

Design & Access Statement for Osprey Development at Plas Coch Retail Park

The proposed development is situated within the main car park of Plas Coch Retail Park, in the north of Wrexham, near to the A483. Our proposal will serve as a vital piece of new infrastructure for both locals and for visitors. Further, it will serve to increase footfall at the retail park.

We are seeking planning permission from Wrexham County Borough Council for the erection of an electrical substation and a 6 charger, high-powered DC (rapid), Electric Vehicle charging hub.

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 wider site's car park. To minimise disruption to the site, both during construction, and once operational, the charge points and infrastructure have been located within a single area of the car park, near to the north western edge.

With regard to the proposed site layout, the development will be grouped together, with a total of 6 charge points and 6 charging bays, all of which have designed with improved accessibility (thanks to protected, hatched areas). It is Osprey's aim to not only meet, but to exceed the requirements for accessible access. The substation and electrical equipment will be located on a verge to the north of the northern row of parking bays, therefore not taking up car spaces.