

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2023/0278	Your Ref:	P/2023/0278
Date:	24 July 2023		

**Construction of Electric Vehicle (EV) Charging Site and associated infrastructure and works to create 20 no. parking spaces
The Ramada Plaza Hotel, Ellice Way, Wrexham**

Further to your email / consultation dated 24/05/2023 in respect of the above, please see comments as follows: -

The proposal includes the construction of an electric vehicle charging site with 12 spaces, on the grounds of the Ramada Plaza Hotel. These would include high speed charging points, where a vehicle could be charged within nine minutes, which is significantly faster than existing charging facilities in the vicinity. The site is strategically located close to the A483, with the aim of attracting drivers who need to charge their vehicle during a long journey.

In addition to the 12 EC spaces, 20 standard parking spaces are proposed within an existing landscaped area, to serve the hotel. These are considered to replace the 18 standard spaces that will be lost to the EV charging site.

Car Parking

The existing hotel car park has 113 spaces, including 11 accessible spaces and one electric vehicle space.

Wrexham County Borough Council's (WCBC) parking standards 'LPGN16' specifies a maximum provision of one car space per bedroom plus an additional allowance for function suites, using the standard for A3 (pubs, restaurants, and cafes and hot food takeaways), which allows 1 space per 4m² public floor area.

The applicant should demonstrate that the hotel's total parking provision would not exceed the maximum permitted by WCBC.

Traffic Generation

The EV charging site would consist of 12 charging spaces. No information has been provided regarding the expected number of vehicles accessing the site, either based on initial demand or in future years as the number of electric vehicles in use increases.

Given that the EV charging spaces are considered likely to attract drivers whose primary purpose is to charge their vehicles, not to visit the hotel, the facility could be considered to be a separate facility to the hotel. Further information/clarification is requested regarding the EV charging site's expected traffic generation.

Site Access and Layout

The geometry of the proposed parking area (Site Layout plan GA – proposed dwg 60695026_ACM_CDE_WRE_AR_1002_0.1) has been designed in accordance with LPGN16.

Pedestrian Access

The proposed design would remove the existing pedestrian walkway from Rhyd Broughton Lane to the hotel. Pedestrians accessing the hotel from Rhyd Broughton Lane would therefore have to walk through the proposed car park. It would be preferable to provide a segregated walking route.

Conclusion

More information is requested from the applicant:

- The applicant should demonstrate that the hotel's total parking provision would not exceed the maximum permitted by WCBC.
- Further information/clarification is requested regarding the EV charging site's expected traffic generation.

It would also be preferable if a segregated walking route was provided from Rhyd Broughton Lane to the hotel.



Chief Officer, Environment & Technical