Planning Factsheet – Design and Access

McDonald's, Chirk Retail Park, Wrexham, LL14 5AZ

1. Introduction

This Design and Access Statement (DAS) accompanies a planning application in accordance with Welsh Government guidance. It outlines the design principles and concepts applied to the development and explains how issues relating to access have been addressed.

It is likely that the local plan will have generic design policies that require development to enhance the quality of an area, in compliance with national policy. However, it is often the case that local plan design policies (usually aimed at housing and other similar forms of development) are ill-suited for use in assessing low carbon development.

It is important to consider local plan and national design policy in the context of the following:

The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is ***sometimes considered to be the most important factor*** *in good design.*

But high quality and inclusive design goes ***far beyond aesthetic considerations****. The* ***functionality of an object*** *– be it a building or other type of infrastructure –* ***including fitness for purpose and sustainability, is equally important.***

Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic ***as far as possible****.*

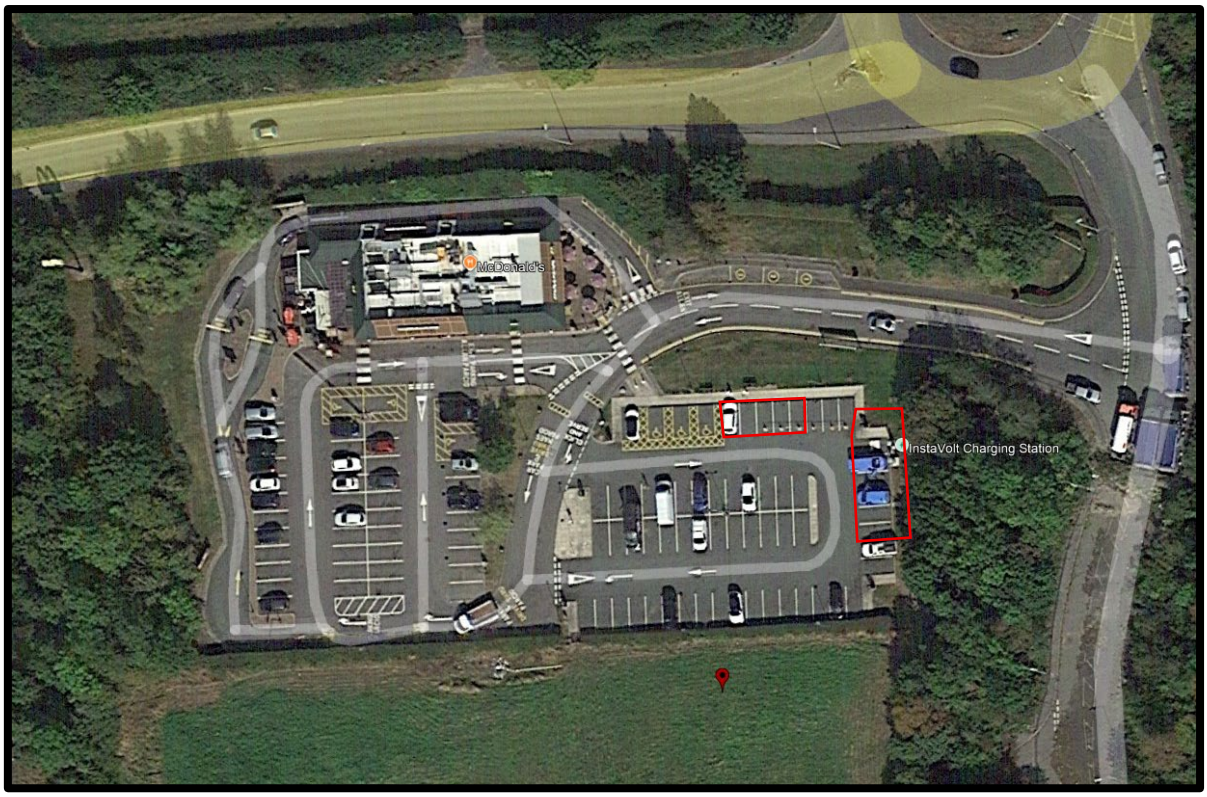
It should be acknowledged, however that ***the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area****.*

2. Site and Context

The site is located within the car park of McDonald's – Chirk, with the restaurant being the amenity for the site. The car park is in an ideal location for EV drivers, as it is situated just off the A5 and A483.

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3. Design Principles and Concept

The layout has been chosen to maximize the space available to us, with two of the chargers being positioned centrally within the bays to enable us to install two fully accessible EV charging bays. The other six chargers are positioned at the head of the bay to make standard charging bays.

4. Access Considerations

As above, we have ensured our design included two fully accessible EV charging bay, which where possible we believe should always be considered.

5. Conclusion

We respectfully request that this scheme be granted planning permission so that it can contribute to improving air quality, supporting economic development, and decarbonising Wrexham County Borough Council without further delay.

INSTAVOLT

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