

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
LAND ADJACENT TO THE REAR OF THE WELSH MG CENTRE
WREXHAM ROAD RHOSTYLLEN**

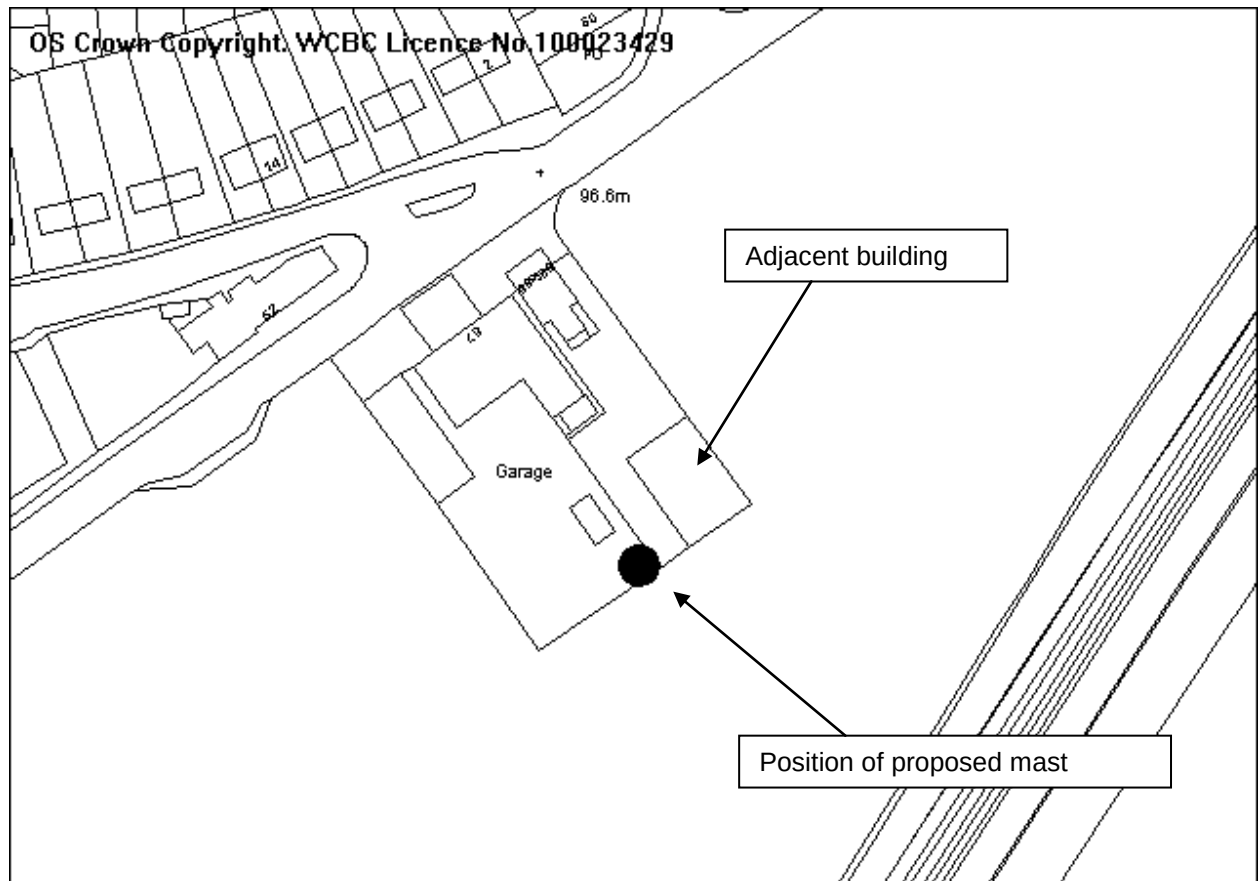
COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2016/1058

PINS REF: 3172919

1.0 THE SITE

- 1.1 The appeal site is located to the rear of an existing commercial property – the Wrexham MG Centre, which fronts onto Wrexham Road in the village of Rhostyllen.



1.0 PROPOSAL

- 2.1 The appeal proposal is for the erection of a 17.5m high monopole telecommunications mast, with associated antennas, equipment cabinets and boundary fence.

3.0 PLANNING HISTORY

- 3.1 P/2008/0242 Outline application for residential development. Granted 28.4.2008
- 3.2 P/2011/0314 Variation of condition 2 of P/2008/0242 to allow additional time for the submission of reserved matters. Granted 6.6.2011

4.0 NATIONAL PLANNING CONTEXT

- 4.1 Technical Advice Note 19: Telecommunications.

5.0 LOCAL PLANNING CONTEXT

- 5.1 Wrexham Unitary Development Plan policies GDP1 and CLF8.

6.0 THE COUNCIL'S CASE

- 6.1 The Council appreciates that good telecommunication coverage is key to supporting economic growth in Wrexham, and as such has no objection in principle to appropriately sited and designed telecommunication infrastructure.
- 6.2 The proposed mast will be located towards the rear of the Welsh MG Centre site close to a building on the adjoining Malcolm Hughes Car Sales site. It and the associated antennae will, taken together, be 6.5m higher than the adjacent building and will therefore be prominent and visible from vantage points on Wrexham Road. The mast will be a discordant feature that will, by virtue of its siting, height and scale, have an adverse impact upon the visual amenity of the area.

7.0 CONCLUSION

- 7.1 The proposed mast by virtue of its siting, height and scale would have an adverse impact upon the wider visual amenity of the area. To allow the proposed development would be contrary to Policy GDP1 of the adopted Wrexham Unitary Plan. The Council therefore respectfully requests the appeal be dismissed.

8.0 LIST OF CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

1. 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.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 100 Revision A, 201 Revision A and 301 Revision A and contained within the application documentation.

Reason

To ensure that the development fully complies with the appropriate policies and standards.