

## **Design and Access Statement for Osprey Development at Plas Coch, Wrexham**

The proposed charging hub site is situated within the car park of the Plas Coch pub, in Wrexham, close to the A483. Our proposal will serve as a vital new piece of infrastructure for both locals and for visitors. Further, it will serve to increase footfall at the pub.

We are seeking planning permission from Wrexham County Borough Council for the erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical infrastructure within the car park of the pub.

The proposed development will have minimal visual impact to the local area, as the chargers and associated infrastructure are limited to 2.3 metres in height; and as it will be completely contained within the northern part of the site's car park. To minimise disruption to the site, both during construction, and once operational, the charge points and infrastructure have been grouped together at one end of the site, beside the delivery area.

With regard to the proposed site layout, the six chargers and six charging bay will be arranged across two rows of parking bays towards the north of the site. The substation and electrical equipment will be situated on a grass verge towards the north east of the site. All of the bays have designed with improved accessibility (thanks to a protected, hatched area between the parking bays). It is Osprey's aim to not only meet, but to exceed the requirements for accessible access.