5.01 Vehicular Access

The site can be accessed from Oak Road to the north, which is the main ancillary route to the site. Access routes can be used by both HGVs and cars, however, HGVs have their own access to the buildings yard. The layout allows for safe and easy circulation for HGVs around the site.

There will be 82 parking spaces in front of the north-west elevation, 5 of which will be accessible parking and 10 for EVs placed to the closest point of access into the building.



KEY:

- Site Boundary
- Car Park
- Accessible Parking
- EV Parking
- HGV Loading
- Main Vehicular Routes onto the Site
- HGV Circulation
- Site Access Point

5.02 Pedestrian Access

The proposed development will ensure that level access is provided across all pedestrian footpaths and shared space leading through the development site.

The city centre of Wrexham is within easy cycling distance from the site and secure cycle parking will be provided to promote cycling to and from the development.



KEY:

- Site Boundary
- Pedestrian Circulation
- Site Access Point

6.0 LANDSCAPE / ECOLOGY

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6.01 Development Zone & Ecology Strategy

The design intention is to Integrate the proposed site into the wider ecology area. A sustainable landscape of grass and wildflower meadows, swales, trees and hedgerows would create a framework around the new building. The overall landscape appearance should subtly transition into the ecology area beyond the site fence.

A picnic area for lunch time breaks, walks and well being is proposed for staff and visitors offering opportunities to walk around the site and enjoy the natural environment.

Closer to the building are evergreen shrubs, trees and herbaceous plants, that will frame the entrance to the building. Areas of bulb planting within the wildflower areas would provide seasonal interest.













