

# Ibis Styles Barnsley

## Additional Info. Document

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For planting specification please see separate attachment; A1 sheet, drawing no. 44022\_PA\_501 - Proposed Landscaping Plan



# Ibis Styles Barnsley

## Viability considerations

### Can the charging station be made smaller?

### Can we reduce the number of charging bays and hence canopies?

The number of charging spaces is tied to the commercial viability of the site. We invest heavily in each site (and expect to invest up to a million pounds here, initially) to be able to construct the best possible charging experience per Fastned's design principles - which have helped us reach the top of user experience polls for charging in the UK and beyond, and are at the core of what we do.

This viability is looked at on a site-by-site basis and forms a bespoke agreement with each private landowner. It is linked to many factors including rental value; length of term; projected charging demand; potential for future expansion (beyond 8 bays); accessible traffic numbers; proximity to highways and town centres - and more. For this site we require a minimum of 8 charging bays to make the project financially sustainable, justifying the investments in the electricity power grid connection in particular.

Of the three sites in Barnsley where there are some rapid chargers, two are in fast food restaurants, where the restaurant has limited the ability for the operator to add more chargers. Additionally, they have been installed on low voltage grid connections, which limit the installed number of chargers significantly, to a maximum of four (or two if higher-powered). Using a high-voltage

grid connection, while more expensive, is more scalable, and allows our proposed site to serve a far greater proportion of drivers arriving/departing Barnsley via the M1, or coming from Dodworth.

Physically speaking, the option of losing a canopy but maintaining the 2 charging bays beneath it would detract from a clear user experience. It would mean some users don't have the advantage of shelter and there may be confusion as to the functionality of the charger with canopy vs. those without. It might also mean that four of the chargers become "invisible" to drivers.

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## Viability considerations

### Charging Station in Boerenmarkt Aalter, Belgium

Previously we had shown this image with less canopies to convey the canopy design as Washington station (to the right) was yet un-built.

Referring back to the business plan, the Belgian station below is the initial investment at this site due to low initial use projections. An expansion area for further canopies was part of the lease agreement and reflected in the planning permit in Belgium. The plan accounted for greater car numbers in the future, hence the station incorporates underground ductwork which can be used in future for expansion if/when necessary. The business plan for each site varies greatly from site to site.



### Recently completed station with the same number of charging bays and canopies as the proposed in Barnsley:

Location: Parsons Road, Washington, UK  
Date completed: 24 January 2023  
Layout: Linear parking/charging station;  
8 bays/ 4 chargers



# Ibis Styles Barnsley Land Ownership Boundaries

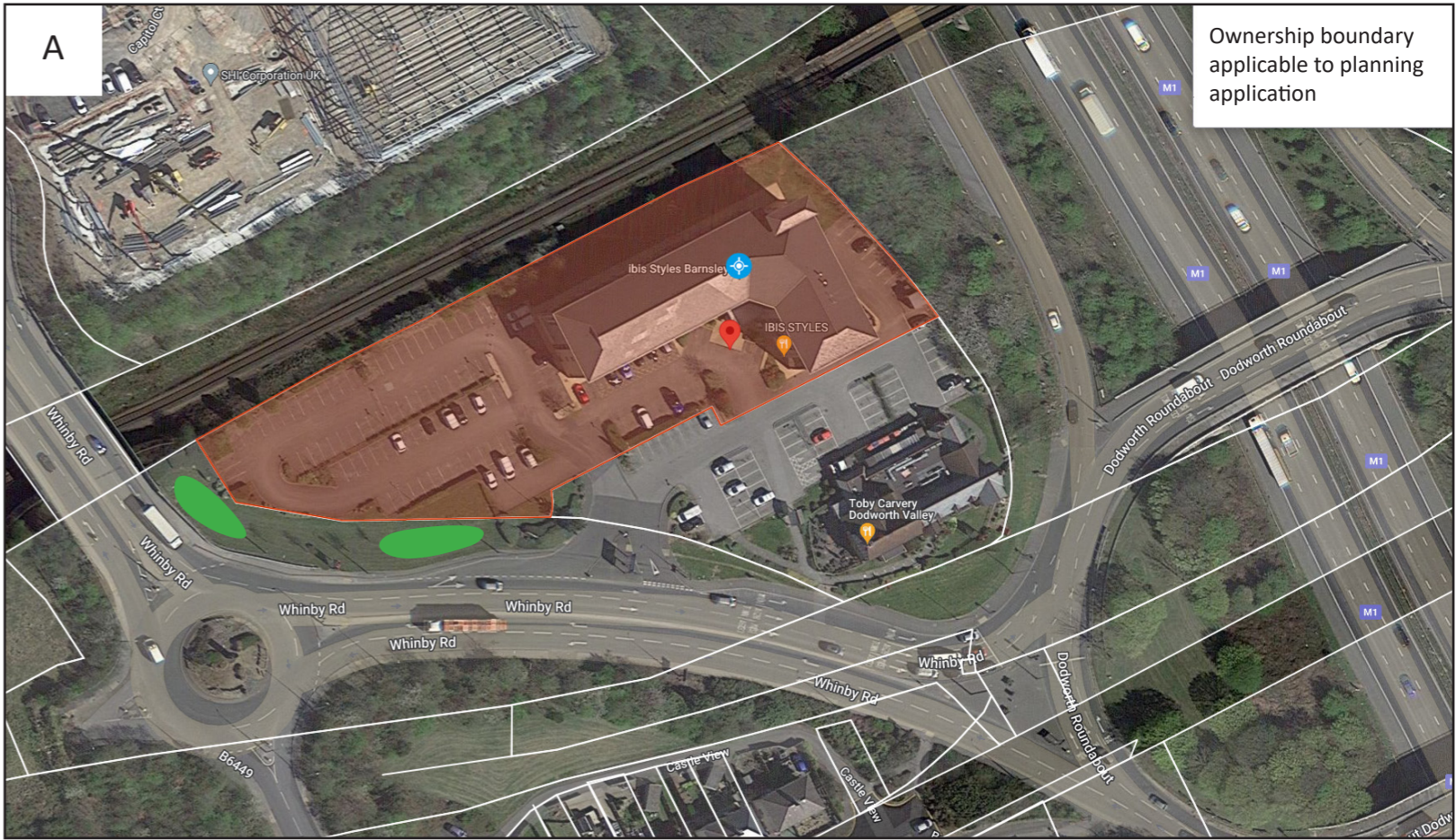
Additional trees are proposed to be planted on the banking fronting the application site. The areas have been highlighted with a green fill on the figures opposite. These areas are outside of the Ibis ownership boundary applicable to the application site.

The landowner of the application site and landowner of the adjacent site where trees are proposed are as follows:

Fig.A - New World Barnsley Limited (05543634)  
c/o Starboard Hotels Limited Park House,  
10 Penn Road, Beaconsfield, England, HP9  
2Lh

Fig.B - Barnsley Metropolitan Borough Council  
Town Hall, Church Street, Barnsley S70 9SR

We therefore seek permission from Barnsley Metropolitan Borough Council to plant the proposed trees.





View due west on Whinby Rd/ A628





View due north from pavement looking across the Whinby Rd/A628.



View due south-east on Whinby Rd/ A628 driving over the railway bridge.