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Planning and Building Control
Wrexham County Borough Council
Wrexham Library
Rhosddu Road
Wrexham
LL11 1AU

Ref: L001.P5772CA

Date: 25th March 2024

Dear Sir/Madam,

On behalf of MER Charging UK Ltd:**APPLICATION SEEKING FULL PLANNING PERMISSION FOR THE INSTALLATION OF ULTRA-RAPID ELECTRICAL VEHICLE (EV) CHARGING HUBS AND ASSOCIATED INFRASTRUCTURE AT AN EXISTING CAR PARK AT ISLAND GREEN RETAIL PARK, WREXHAM, LL13 7LW.**

On behalf of MER Charging UK Ltd. please find enclosed a planning application seeking planning permission for the installation of ultra-rapid electric vehicle charging hubs and associated infrastructure at an existing car park within Island Green Retail Park, Wrexham, LL13 7LW.

The Site

The site forms part of a wider car park which is located within the Island Green Retail Park, Wrexham, LL13 7LW. This retail park contains various commercial uses including a Primark, Poundland and a Domino's Pizza. Further commercial uses are present to the north of the site within Wrexham city centre. Residential dwellings are found to the south and west of the site across Watery Road, which bounds the site to the south. Wrexham Central train station is located within the car park some 100m north of the site.

In terms of the site's wider context, it is situated within city centre and urban area of Wrexham. The site is accessed via Watery Rd which provides good connectivity to the city centre and further to the A541, which provides onward connection to the A483. The A483 then connects the site to Chester around 20km north and Oswestry 24km to the south.

The Proposals

This proposal will see the installation of 3 s-cc-5c-s ultra-rapid EV charging hubs and associated infrastructure that would include a 500kVA compact substation, a Schneider feeder pillar, a KEM C400 unit with integrated harmonic unit, and meter cabinet. The substation is proposed to be located within the southeastern section of the site on an area of

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existing hardstanding. The other ancillary infrastructure will be located on an area of existing low-level landscaping and will be housed withing a 2m high fence to enclose all HV/LV infrastructure into a single compound. The proposals will provide extra ultra-rapid charging facility in the area, enabling 6 electric vehicles to charge at any one time at a key retail and leisure destination.

Justification for the Proposals

The development proposal will encourage and facilitate sustainable travel choices. It is widely recognised that the lack of charging infrastructure, particularly ultra-rapid charging stations, is a major barrier to the take up of electric vehicles. Ultra-rapid charging facilities are essential for the transition in environmentally sustainable behaviour to meet the net carbon zero targets.

As highlighted within the accompanying Planning Statement, the Site comprises an existing car park within the curtilage of a retail park on previously developed land. Significantly, the proposal offers no material change in use. Notably, there is also policy support through Policies SP18 and SP12 which support the reduction of CO2 emissions, the promotion of sustainable travel choices and ensuring the transport network adapts to the effects of climate change. This support is also repeated Nationally through Paragraph 4.1.41 within Planning Policy Wales targets the delivery of ULEV charging points as part of new development. We therefore conclude that the Proposed Development is appropriate at this site in accordance with to both national and local planning policy.

The Application Submission

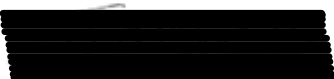
The application submission comprises the following documents:

- Application Form and Certificates
- Planning Location Plan - E23-0155-P-009
- Existing Site Plan – E23-0155-P-010
- Proposed Site Layout – E23-0155-P-011
- Elevations Plan – E23-0155-TP-007

I can confirm that the requisite planning application fee of £230 (based on the total site area of 157sqm) will be paid under separate cover.

I would be grateful if you could confirm receipt of the enclosed submission package and subsequent registration of this planning application. If you should require anything further, then please do not hesitate to contact me.

Yours faithfully,

A black rectangular redaction box covering the signature of Joe Morgan.

Joe Morgan
Assistant Planner

DPP

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