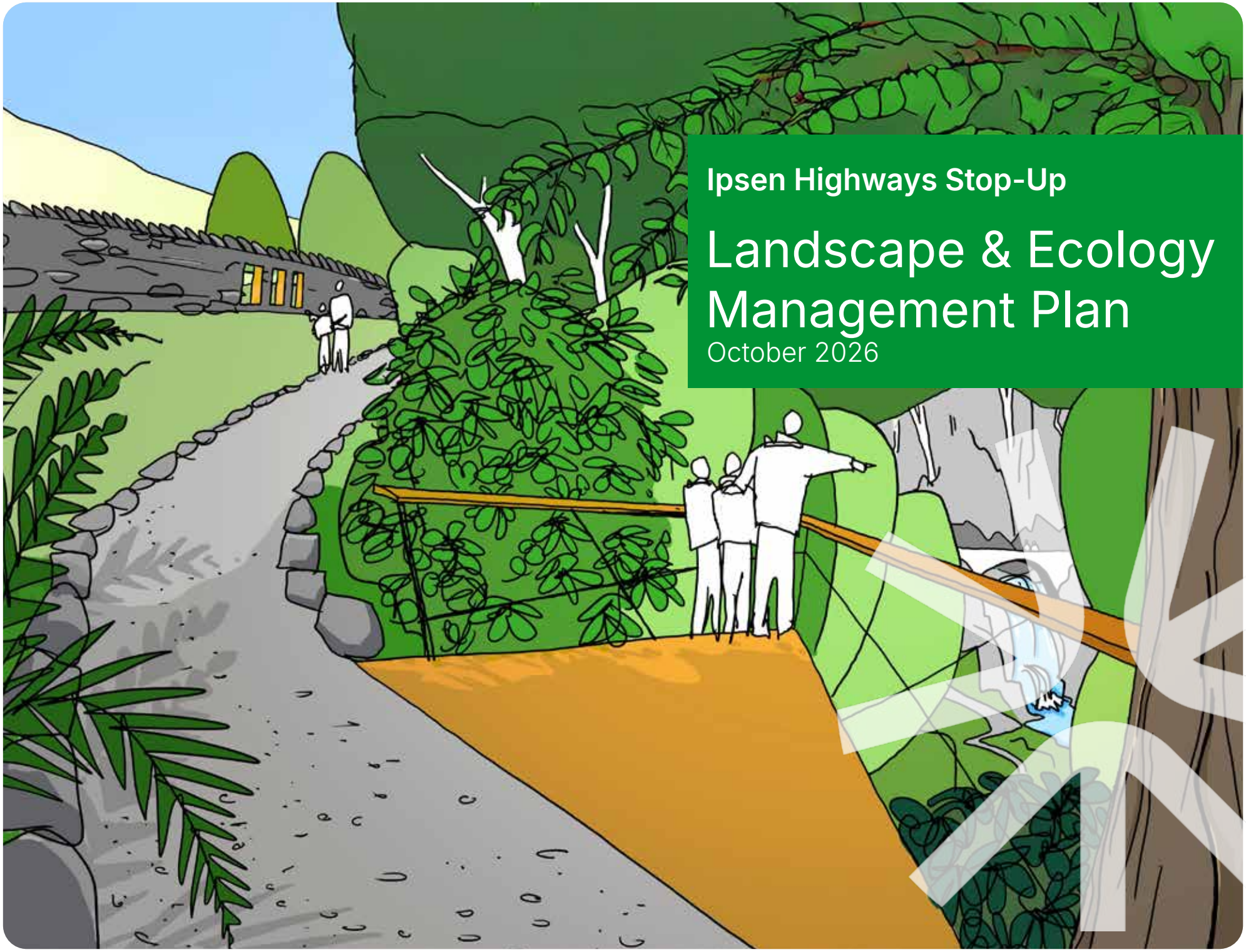
LandStudio



Ipsen Highways Stop-Up

Landscape & Ecology Management Plan

October 2026

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This document is to be read in conjunction with the following drawings and reports:

Land Studio Plans and Reports:

498-LST-XX-XX-DR-L-1101 Landscape General Arrangement

498-LST-XX-XX-DR-L-1301 Biodiversity Enhancement

1.0 INTRODUCTION AND DEVELOPMENT PROPOSAL

1.1 Introduction

Land Studio have been instructed to prepare a Landscape and Ecological Management Plan (LEMP) to accompany the proposed landscaped and pedestrian area (Stop-Up) at Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate. This plan brings together the landscape and ecological mitigation and enhancement proposals and sets out the measures required for their establishment, ongoing management and monitoring. It has been prepared in response to the Local Planning Authority's Ecology Officer comments, to secure successful landscape establishment and deliver a net benefit for biodiversity.

1.2 Site Location and Description

The site of the development is in the Wrexham Industrial Estate east of Wrexham, Wales. The stop up area will be located in an existing road on the west side of the building 7 of Ipsen's facility.

1.3 Development Proposal

The landscape plan is to provide planting for softening and amenity on the site as well as ecological benefits for the area.

2.0 AIMS AND OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

Landscape Management Plan Aim

The Landscape Management Plan sets out the aims and objectives of the new landscape scheme along with a five-year management prescription programme.

- To ensure the healthy establishment and growth of plants.
- To protect planted areas from damage
- To minimise competition by perennials weeds and grasses.
- To ensure adequate watering to enable establishment and survival.
- To ensure that areas of shared open space, including hard surfaces, are maintained to a high level of physical condition, to maintain usability and to ensure health and safety of occupants.
- To undertake landscape management in a manner that is sustainable and avoids wherever possible the use of chemicals that could damage the environment.

2.1 Plan Objectives

- To establish an attractive and low maintenance planting scheme for the general landscape setting of the development.
- To ensure that the proposed planted areas are successful in their establishment.
- That all new planting areas are maintained and managed to make sure that the scheme thrives.
- Keep all hard surfaced areas and paths in a good state of repair and free from any potentially dangerous arisings that could cause a slip or trip hazard or reduce visual quality.
- Ensure the site is free from litter and deleterious material to maintain a clean and tidy appearance.
- Ensure attenuation basin and swales are free from litter, functioning correctly and that vegetation is flourishing.

3.0 LANDSCAPE COMPARTMENTS AND MANAGEMENT PRINCIPLES

3.1 Existing Landscape Compartments

There are no existing trees within the site's red line boundary.

No clearance of scrub or trees on-site shall occur between the months of March and August inclusive, unless a suitably qualified ecologist has provided guidance or conducted a nesting bird survey within 48 hours prior to the commencement of works.

3.2 Proposed Landscape Compartments

See Land Studio Plan 498-LST-XX-XX-DR-L-01101 Landscape General Arrangement plan for detailed planting plan schedule.

The proposed landscape scheme consists of the following compartments:

3.3 Diverse Meadow Mixture

A total of 711 m² of wildflower meadow is proposed using Emorsgate EM7F Wild Flowers, supplemented with native plug planting. The meadow will provide food and shelter for local wildlife, enhance habitat connectivity within the wider industrial estate and provide seasonal colour and visual amenity.

The seed mixture includes Common Bird's-foot-trefoil (Lotus corniculatus), a larval food plant for the Dingy Skipper butterfly (Erynnis tages), together with Agrimony (Agrimonia eupatoria) and Salad Burnet (Sanguisorba minor). Supplementary plug planting will comprise Creeping Cinquefoil (Potentilla reptans), Wild Strawberry (Fragaria vesca), Barren Strawberry (Potentilla sterilis) and Tormentil (Potentilla erecta).

The EM7F seed mixture shall be sown at a rate of 1.5 g/m² (15 kg/ha), requiring approximately 1.0 kg of seed across the proposed meadow area. Plug plants shall be planted in groups in locations suited to their growing requirements, with quantities and spacing as specified in the planting schedule.

Design Objectives:

- To create species-rich meadow habitats, to provide:
    - seasonal colour and interest, a sense of place and defined areas of distinctive character within the development.
    - pleasant and attractive informal open spaces and private spaces.
- To contribute to biodiversity by:
    - using native species grasses, wildflowers, and bulbs.
    - providing habitat to support insects and other invertebrates and feeding opportunities for over wintering birds.
- To follow manufacturer's specifications.

SOWING

- Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture.
- Prepare the site by selecting ground that is not overly fertile and free from persistent weeds. Remove existing vegetation, cultivate the soil to create a firm, weed-free seedbed with a medium tilth, and finish by raking and rolling the surface before sowing.
- The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management:

- Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So, resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle or has been sown with a nurse of cornfield annuals. Then cut, remove, and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as dock.

Management Aim: Ensuring successful establishment.

Management Prescription: Litter picking to be carried out by the landscape contractor.

3.4 Tree Planting

Trees have been proposed in the middle of the amenity areas and near by the biodiversity enhancement area, to provide amenity and ecological value. Species include Quercus robur (English Oak), Tilia cordata (Small-leaved lime), and Sorbus aucuparia (Rowan)

Management Aim: Ensuring successful establishment.

Management Prescription: Checking tree stakes and prune dead or broken branches, watering and maintaining weed free areas.

Design Objectives:

- To create a mix of native trees to provide:
    - landscape structure and infrastructure.
    - visual and seasonal interest.
    - pleasant and attractive public and private spaces.
    - localised screening and shading.
    - a sense of place and define areas of distinctive character within the development.

- To enhance biodiversity by
    - providing habitat for foraging and nesting birds.
    - providing fruiting and flowering plants beneficial to birds and insects.
    - addressing climate change issues (surface water run-off, shade, filtering of particulates, carbon capture).
    - providing natural mitigation for visual impacts on surrounding receptors, and in particular reducing intervisibility between the surrounding village and the proposed development.

3.5 Strong Lawn Grass Mix

82 m^2 of amenity grass seed (Emorsgate EG22) has been specified, to be sowed at a rate of 4g/m^2.

Management Aim: Ensuring successful establishment.

Management Prescription: Litter picking to be carried out by the landscape contractor.

3.6 Hard landscaping

SURFACING:

- Resin Bound Gravel Path
- Deck
- Tiles Surface

Management Aim: To maintain a high quality, safe and accessible pedestrian for all users.

Management Prescription:

General:

- Visually inspect the surfacing for ponding during heavy rainfall or following heavy rainfall annually
- Maintenance for aesthetics: Brush with soapy water / Light pressure wash as required.
- Weed control: Hand removal of weeds where possible, or individual spot treatment with organic weedkiller as required.
- Maintenance during the winter months: De-icing salts as required.

3.6 Structures

FURNITURE / HABITAT PROVISION:

- Fencing and other boundary treatments
- Seating or other Site Furnishings
- Insect Hotel

Management Aim: To maintain all structures in a safe and serviceable condition, fit for purpose.

4.0 MANAGEMENT PRESCRIPTIONS

The new landscape compartments will be maintained by the client or their appointed contractor

Table 1 – Year One

New Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
Tree Planting	Check all stakes and ties, any failures or broken stakes to be replaced.	During every visit	Extra staking may be required if trees are growing at an angle.
	During times of prolonged drought, trees are to be watered to saturation using clean fresh water.	May-September, weekly during dry weather.	
Wildflower and Meadow Planting	Install signage identifying the wildflower area stating – This wildflower meadow area is managed for nature and as such may look untidy at times. Please avoid accessing this area to help the wildflowers establish and limit disturbance to wildlife.	Check during every visit and repair/replace where necessary	
	Mow regularly in the first year after sowing, to encourage perennials to grow strong root systems. Cut to a height of 5cm six to eight weeks after seedlings appear, and repeat every two months throughout the first summer. These cuts can be lower, at 4cm. Leave arisings in place for a few days to allow seeds to drop to ground. Then rake up and remove, to help reduce soil fertility.	March - August	
	Litter picking to be carried out by hand and disposed of off-site.	During every visit	
	Dig out any residual perennial weeds such as docks.	August - March	

New Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
Amenity Grass	Plant seeding in spring or autumn and seed again to fill in bare patches 3-6 months after initial seeding as needed. Thereafter mow the new lawn regularly as needed, progressively reducing the mowing height over its first spring/ summer to the desired height.	March - September	Once established, participate in 'No Mow May' and keep mowing height set high throughout rest of growing season, mow fortnightly for biodiversity and sustainability benefit.
	Litter picking to be carried out by hand and disposed of off-site.	During every visit	

4.0 MANAGEMENT PRESCRIPTIONS

The new landscape compartments will be maintained by the client or their appointed contractor

Table 2 – Year Two to Five

Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
Trees	Check all stakes and ties, any failures or broken stakes to be replaced.	During every visit.	Extra staking may be required if trees are growing at an angle
	During times of prolonged drought, trees are to be watered to saturation using clean fresh water.	May-September, weekly during dry weather.	
	Remove stakes and ties	Years 3 – 5	
	Prune to shape young trees, but don't cut back the leader. Remove crossing branches and branches that grow back towards the centre of the tree.	Years 3 – 5	
	As young trees grow, remove lower branches gradually to raise the crown and remove branches that are too closely spaced on the trunk.	Years 3 – 5	
	Remove multiple leaders on trees where a single leader is desirable.	Years 3 – 5	
Wildflower and Meadow Planting	Spring cut – where grass is crowding out wildflowers, cut to a height of 7.5cm no later than end of April. Sowing yellow rattle in August is an additional way to help manage grass-dominant meadows.	March - April / August (yellow rattle)	
	Main summer cut – aka 'hay cut' removes bulk to be composted or baled. Leave cut material in place for a few days to allow seeds to drop to ground. Then rake up and remove, to reduce soil fertility.	Late June to end of August - vary from year to year to encourage variety of plantings	

Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
Wildflower and Meadow Planting (cont'd)	Autumn cut – useful on fertile ground, to use up nutrients. 1-2 cuts between end of August and late November to remove surplus growth and keep grasses at bay, letting wildflowers thrive.	Late August - Late November	
	Litter picking to be carried out by hand and disposed of off-site.	During every visit	
Amenity Grass	Litter picking to be carried out by hand and disposed of off-site.	During every visit	Once established, participate in 'No Mow May' and keep mowing height set high throughout rest of growing season, mow fortnightly for biodiversity and sustainability benefit.

MAINTENANCE OF LOOSE MULCH:

Apply organic biodegradable mulch to all planting areas to ensure adequate weed control.

Do not mulch wildflower seed planting areas. Do not apply to areas of dense ground cover or herbaceous material where mulch would smother plants.

Frequency:

- Twice a year in February and July

Depth:

- Maintain a thickness (minimum): 75 mm.

Completion:

- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.

LITTER COLLECTION:

Planting areas should be kept free of litter, leaves, and debris to ensure a tidy appearance.

Frequency:

- Fortnightly

Method:

- Remove using correct horticultural practices, appropriate for the debris being collected.

DEAD & DISEASED PLANTS:

All plant deaths should be replaced as soon as practicable:

- Removal: Within one week of notification
- Replacement: Within two weeks unless otherwise agreed (this will be subject to planting season).

WATERING:

- All newly planted areas of grass, perennials, wildflower plugs, shrub and trees to ensure healthy development and survival.

Frequency:

- Weekly during between March to November year 1
- Fortnightly between April and November year 2
- As required during periods of prolonged dry weather during May – September (exceeding 2 weeks) for years 3 to 5.

Application:

- Even and without damaging or displacing plants or topsoil.

SOIL AERATION:

- All planting area suffering from compaction by pedestrian or vehicular traffic should be lightly forked over:

Frequency:

- Once every two months between April and December

Method:

- Prick up to aerate the soil of root areas and break surface crust to a depth of 75mm. Reduce lumps to crumb and level off.

Damage:

- Do not damage plants and their roots.

DEAD HEADING:

- Flowering plants with persistent panicles should be dead headed at each site visit, during flowering season to promote new flower formation.
- Flower head remaining after September should be left over winter and removed in early spring to provide for birds and insects.

Frequency:

- Fortnightly during June to August
- Once in late February

TREES:

- Dead /dying root-balled and bare root trees must be replaced during the dormant season.

Mowing Precautions:

- Do not allow nylon filament rotary cutters and other mechanical tools closer than 500 mm to the stem of any tree. - Operations close to stems: Complete manually using hand tools.

WATERING:

- All newly planted areas of grass, perennials, wildflower plugs, shrub and trees to ensure healthy development and survival.

Frequency:

- Weekly during between March to November year 1
- Fortnightly between April and November year 2
- As required during periods of prolonged dry weather during May – September (exceeding 2 weeks) for years 3 to 5.

Quantity:

- Trees (Transplants to standard) – water to tree-pit capacity; min. 10 litres
- Planting area generally – Wet full depth of topsoil

Application:

- Even and without damaging or displacing plants or topsoil.

SOIL AERATION:

- All planting area suffering from compaction by pedestrian or vehicular traffic should be lightly forked over:

Frequency:

- Once every two months between April and December

Method:

- Prick up to aerate the soil of root areas and break surface crust to a depth of 75mm. Reduce lumps to crumb and level off.

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Frequency:

- Fortnightly during June to August
- Once in late February

PEST & DISEASE CONTROL:

- Plants should be inspected at each routine visit for pest and disease symptoms and immediate remedial action should be taken where necessary.
- In early winter undertake appropriate preventative pest treatments for forms of pests identified during the previous growing season.
- Pest and disease control should be undertaken by removal and correct disposal of diseased, damaged, or otherwise affected plant material, or wholesale removal of affected plants and soil, rather than use of chemicals. Suitable organic products may be used if proven to be environmentally safe.

APPLYING ORGANIC FERTILISER:

Apply fertilisers as follows to promote healthy growth.

Frequency:

- Annually in early Spring.

Type:

- Organic slow release.

DIGGING OVER:

- All planting beds are to be dug to promote aeration and permeability of soils.

Frequency:

- Once a year in April

Method:

- Prick up to aerate the soil of root areas and break surface crust to a depth of 75mm. Reduce lumps to crumb and level off.

Damage:

- Do not damage plants and their roots.

THINNING:

- At each routine site visit all plants where thinning is a normal part of cultivation should be carried out as required.

PRUNING:

- Specific pruning requirements by vegetation type are detailed above.

SNOW REMOVAL FROM SHRUBS & TREES:

- Remove all laying snow from evergreen shrubs and trees.

CUTTING AND PRUNING - GENERAL:

Tools:

- Appropriate, well maintained and sharp.

Equipment:

- Chainsaws: Do not use on branches of less than 50 mm diameter.
- Hand saws: Form a smooth cut surface.

- Anvil type secateurs: Do not use.

Final pruning cuts:

- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only if unavoidable.
- Remove in small sections and lower to ground with ropes and slings.

Dead branches and stubs:

- When removing, do not cut into live wood.

Unsafe branches:

- Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.

Disease or fungus:

- Give notice if detected. Do not apply fungicide or sealant unless instructed.

Bark damage:

- Wounds: Do not attempt to stop sap bleeding.
- Bark: Remove ragged edges using a sharp knife.
- Wood: Remove splintered wood from deep wounds.
- Size: Keep wounds as small as possible.

NB: Areas of bare ground must be kept vegetation free and kept clear of blockages to allow access. Rock piles need to be kept free of encroaching vegetation to leave the area clear and allow sunlight to penetrate.

5.0 MONITORING AND REVIEW

5.1 Monitoring

The client or their appointed Landscape Contractor will undertake the maintenance and management programme set out.

5.2 Plan Review

Monitoring and plan reviews should be undertaken by a qualified Landscape Manager or Ecologist. The purpose of monitoring and reviews will be to ensure that objectives in terms of timings or quantities are having the desired effect and if required make adjustments to those prescriptions in order that the objectives are adequately met.

A formal review of the Plan should take place in years five, ten and twenty, which should provide revised objectives and prescriptions for future years. This is particularly important for the areas in which certain activities can occur and perhaps where new primary functions can occur, particularly around the consideration of pedestrian focused spaces and potential community area. Also amend for any additions to the landscape.