

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
REAR OF EASTBOUND FOOTWAY HOLT STREET WREXHAM**

COUNCIL'S STATEMENT OF CASE

**PLANNING REF: P/2018/0748
PINS REF: 3218951**

1.0 THE SITE

- 1.1 The site is to the rear of the footway adjacent to the Holt Street/Holt Road/Farndon Street roundabout and approximately 20m from the Waterworld leisure centre.

2.0 PROPOSAL

- 2.1 Erection of a 20m high telecommunications monopole.

3.0 POLICY

- 3.1 Technical Advice Note 19: Telecommunications and Wrexham Unitary Development Plan policies GDP1 and CLF8 apply.

4.0 COUNCIL'S CASE

- 4.1 The mast is required to provide continued coverage to the area once an existing installation located on top of the Police Headquarters building is removed in preparation for the demolition of that building. The Police HQ installation is to be replaced by 2 structures, the first having recently been erected on Borrass Road just over 750m to the north-east – prior approval having been given on 2 January 2818 (reference P/2017/0922).
- 4.2 The submitted details confirm that 19 alternative sites have been considered and discounted on various grounds including a lack of shareable structures, the sites would not provide the required coverage or a taller and therefore more visually intrusive mast would be required. The appellant have also explored siting an installation of the People's Market but have not been able to reach an agreement with the Council to proceed. The Council's Assets team advised that the reason for this is that the appellant's requirements could not be accommodated.
- 4.3 It is considered that sufficient consideration of possible alternative sites has been given and that there are currently no realistic options to share sites/masts or to utilise a building or buildings to meet the appellant's requirements.
- 4.4 Notwithstanding the identified need and lack of alternatives, the proposals give rise to concerns about the visual impact. Whilst the mast (including the antenna shroud) would be of a comparable height to the Waterworld leisure centre building it will be some distance from it and will be viewed as a clearly distinct structure from most nearby vantage points. The mast will be very prominent within the street scene being considerably taller than existing street furniture. It is considered that it will be a highly discordant feature that will detract from the appearance of the immediate locality. The need to maintain adequate coverage within the vicinity is not considered to outweigh this concern.

- 4.5 The importance of the need to maintain adequate coverage in the locality is recognised however it is considered that the options of a lower mast and alternative designs for the mast should be considered to achieve a better degree of integration into the street scene. The mast referred to in paragraph 4.1 is styled to look like a telegraph post for example.

5.0 CONCLUSION

- 5.1 The telecommunications pole will have a detrimental impact upon visual amenity of the area and therefore the proposals are contrary to policies GDP1(a) and CLF8 of the Wrexham Unitary Development Plan. The Inspector is respectfully requested to dismiss the appeal.

SUGGESTED LIST OF CONDITIONS

Condition 01

The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason

To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Condition 02

The development shall be carried out in strict accordance with drawings nos. 101 Revision A, 200 Revision A and 300 Revision A

Reason

To comply with section 71ZA(2) of the Town and Country Planning Act 1990.