site - Proposed footprint of new building indicated in red

4.1 FLOOD RISK

The map below obtained from Natural resources Wales, indicates the site is outside of the flood plain and that there is very low risk from flooding (less than 1 in 1000 each year) chance of occurring each year from rivers or from the sea. The site has been indicated with a red outline on the map below.

A flood consequence assessment was completed by Opus International previously as part of the planning application for the replacement of Unit 55 with the new Building One. Please refer to report ref: V-R6472-FCA-DS for the full detailed report and analysis. The report confirmed that the area is considered to be at little or no risk of fluvial or tidal/coastal flooring. (Under TAN 15 guidance). The site is of low risk of surface water flooding.

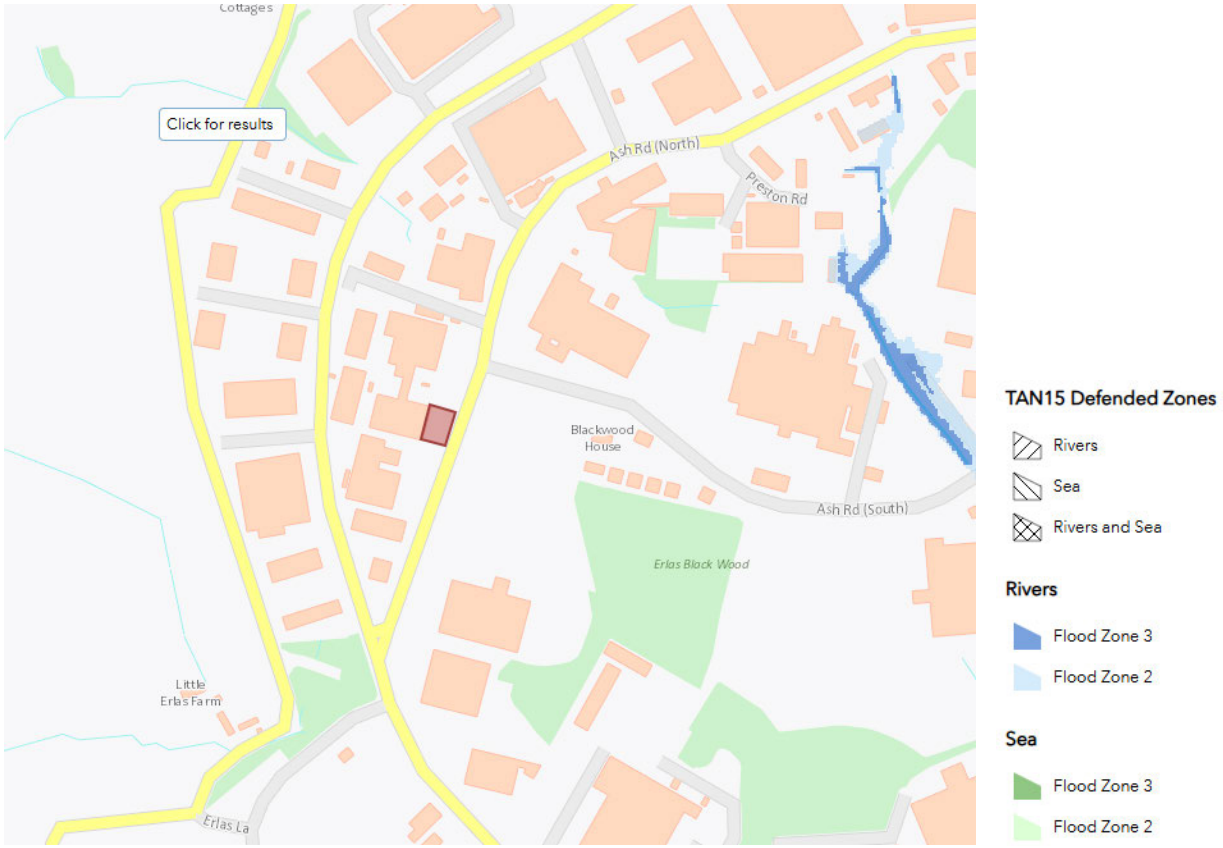


Figure 3 - Flood Map for Planning from Natural Resources Wales' website with outline of site shown in red.

4.2 EXISTING BUILDINGS

The existing Ipsen site comprises of a series of buildings providing a mix of office, research and development, and manufacturing activities. The existing buildings have been constructed at various stages since Ipsen established itself in Wrexham in 1995. In recent years Ipsen have upgraded and/or replaced their building stock to ensure that the continued to meet the high international standards set by the pharmaceutical industry, the most recent and significant being the NDP building.

Building One, designed by LMA and now complete, occupies a prominent location in the north east corner of the existing site and has provided Ipsen with a significant and prominent new HQ building at Wrexham.

Unit 10 has previously been altered by LMA back in 2021, being re-clad and the building height raised to accommodate a plant room. The new extension to Unit 10 uses as much as possible of the existing built infrastructure.



Figure 4 Aerial view of existing building 10 from the south

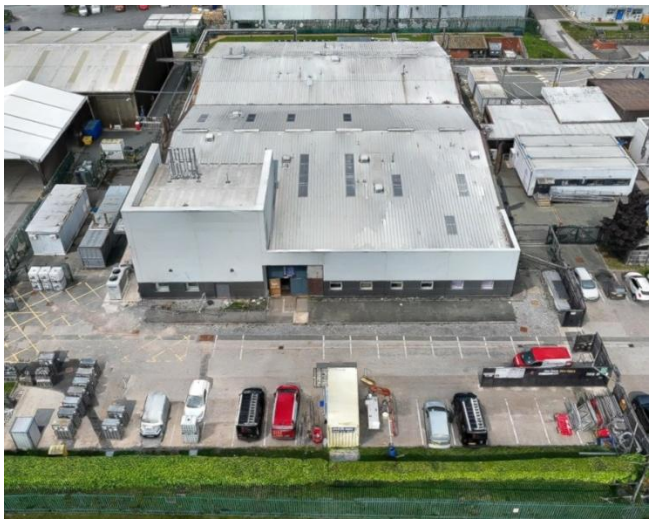


Figure 5 Aerial view of existing building 10 from the east



Figure 6 Aerial view of existing building 10 from the north

5.0 DESIGN DEVELOPMENT

The need for a new drug production facility building is derived from a company business case to replace and enhance existing ageing facilities and buildings.

A masterplan has been prepared by Ipsen for the whole site, and whilst this provides a degree of flexibility for future developments, it was decided that in the interest of sustainability (utilising existing buildings) and bearing in mind the opportunity to enhance the appearance of the site, both from within the site and passing by, that an extension to unit 10 achieved the goals set out.

6.0 THE PROPOSAL

The proposal is for a two-storey extension to the eastern side of Unit 10, including a steel-framed structure with insulated cladding, alterations to the existing building, and associated external works. The development will enhance site capacity and upgrade infrastructure while maintaining operational compatibility.

6.1 CHARACTER

6.1.1 Placemaking

The scheme has been developed to meet the high international standards set both by the pharmaceutical industry and Ipsen Biopharm. With more than 400 workers Ipsen is Wrexham's third biggest employer and attracting and retaining staff by creating attractive places to work is of paramount importance to the business.

The proposed development is intended to improve the overall appearance of the building along with providing additional operations and plant space. It is imperative that both the building form and external appearance of the new facility relates to the corporate site image exemplified by Buildings One and Five, so that there is a cohesion of design intent and approach across the site moving forwards. The same materials that are used on other recent site developments will be used on the new proposal.

The associated landscape works for the scheme comprises of making good the hardstanding to the immediate area. There will be a number of additional MEP requirements and an external plant compound, as indicated within the drawings.

6.1.2 Amount and density

The area of the new floorspace (GEA):

- 00 Ground Floor: c.710 m²

6.1.3 Internal accommodation

The proposed use of the new production facility is as follows:-

- Ground Floor:
  - Double-height space designed to accommodate cleanroom construction
  - Areas for process operations and flexible manufacturing use
- Level 1 (Mezzanine/Walk-on Ceiling):
  - Suspended walk-on ceiling above the cleanroom area, providing access for maintenance and services
- Level 2 (Plant Deck):
  - Plant room deck for housing HVAC plant and electrical services
  - Bunded area to contain any potential leakage from plant equipment

- Roof:
  - Lightweight roof structure above the plant deck
  - This arrangement provides a functional stack-up: process and cleanroom areas at ground level, with plant and services located above for efficient servicing and maintenance.

This arrangement provides a functional stack-up: process and cleanroom areas at ground level, with plant and services located above for efficient servicing and maintenance.

6.1.4 Scale

The scale of the proposed extension has been carefully considered to maximise use of the existing Unit 10 structure and infrastructure, minimising new construction where possible.

The new two-storey extension, set well back from the site boundary, replaces a single-storey section on the eastern side of the building. The extension measures approximately 15m x 48m in plan and is about 10m high, aligning with the height of adjacent structures. The new extension will vastly improve the frontage and integration of the unit within the wider site.

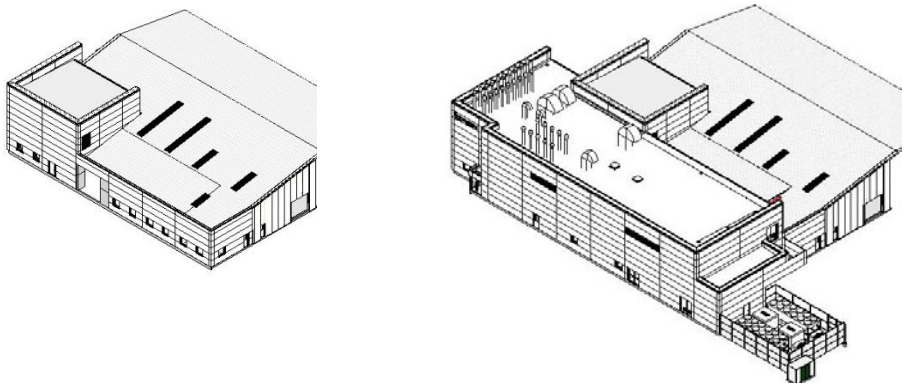


Figure 7 existing and proposed axonometric view

6.1.5 Layout

The layout of the proposed extension follows the existing building footprint, with the new accommodation integrated into the eastern side of Unit 10. Internal access to the production areas is provided from within the current facility, while the plant areas are reached via a new external stair.

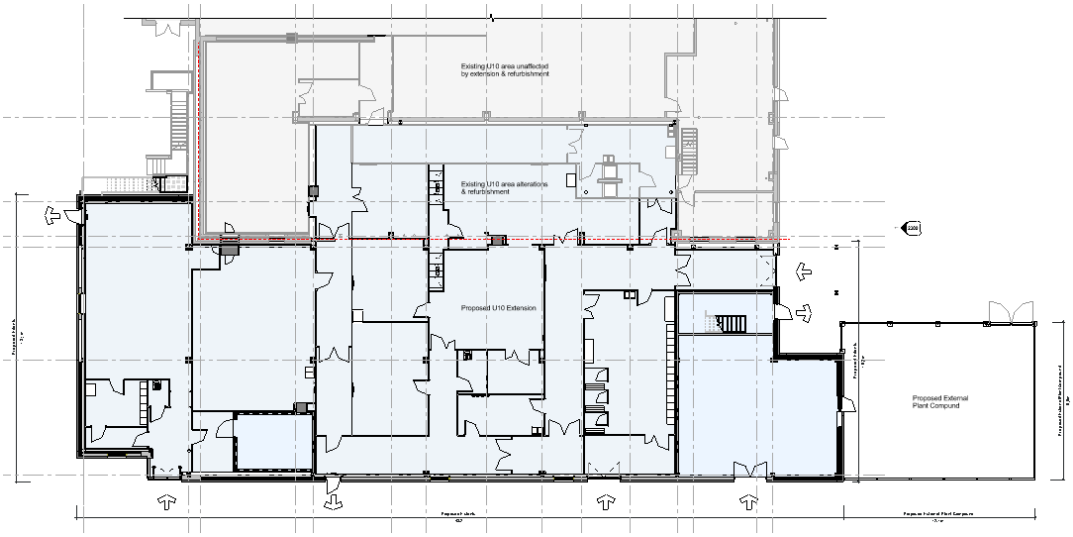


Figure 8 Ground floor plan, as proposed

The roof is designed as a low-pitch, lightweight structure with a single ply membrane and includes multiple ventilation flues to serve the spaces below. This arrangement maintains efficient site circulation and supports operational requirements.

6.1.6 Appearance



The new building's external appearance will match the external colours of Building Five on the Ipsen site. The building will have a clinical feel and the external envelope of the building will be powder-coated metal cladding and the glazing tint will match that of Buildings One and Five.

The main body will be off-white metal cladding panel to colour match the cladding on Building Five, with a contrasting grey colour band to the lower level, coloured to match the grey cladding of Building Five.

The glazing frames will be powder coated aluminium and the glazing will have thermal properties that will be effective in both hot & cold weather and glare reduction. The colour of the curtain walling frame will be grey.

6.1.7 Landscaping

Minor landscaping works will include hardstanding areas directly adjoining the extension, adjustments to external levels, and provision of pedestrian and forklift access routes to integrate the extension with the existing site.

6.2 MOVEMENT

The site is based in the middle of the Wrexham Industrial Estate which is serviced by a regular bus service with convenient stops along Ash Road North and within close proximity of the site.

Staff are encouraged to walk or cycle to work and to make good use of the cycle stores that are located on the existing campus.

For those arriving by car Ipsen provide a car park on site for key members of staff and a further large staff car park on the opposite side of Ash Road North.

On arriving on site, all visitors are required to report to the main reception and security desk having already notified the reception staff in advance of their arrival. Visitors are then met by their host and accompanied at all times whilst they remain on site. For regular members of staff or visitors who have been inducted to the site, they can walk along the clearly defined pavements on the site to their place of work. Access to the new building will be provided from the main frontage facing eastwards and through the existing Unit 10.

6.3 ACCESS

6.3.1 Pedestrian access

Pedestrian access in and around the site is clearly marked as a footway with drop kerbs to allow wheelchairs to easily gain access to the routes.

6.3.2 Vehicle Access

Vehicular access off Ash Road will remain unaltered and will continue to be used for site access for both staff and for service vehicles, deliveries etc.

6.3.3 Approach to the building

The approach to the new extension will continue to use the existing entrance to Unit 10, ensuring seamless access for staff and visitors without altering established site circulation routes.

Access to the new building will be strictly limited to key personnel and visitors only.

6.3.4 Horizontal circulation within the building

All doors and corridors within the building have been sized in accordance with Approved Document M. Signage on doors will comply as recommended in BS8300:2001.

6.3.5 Vertical circulation within the building

Vertical circulation within the extension is limited to maintenance and inspection access for the new plant deck and walk on ceiling areas only, which can be reached via the internal stair; no other internal vertical circulation is required for regular building use.

6.3.6 Lighting-Internal

Lighting will be designed so as not to cause glare and to give an even distribution of light combined with the available natural daylight where possible at various times of the day.

Where it is envisaged that there will be light glare within communal and circulation spaces consideration will be given to positioning and type of light sources. Where considered appropriate use of non-reflective glass will be considered.

Lighting will be compatible with the signage and that ceiling glare is not occasioned by spotlights etc. when viewed at varying levels from sitting to standing.

6.3.7 Final Fire Exit Doors

Final fire exit doors will comply with Building Regulations Part B and will incorporate the following with regards to secure by design:

- Comply with BS476 and must comply with Fire regulations doors and be devoid of any external furniture
- External devices used on the doors will be strong enough to keep intruders out whilst allowing occupants to escape. Escape hardware will comply with Building Regulations Part B and British and European Standards BSEN 1125 (for panic hardware) and BSEN179 (for emergency exit devices)
- Panic push bar or similar locking system
- Door alarm fitted and linked to alarm panel either monitored by site manager or central monitoring command
- Appropriate signage to warn of alarmed doors

6.3.8 Sanitary provision

Sanitary provision for the extension will include new below-ground drainage systems connecting to the site's existing foul sewer network, as well as dedicated personnel change areas and separate showers used exclusively by staff for contamination control.

6.4 ENVIRONMENTAL SUSTAINABILITY

6.4.1 Land-use, Ecology / Biodiversity and Local Environment

The ecological assessments confirm that the site is almost entirely hardstanding with only small areas of low-value vegetation, described as “a hardstanding car park… with a small tree… and an ornamental hedgerow”. These features provide “a significantly limited extent of green infrastructure and wildlife corridor function”, and no protected species or notable habitats were identified on-site. The proposed works therefore avoid impacts on natural features and incorporate proportionate enhancements - including native

hedge reinstatement, wildflower verge planting and a bird box - to deliver a measurable net benefit for biodiversity in line with Planning Policy Wales.

6.4.2 Energy and Resource Efficiency

The client's environmental policy directed the design of the building using a 'fabric first' approach to energy efficiency. The thermal envelope of the building is to be constructed to meet the current Building Regulations standards.

To comply with the current Building Regulations Part L it is proposed that we will implement a number of energy saving measures to avoid overheating due to passive gains and meet the Target Emissions Rate (TER) established through the Part L modelling exercise. This will include:-

- Provision of a building envelope to be constructed and tested to achieve an air tightness figure of 5 m3/(hm2) at 50Pa or better
- Use of energy efficient construction materials (typically external walls to achieve a U value of 0.18 W/(m2K), Roof U value of 0.15 W/(m2K)
- All glazing to achieve a U value of 1.0 W/(m2K) or better and a G value of 0.317
- Use of efficient boiler plants for heating (91% or better)
- The use of DALI dimmable LED lighting and control by presence/absence detection with daylight/ambient light sensing control throughout
- The use of high efficiency motors and inverter drives.
- Provision of an Energy Monitoring System with automated targeting & monitoring of "out of range" values

6.4.3 Sustainable materials

The client's in-house policies relating to building materials mean that wherever possible local materials will be used to reduce embodied carbon and in support of the local economy and the timber will be FSC.

6.4.4 Water Efficiency and Surface Water Run-off

WSP

6.4.5 Waste management, Refuse and Recycling

Ipsen has an existing, fully established waste management system that is required in a pharmaceutical facility. The facility will be incorporated into the existing system, which will be expanded as required.

6.4.6 Pollution

The proposal includes the replacement of facilities that are used currently within the site. Pollution levels of the building should remain unaffected.

6.4.7 Cycle Storage

On-site bicycle parking is already provided in several locations on site.

6.5 COMMUNITY SAFETY

The new building is positioned within the boundaries of a secure site currently operated by the applicant. During the design process any changes to the perimeter of the site which may affect the community's safety were carefully assessed to help prevent crime and ensure community safety.

During the construction period all security will be maintained to ensure that members of the public cannot enter the building site.

Due to the proposed site being located on an existing industrial estate, no other impact on community safety is anticipated.

6.5.1 Lighting - External Spaces

Lighting will be carefully co-ordinated, so that potential areas of risk are adequately covered. A Good lighting scheme will help to deter intruders and reduce the fear of crime. It is a prerequisite that the following areas are included in the lighting scheme:-

- Main access
- Service door access
- All footpaths and associated areas to the new building

Other commercial access door/fire exit doors all lighting will be switched automatically, e.g. Photo electric cell, Time Switch or passive infra-red

6.6 LIST OF APPLICATION DRAWINGS

Drawing ID	Title
IUT-LMA-01-XX-DR-A-1000	Site_Plan_Location
IUT-LMA-01-XX-DR-A-1100	Site_Plan_Existing
IUT-LMA-01-XX-DR-A-1140	Site_Plan_Proposed
IUT-LMA-02-XX-DR-A-2000	BUILDING-GA_Plan_Existing_00Ground
IUT-LMA-02-XX-DR-A-2001	BUILDING-GA_Plan_Existing_01Roof
IUT-LMA-02-XX-DR-A-2100	BUILDING-GA_Plan_Proposed_00Ground
IUT-LMA-02-XX-DR-A-2101	BUILDING-GA_Plan_Proposed_01First
IUT-LMA-02-XX-DR-A-2102	BUILDING-GA_Plan_Proposed_02Second
IUT-LMA-02-XX-DR-A-2103	BUILDING-GA_Plan_Proposed_03Roof
IUT-LMA-02-XX-DR-A-2200	BUILDING-GA_Elevations_Existing_01
IUT-LMA-02-XX-DR-A-2300	BUILDING-GA_Elevations_Proposed_01
IUT-LMA-02-XX-DR-A-2400	BUILDING-GA_Sections_Proposed

6.7 LIST OF ASSOCIATED DOCUMENTS

- Planning application form
- 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

6.8 RESPONSE TO PLANNING POLICY

The site lies within the administrative area of Wrexham County Borough Council (WCBC). Following the 2025 High Court decision, the Wrexham Unitary Development Plan (UDP) 1996–2011 remains the adopted development plan. WCBC is preparing a new Local Development Plan (LDP3), which is at an early stage and carries no statutory weight.

The proposals have been developed with regard to relevant UDP policies and the following Local Planning Guidance Notes, which remain material considerations:

- LPGN 6 – Access and Use of Buildings
- LPGN 7e – Landscape and Development
- LPGN 24 – Designing Out Crime
- LPGN 26e – Landscape and Industrial Development
- LPGN 29 – Wrexham Industrial Estate
- LPGN 32 – Biodiversity and Development
- WCBC Biodiversity Checklist
- LANDMAP Character Area 11 – Wrexham Industrial Estate

National policy has also informed the design, including Future Wales: The National Plan 2040, Planning Policy Wales (Edition 12), and relevant Technical Advice Notes.