



Oxalis Planning

Prosperity Parc, Anglesey

LANDSCAPE AND VISUAL APPRAISAL

December 2024

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development of Prosperity Parc within the former Penrhos Aluminium Works, within Holyhead, Anglesey by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Drawing Refs 11906-L-05).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the Site. The harbour town of Holyhead is located on Holy Island, which is on the western side of the larger Isle of Anglesey, Wales. The Site is bordered to the south by the A55 North Wales Expressway, and to the north by the A5 London Road, which provides the main access to the Site. Holyhead Town Centre along with Holyhead Harbour / Ferry Terminal and Train Station, lie approximately 1.5km to the northwest. Further to the east of the Site there is Penrhos Beach and Beddmanarch Bay. To the west of the Site there is the Holyhead Inland Border Facility, which sits in-between the Ty Mawr Standing Stone and Trefignath Burial Chamber.

Proposed Development

- 1.4 The proposed development is an outline planning application for a new development comprising data centres (B8 use), offices, research and development (B1 use) and a Battery & Energy Storage System (BESS) within the former aluminium works. Access to the Site will be gained from the existing access road off the A5 London Road. The Site will cover a total area of 87.92 hectares, as indicated on the Parameters Plan (Drg No. 11906-L-05), which is currently occupied by the former hardstanding areas and bare ground from the largely demolished aluminium works and a small number of buildings and businesses which are currently operating within the Site.
- 1.5 Details of the scheme are set out in the planning drawings that accompanies the application.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 “Assessing landscape value outside national designations”.

2.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies.”* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

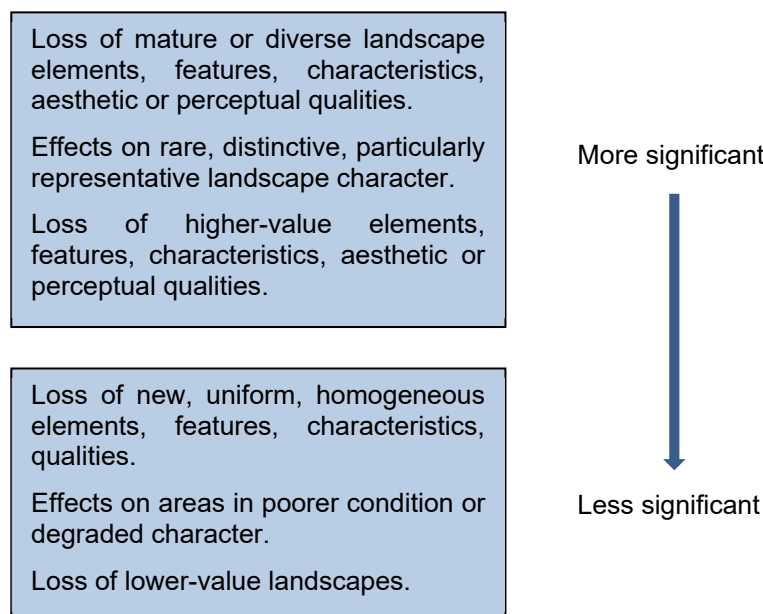
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

“The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high.” (GLVIA3 paragraph 6.33.)*

“Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life).” (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

3.1 Planning Policy Wales (PPW) Edition 12 (February 2024)

3.2 PPWⁱ sets out the Welsh Government's economic, social, environmental and cultural planning policy and is supported by a series of Technical Advice Notes (TANS). Those of relevance to landscape are briefly outlined below. The primary objective of the PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

3.3 PPW sets out key planning principles for achieving the right development in the right place:

- *“Growing our economy in a sustainable manner*
- *Making best use of resources*
- *Facilitating accessible and healthy environments*
- *Creating and sustaining communities*
- *Maximising environmental protection and limiting environmental impact.”*

3.4 In respect of landscape, the PPW states that:

“All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration and engagement with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector will be necessary to draw on a wide range of expertise and evidence. This means:

- *ensuring Wales contributes to meeting international responsibilities and obligations for landscapes;*
- *ensuring statutorily designated sites are properly protected and managed;*
- *ensuring that the value of all landscapes for their distinctive character and special qualities is protected; and*
- *ensuring the opportunities landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.*

Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.”

Planning Policy Wales (PPW) Technical Advice Notes (TAN)

- 3.5 PPW Technical advice notes include TAN 12 - Design (March 2016), which provides advice on the promotion of sustainability through good design and sets out key objectives to achieve this.

The Isle of Anglesey Area of Outstanding Natural Beauty Management Plan 2023 - 2028

- 3.6 The Site, in part, lies within the Anglesey Area of Outstanding Natural Beauty (AONB) which encompasses large parts of the Anglesey coastline. The Anglesey AONB has one of the most distinctive, attractive and varied landscapes in the British Isles. It was designated as an AONB in 1966 to protect the aesthetic appeal and variety of the island's coastal landscape and habitats from inappropriate development. The role of the management plan is to: *"evaluate and determine the special qualities of the AONB, and identifies what actions are required to make sure these qualities are conserved and enhanced for future generations."*
- 3.7 The character of the Site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*.
- 3.8 A description of *Key Feature - Landscape* in the management plan states: *"A number of the Estates located in the AONB maintain significant areas of broadleaved woodlands."* This includes the former estate of Penrhos – now know as Penrhos Coastal Park, which is located next to the Site.
- 3.9 The management plan also states within *Key Feature – Economic Development* that: *"No major industrial development is situated within the AONB"* however, the proposed development is located within the Site of the former Penrhos Aluminium Works, which lies partially within the Anglesey AONB (See Figure 4). Within this section of the management plan it also states that: *"The Isle of Anglesey County Council has, for several years, prioritised energy generation, and in particular 'green' low carbon energy, as a key economic driver".... which....."remains a key corporate strategic priority for the Council"*.
- 3.10 The Isle of Anglesey AONB Management Plan also provides five key themes, one of which includes *"Enhancing countryside and coastal character"* which provides information regarding the objectives and actions to ensure the character of the AONB is protected.

Local Planning PolicyThe Anglesey and Gwynedd Joint Local Development Plan (2017)

- 3.11 The Anglesey and Gwynedd Joint Local Development was formally adopted on 31 July 2017 and the majority of decisions on planning applications within the Local Authority will be based on the policies within the plan. The Development Plan policies relevant to the proposed development and landscape and visual matters include the following:
- *Policy PCYFF 4: Design and Landscaping.*
 - *Policy AMG 3: Protecting and Enhancing Features and Qualities That are Distinctive to the Local Landscape Character*
 - *Policy AMG 4: Coastal protection.*
 - *Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment*
 - *Strategic Policy PS 7: Renewable Energy Technology*

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 At a national level, Wales has been divided into 48 broad scale National Landscape Character Areas (NLCAs). These are broad areas with regionally distinct natural, cultural and perceptual characteristics. At this very broad landscape scale, the site lies within the Natural Resources Wales National Landscape Character Area (NCLA) 01 'Anglesey Coast'.
- 4.2 This NLCA stretches from encircles the entire island of Anglesey and includes Holy Island. The Key Characteristics for the NCA are:
- *The coastal zone - of by far the largest island in Wales (720 km²), containing the largest outcrop of Precambrian rocks in southern Britain, but with areas of other rock types too.*
 - *Much of the highest land - on the island falls within the coastal area, including Parys Mountain (147m) and Holyhead Mountain (220m).*
 - *Strong geological orientation - There is a southwest to north east geological orientation, resulting in corrugated topography, which is manifest along the coastline in places as rocky headlands and sandy bays. Igneous rock intrusions and outcrops of quartzite have created the dramatic landforms and skyline of Holyhead Mountain and South Stack, at Holy Island.*
 - *Great variety of coastal types - The coastline has great variety, from sheer coastal cliffs and dramatic rocky headlands, to small sandy coves and extensive low lying dunes and sandy estuaries. A legacy of coastal quarrying that has long since ceased, remains apparent in places, for example at Penmon.*
 - *Wind exposure but some shelter - The striking and windswept heathland landscapes of the wild coastline at Holyhead Mountain and North and South Stack, together with the barren, mined landscape of Parys Mountain, contrast markedly with the gentler, green, pastoral landscapes inland, away from the immediate coastal edge.*
 - *Pasture - Soils include deep loams supporting predominantly pastoral land cover with occasional hay meadows, away from the coastline.*
 - *Heather and heath - a feature of the thin soils in the more elevated areas such as Holyhead Mountain, Mynydd Bodafon and the coastline near Amlwch.*
 - *Cloddau – or earth bank field boundaries feature in the north and west with occasional stone walls, whereas hedges are more common in the south and east.*
 - *Reclaimed marsh - The large sandy Malltraeth estuary includes significant reclaimed areas and the straightened tidal river channel of the Afon Cefni, with wetland elements including rush pasture and marsh.*
 - *Lagoons - There are a series of distinctive freshwater lagoons on the coast facing Caernarfon Bay, sandwiched between rising inland landscapes and the very well developed coastal dune systems.*

- *Prehistoric and funerary sites – including standing stones, chambered tombs, barrows and cairns, distinctive Iron Age hill and promontory forts, the largest and most prominent being Bwrdd Arthur, on the Penmon peninsula.*
- *Coastal Settlements – often relating to former industry, such as the mining town of Amlwch at the foot of Parys Mountain, or to strategic transport routes, such as Thomas Telford's A5 and the port town of Holyhead (the only large settlement in the area) on Holy Island. Much C20th coastal development relates to tourism and retirement property.*
- *A number of prominent man-made landmarks – including Beaumaris Castle (World heritage Site), the two bridges that cross the Menai Strait and connect with the mainland, Parys Mountain (distinctive industrial quarry landscape), Wylfa Nuclear Power Station, and the Aluminium works on Holy Island, with it's tall, widely visible chimney.*

4.3 The description also states:

“More generally, the landscape is gentle, farmed and fairly tranquil, but with a number of contrasting large-scale developments, most notably the Wylfa Nuclear Power Station, the RAF Valley air base and the Anglesey Aluminium smelting works and chimney, the radio transmission masts at Llanddona, and historically the Mynydd Parys copper mines and Amlwch. The settlements of Benllech, Rhosneigr and Trearddur Bay and their associated holiday developments, the busy town and port of Holyhead, and the commuter settlements of Llanfairpwll, Menai Bridge and Llandegfan that overlook the Menai Strait, are centres of activity in this otherwise peaceful and in parts, remote landscape, the best features of which can be enjoyed in abundance along the Anglesey Coast Path”.

Local Character

Anglesey Landscape Strategy – The Isle of Anglesey County Council (2011)

4.4 The Anglesey Landscape Strategy provides an update of the Landscape Character Areas for the Isle of Anglesey, which were identified within the original LANDMAP landscape assessment study for Anglesey published in 1999. It subdivides the landscape into 18 Landscape Character Areas (LCA).

4.5 The character assessment identified the majority of the Site as being part of the LCA 2 ‘Holy Island’ with a small section of the Site’s eastern tip located within the adjoining character area LCA 3 ‘Inland Sea’. Further afield, LCA 4 ‘North West Coast’ and LCA 5 ‘North West Anglesey’ are located across Beddmanarch Bay on the mainland of Anglesey. The character areas are shown on Figure 3. The description of the LCA 2 is repeated below;

“The LCA forms the majority of Holy Island and contains the main settlement of the island, Holyhead. It is a physically distinct unit separated from the main island but linked by a causeway (Stanley Embankment) and the Four Mile Bridge. It falls into two distinctive sub units, separated by the development corridor of Holyhead-Trearddur along the B4545 road. To the north of this, the landscape is relatively low lying but due to the underlying geology has a number of craggy outcrops. The area has small fields typically with stone boundaries and gorse hedges. The fir trees that grow here exhibit a windblown form. To the south of the road, again there are rough, craggy areas. However around Rhoscolyn is an area of more undulating terrain, where glacial clay cover is more widespread, with discrete rocky outcrops and areas of coastal and estuarine alluvium. At Penrhos is the former estate of the Stanley family which is now managed as a Country Park.

There are a number of important habitats - dry heaths, coastal and intertidal - often within a larger matrix of improved grassland. However many of these 'islands' of habitat value are designated as SSSIs. Holyhead and Trearddur form the main settlement axis. Holyhead, centred on a Roman town, has become a major port with associated industries. In more recent years the arrival of the A55 has increased this. Part of the town is designated as a Conservation Area. Trearddur is a good example of the influence that tourism can bring to an area to affect its character. The hotels, second homes, camping and caravan sites together with the golf course all contribute to this. Notwithstanding this, the LCA represents a landscape character that is quite distinctive – rural, wild, exposed, coastal – with the main detractor being aircraft noise from the adjacent RAF Valley airfield”.

- 4.6 The description of the LCA 3 is repeated below;

“The area includes three landscape sub units. The Inland Sea, which separates Holy Island from Anglesey refers to a wide area of the Holy Island Strait impounded by the Stanley Embankment (built by Telford to carry the A5 road) to the north running down to Four Mile Bridge. This area is influenced by tidal currents which makes it popular for water sports and boat users. In more recent years the embankment has been widened to carry firstly the railway and now the A55 road to Holyhead. This has increased noise and movement in the area.

The southern part of the strait is more convoluted and in places narrow, providing a distinctive estuarine character at low tide with exposed sandbanks. To the north of the embankment the strait opens out to include Traeth y Gribin which forms a large sandy foreshore with limited rocky outcrops and includes the low tide channel of the Afon Alaw.

In many ways the landscape of the LCA forms part of the adjacent areas however it is such a strong feature locally that it justifies being a distinct LCA in its own right”.

The Isle of Anglesey AONB Management Plan (2015-2020)

- 4.7 The vision of the Area of Outstanding Natural Beauty (AONB) Management Plan states that all development within and adjacent to the boundary of the AONB is compatible with the aims and objectives of the management of the designation. New development should reflect the traditional character of the Island.
- 4.8 The main purpose of the AONB designation is in protecting the natural features and scenic value of the Anglesey coastline. The application site is partly within the AONB and therefore this policy has been taken into account.
- 4.9 Furthermore, Policy CLC2.1 of the Management Plan also encourages and supports energy conservation measures.

Designations

- 4.10 The proposed development occupies the brownfield site of the former aluminium works and partially lies within the Anglesey Area of Outstanding Natural Beauty (AONB) as indicated on Figure 4. The AONB boundary covers the northern half of the Site. The AONB encompasses most of Holy Island with the exception of Holyhead and its immediate environs, and Trearddur Bay, to the south of the island. The AONB covers a significant area of Anglesey as it encircles the entire island.

- 4.11 There are no designated heritage assets within the site but outside the site to the west there are two scheduled monuments just beyond the A55 (the Ty Mawr Standing Stone and Trefignath burial chamber). To the east there are listed buildings, with a scheduled monument further to the south.
- 4.12 This LVA does not assess impact on heritage assets. Heritage designations are only considered within this report in so far as the influence they have on overall landscape character and sensitivity, and where they comprise a publicly accessible or residential visual receptor a visual assessment is made on views from the visual receptor.

Topography

- 4.13 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.14 The topography plan shows how the site area of the former aluminium works is located on lower land ranging between 5 to 15m Above Ordnance Datum (AOD), to the east of Holyhead. To the north and east of the Site, the land remains low, especially along the coastal edges of Penrhos Beech and Beddmanarch Bay with some localised high points, including The Battery and Gorsedd-y-penrhyn – a coastal headland located within the Penrhos Coastal Park. The land gently rises from the former aluminium works towards the south and west, including parts of Holyhead, where beyond the land steeply rises towards the South Stack Cliffs Nature Reserve. The summit of the Holyhead Mountain reaches a high point of 220m AOD, where the historical monument of Caer y Twr is located. This topography of Holyhead Mountain and the nature reserve means that the majority of Holy Island, including the Site and Holyhead are relatively visible from the higher ground.

Site - Landform

- 4.15 Most of the former aluminium works is relatively flat at 7 to 8m AOD. There is some mounding up to 15m AOD to the wider site boundary of the former aluminium works, including the northern boundary with the A5, the north-western boundary with Holyhead Retail Park, and along the southern boundary with the railway line and A55 North Wales Expressway.

Site and Immediate Context

- 4.16 An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies. Figures 1 and 2 show the location and context of the Site.
- 4.17 The proposed Prosperity Parc Site will occupy the site of the former Penrhos Aluminium Works. Characterised by the former land use of the aluminium works, which began to close operations in 2009 before fully shutting down in 2013, the Site comprises the internal road network and former hardstanding areas and bare ground from the largely demolished aluminium works, including the 122m tall chimney stack, which formed a prominent feature on the local skyline of Holy Island and western parts of Anglesey for more than 50 years. Other former buildings within the former aluminium works which have recently been demolished included four large, interconnecting elongated buildings with each building almost 500m in length with ridge heights of approximately 23m. A large 'A' framed building which was almost 200m in length with a general height of approximately 32m to the ridge but with a central ridge height of approximately 38m, was located

adjacent to the former chimney stack. A small number of buildings and businesses are currently operating within the Site.

- 4.18 Beyond the remaining built form and hardstanding areas of the former aluminium works, and generally towards the boundaries of the site, there are habitats which include areas of unmanaged grassland with encroaching self-set scrub vegetation, grassland and low-lying coastal flood zone and open watercourses. Dense areas of existing mature woodland vegetation are located on mounding around the Site, including areas of woodland planting with Tree Preservation Orders (TPO).
- 4.19 Beyond the Site of the former aluminium works to the north and northeast is Penrhos, including Penrhos Beech and the Penrhos Coastal Park. The area of Penrhos is diverse in character with areas of dense woodland area covering large parts with small scale agricultural pastureland occupying the headland areas and the remnant buildings of the historic Penrhos Estate nestled within the woodland areas. Part of the headland is Gorsedd-y-penrhyn where the local landmark of Aurthur's Seat is located on a highpoint overlooking the estate, Beddmanarch Bay and the coastal park with long range views to Holyhead Mountain and Holyhead Harbour.
- 4.20 To the immediate south of the Site is the transport corridors of the railway line to Holyhead Train Station and the A55 North Wales Expressway, which separate the wider site area both physically and visually from the countryside to the south. Further south of the transport infrastructure is an area known as Parc Cybi, which is a major strategic business investment site for North-West Wales. The area (over 120 acres) is allocated in the Local Plan for employment and commercial use development, and currently the site includes a new hotel, the Holyhead Interim Inland Border Facility and the construction site of the new Holyhead Border Control Post; however at present most of the land remains undeveloped. The area is currently a mixture of undulating open pasture farmland and heathland with large areas of mixed woodland, including coniferous woodland. The Scheduled Monuments of Trefignath Burial Chamber and Ty-Mawr Standing Stone are also located in the area southwest of the Site. The burial chamber and standing stone are recognised by Cadw as a scheduled monument and an important historic element respectively. The residential area of Trearddur Bay is located further to the south, along the southern coastline of Holy Island.
- 4.21 Penrhos Stanley Hospital and areas of modern commercial development, including Holyhead Retail Park and are located to the northwest of the Site, with the retail park adjoining the Site's north-western boundary. Beyond this area are the large residential housing estates consisting of terraced and post war housing, which is partly enclosed by coastal park area that stretches from Penrhos Beech to Holyhead Harbour.
- 4.22 There are no Public Rights of Way within the Site of the former aluminium works. The Isle of Anglesey Coast Path is a long-distance recreational route that follows much of the Isle of Anglesey's coastline. The 125 miles route follows the coastline along Penrhos Beech and around the perimeter of Penrhos Coastal Park. It continues east crossing the Stanley Embankment (A5) onto Anglesey where it heads north along the coastline. The route also forms part of the Wales Coast Path, which provides a continuous walking route of 870 miles around the whole of Wales, from Chester in the north, to Chepstow in the south. The Penrhos Coastal Park has a series of permissive footpath routes through the park, predominantly located within the woodland areas.

Landscape Value

- 4.23 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below and the following considers the baseline form of the site. As a starting point, landscape designations have been considered.
- 4.24 Landscape Designations: The Site and its wider landscape context (including its Visual Envelope – ZTV: Figures 6A & 6B) are located within the Anglesey AONB.
- 4.25 Natural Heritage: The Site itself is not of any designated ecological value. The Site predominantly comprises previously developed land associated with the former industrial activity of the former aluminium works, and this land has very little or no value in terms of habitats and species. The mature trees along the Site's boundaries are of relatively greater ecological value. Surrounding the previously developed land there are boundary trees and woodland, including a couple of TPO areas, with vegetation and scrubland. The boundary woodland, including the TPO areas, are being retained as part of the proposed development.
- 4.26 Cultural Heritage: There are no designated assets within the Site however, the Scheduled Monuments of Trefignath Burial Chamber and Ty-Mawr Standing Stone are located in the area southwest of the Site.
- 4.27 Landscape Condition: The Site predominantly comprises previously developed land associated with the former industrial activity of the former aluminium works. A coastal flood area occupies the northern parts of the Site comprising low lying green space and open ditches. Surrounding the previously developed land there are boundary trees and woodland, including a couple of TPO areas, with vegetation and scrubland. The Site's immediate context is a mixture of urbanising elements, including Holyhead and Holyhead Retail Park, the A55 North Wales Expressway, and the A5, with rural elements, such as Penrhos Coastal Park and pastoral farmland and woodlands to the south.
- 4.28 Associations: As far as it is known, the Site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 4.29 Distinctiveness: The Site displays characteristics of its former industrial past with an edge of settlement location. The Site does not contain any unusual or rare landscape features. The rural area to the south is typical farmland and is not particularly rare or representative. The adjacent Penrhos Coastal Park, which forms part of the Anglesey AONB and Anglesey Coastal Path Network is more distinctive. Overall, the Site is influenced by its former industrial uses and the adjacent urban edge land uses of Holyhead Retail Park giving an 'urban fringe / industrial character'.
- 4.30 Recreational Value: The Site is in private ownership and there are no recreation uses or Public Rights of Way crossing the Site. Surrounding the Site, the Anglesey Coastal Path is located along Penrhos Beach and within the adjacent Penrhos Coastal Park, to the north and east respectively. The Scheduled Monuments of Trefignath Burial Chamber and Ty-Mawr Standing Stone are located in the area southwest of the Site and are accessible to the public.
- 4.31 Perceptual (Scenic): The Site is influenced by its former industrial past, the edge of settlement location and the existing built development of Holyhead Retail Park. The Site predominantly

comprises previously developed land associated with the former industrial activity of the former aluminium works. Existing native trees and woodland areas along the Site's boundaries and within Penrhos Coastal Park make the most positive contribution in terms of scenic value however, the Site is located at the settlement edge and seen in conjunction with modern development within the wider Holyhead area and recent development along Parc Cybi. Other detracting features include the A55 North Wales Expressway and the A5 which have an influence on the Site. The Site is therefore considered to make a limited contribution to scenic value as perceived locally.

- 4.32 Perceptual (Wildness and tranquillity): The Site is influenced by the urban edge of Holyhead. The Site predominantly comprises previously developed land associated with the former industrial activity of the former aluminium works and is not considered to be wild or tranquil.
- 4.33 Functional aspects: The Site and the immediate landscape do not feature any special functional aspects. The Site predominantly comprises previously developed land associated with the former industrial activity of the former aluminium works and at present, a small area of the Site is occupied by several small businesses.
- 4.34 In conclusion and having appraised the above factors it is judged that the site and the immediate context is of Low/Medium landscape value.
- 4.35 The susceptibility to change of the Site and immediate context is assessed as Low/Medium, and the Site has potential to accommodate change without severe detriment to the landscape character, as the character has been altered as a result of previous and current land uses of the former aluminium works.
- 4.36 Therefore, the overall sensitivity of the Site and immediate context is also Low/Medium.

Visual Baseline

- 4.37 A visual appraisal has been undertaken for the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.38 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 29th and 30th May 2024 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.39 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.40 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figures 6A and 6B details the location of the Photo Viewpoints and Figure 7 to 17 illustrates the photo viewpoints.

Viewpoint 1

- 4.41 Viewpoint 1 is located at the access to the Site from the A5 London Road. Photo Viewpoint 1 represents the view experienced by road users and pedestrians looking southeast on the A5, from the eastern edge of Holyhead. Parts of the existing built form of the former aluminium works within the Site are visible, seen beyond the Site's access road. The majority of the Site itself is not readily discernible, due to the screening effect of intervening vegetation within the coastal flood zone of the Site.

Viewpoint 2

- 4.42 Represented by Viewpoint 2, the view experienced by users of the A5 London Road within the eastern urban areas of Holyhead looking east towards the Site, approximately 400m away. The Site itself is not evident with a linear view along London Road towards the mature vegetation surrounding the Site and Holyhead Retail Park. A mixture of commercial and residential built form within the eastern part of Holyhead flanks the road.

Viewpoint 3

- 4.43 View southeast from a Public Right of Way (Footpath REF: CAERGYBI / HOLYHEAD 19/010/2), which provides access from the eastern residential parts of Holyhead to the nearby Anglesey Coastal Path. The viewpoint is approximately 750m from the Site. Viewpoint 3 is representative of views for footpath users and some residents along Ffordd Beibio. Components of the view include Penrhos Beach and views to the main island of Anglesey. The majority of the Site itself is not readily discernible, due to the screening effect of the mature vegetation along the Site's boundary with the A5 however, there are partial views of the upper parts of the existing built form associated with the former aluminium works within the Site.

Viewpoint 4

- 4.44 Photo Viewpoint 4 represents the views experienced by users of Penrhos Beach Road and the Anglesey Coastal Path, close to Penrhos Beach. The viewpoint is looking southeast and is approximately 150m north of the Site. Components of the view include Penrhos Beach and views of traffic along the A5. The Site itself is not readily discernible on account of the existing vegetation surrounding Penrhos Beach and along the Site's northern boundary with the A5.

Viewpoint 5

- 4.45 Further east, along the Penrhos Beach Road / Anglesey Coastal Path, Viewpoint 5 represents the views south towards the Site of footpath users of the coastal path and vehicular users of Penrhos Beach car park. The viewpoint is approximately 70m from the Site. As depicted in the Photo Viewpoint, the existing mature boundary vegetation along the Site's northern boundary with the A5 prevent any views of the Site.

Viewpoint 6

- 4.46 Similar to Viewpoint 5, the view represents vehicular and pedestrian users of Penrhos Beach Road, and the A5 London Road. Although the Site is located adjacent to the A5, views into the Site are restricted on account of the existing mature vegetation along the Site's northern boundary with the A5.

Viewpoint 7

- 4.47 Viewpoint 7 is located approximately 750m north-east from the Site and is taken from Arthur's Seat – a local historic landmark located on the coastal headland of Gorsedd-y-penrhyn. Photo Viewpoint 7 represents the view experienced by footpath users of the Anglesey Coastal Path and users of Penrhos Coastal Park. Looking south from this localised highpoint, views to the Site are restricted on account of the dense woodland area of the coastal park. Components of the view include middle distant views towards Holyhead and the ferry terminal / harbour and distant views towards Holyhead Mountain.

Viewpoint 8

- 4.48 View west from the Anglesey Coastal Path and the A5 London Road at the western point of the Stanley Embankment adjacent to Beddmanarch Bay and Penrhos Coastal Park. Viewpoint 8 is representative of views of footpath users of the coastal path and road users of the A5. Components of the view include across to Beddmanarch Bay and the Penrhos Coastal Park along with views of the tall stone wall along the Stanley Embankment. Viewpoint 8 is located approximately 200m from the Site. Views through to the Site are restricted due to the mature woodland vegetation within eastern tip of the Site and the adjacent coastal park.

Viewpoint 9

- 4.49 Viewpoint 9 is located approximately 60m away from the Site and represents the view experienced by road users looking north from the A55 North Wales Expressway to the Site. The majority of the Site itself is not readily discernible, due to the screening effect of the mature vegetation and mounding between the A55 and North Wales Coast Line.

Viewpoint 10

- 4.50 Photo Viewpoint 10 represents the views experienced by visitors of Trefignath Burial Chamber located off Parc Cybi. From the location of the Scheduled Monument, this viewpoint is looking north and is approximately 300m south of the Site. Components of the view include the remaining buildings and hard standing areas within the former aluminium works along with partial views of Holyhead Retail Park and moving traffic along the A55. Distant views of Anglesey coastline are also visible on the local skyline. The majority of the former buildings, including the large chimney stack have recently been demolished. Views into the Site are focused on the western half of the Site, whilst the eastern half is mostly screened from this location on account of the dense woodland vegetation to the south of the Site, between the A55 and Parc Cybi / Lon Trefignarth.

Viewpoint 11

- 4.51 Further south from Viewpoint 10, Viewpoint 11 represents the view northeast from some residents of Penrhyn Geiriol, located within the settlement of Trearddur Bay. Views are limited to residents located along the north-eastern edge of Penrhyn Geiriol, whilst the majority of residents within this part of Trearddur Bay will not experience views of the Site. Components of the view, which is located approximately 800m from the Site include, Holyhead Retail Park, the construction site of the Holyhead Border Control Post, off Parc Cybi, and distant views of the Anglesey coastline across Beddmanarch Bay. Views to the Site are mostly screened due to dense woodland vegetation to the south of the Site, located between the A55 and Parc Cybi. There are some partial views of existing buildings, which are still in use, within the former aluminium works.

Viewpoint 12

- 4.52 Viewpoint 12 is located along a Public Right of Way (Footpath Ref: TREARDDUR 46/002/1), which provides a route from Mill Road to Lon Isallt, west of Trearddur Bay. The viewpoint is approximately 1.3km from the Site. Photo Viewpoint 12 represents the view experienced by road users and pedestrians looking east towards the Site. The Site itself is not evident in the view with components of view comprising some properties off Mill Road and Holyhead Leisure Centre & Football Ground.

Viewpoint 13

- 4.53 Viewpoint 13 represents footpath and road users of the Anglesey Coastal path and Beach Road, located with the small settlement of Valley on the main island of Anglesey. The viewpoint is approximately 1.8km from the Site. The Site itself is not clearly visible across Beddmanarch Bay from this location due to the dense woodland vegetation within the Penrhos Coastal Park. Components of the view include distant views of Holyhead, including the ferry terminal / harbour, and Holyhead Mountain.

Viewpoint 14

- 4.54 Photo Viewpoint 14 represents elevated distant eastern views experienced by road users of Plas Road, to the southwest of Holyhead. The viewpoint is located approximately 2km from the Site and also represents a similar view experienced by residents of some isolated properties located along Plas Road. Components of the view include Holyhead, including the ferry terminal and harbour, Holyhead Retail Park, and the settlement of Trearddur Bay. There are also distant views across Holyhead Bay towards the main island of Anglesey. From this elevated position, the Site, including the existing buildings, can be seen on the lower ground to the east with the backdrop of Penrhos Coastal Park. However, the views of the Site are distant, and the Site extents take up a small proportion of the overall view.

Viewpoint 15

- 4.55 Viewpoint 15 represents views of footpath users of PRoW: TREARDDUR 46/021/5 within the South Stack Cliffs Nature Reserve. The viewpoint is looking southeast across Holy Island and lies approximately 4.5km from the Site. Components of the view include distant views of Holyhead and Trearddur Bay with Holyhead Mountain forming a dominant feature within the view. From this elevated position within the nature reserve there are views across to Site however, the views of the Site are distant, and the Site extents take up a small proportion of the overall view.

Viewpoint 16

- 4.56 Similar to Viewpoint 15, the view represents footpath users of PRoW TREARDDUR 46/020/1, which ascends the summit of Holyhead Mountain, within the South Stack Cliffs Nature Reserve. The viewpoint is located approximately 4.4km from the Site. From the highest point of Holy Island, the Site is more readily discernible compared to Viewpoint 15 however, the views are distant, and the Site is viewed in the context of the urban sprawl of Holyhead, including the ferry terminal and harbour, Holyhead Retail Park, the A55 and the settlement of Trearddur Bay. Holyhead Breakwater forms a prominent sinuous feature in the view.

Viewpoint 17

- 4.57 Viewpoint 17 is located along the furthest point of the Holyhead Breakwater, adjacent to the Holyhead Breakwater Lighthouse. Holyhead Breakwater is not indicated as a designated route or public footpath, but the entire length of the breakwater is accessible by the public. The viewpoint

is looking southeast across Holyhead Bay and lies approximately 3.3km from the Site. Components of the view include the ferry terminal and harbour within Holyhead along with the dominant feature of the breakwater itself. The rising built form of Holyhead is visible on the local skyline along with distant skylined views of Penrhos Coastal Park and main island of Anglesey. Regular ferries and occasional cruise ships can dominate the view from the breakwater when docked within the harbour. From this location, there are partial views of the existing built form within the Site however, the views of the Site are distant, and the Site extents take up a small proportion of the overall view.

Visual Baseline Summary

- 4.58 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- From close proximity on the lower lying ground, visibility of the Site is mostly restricted by the screening effects of the local topography combined with surrounding areas of mature woodland vegetation along the Site boundaries, including the mounding and woodland vegetation along the boundary with the A5 to the north and east, and the boundary to the south with the railway line and A55 North Wales Expressway.
 - Some parts of the existing buildings of the former aluminium works within the Site are visible in the identified photo viewpoints, often seen in the context of the hard standing areas of the recently demolished large buildings and chimney stack.
 - Existing built development and infrastructure on the edge of Holyhead, including Holyhead Retail Park are visible features in a number of identified views. Other detracting features present in some viewpoints include the ferry terminal and harbour, the railway line and the A55.
 - In many of the views surrounding the Site, the foreground is mostly comprised of the Site boundary vegetation and layers of existing woodland, trees and hedgerows. In part, the character of the former aluminium works contrasts with the immediately surrounding landscape to the north, east and south, which is largely in agricultural use and comprising dense woodland areas including Penrhos Coastal Park.
 - With the exception of those in close proximity to the Site, the Site extents occupy a small proportion of the view from most distant and elevated viewpoints,
 - It is possible that during winter months views of the Site are more prominent when the trees are not in leaf; however, the considerable size and density of the tree belts and woodland blocks within the close context of the Site are anticipated to provide sufficient screening of the views of the Site even in winter.
- 4.59 Potential visual receptors of the proposed development considered by this assessment include the following:
- Residents near the Site:
 - Residential properties north of the Site within the Penrhos area.
 - Residential properties east of the Site within the Valley area (Anglesey).
 - Residential properties south of the Site along the northern parts of Trearddur Bay.
 - Residential properties west of the Site within the eastern and southern parts of Holyhead.

- Users of The Isle of Anglesey Coast Path to the north of Site, which extends along Penrhos Beech.
- Users of The Isle of Anglesey Coast Path to the east of Site, which extends along eastern coastal edge Penrhos Coastal Park towards the Stanley Embankment.
- Users of The Isle of Anglesey Coast Path to the further east of Site, which extends north along the western coast of Anglesey (north of Valley).
- Users of The Isle of Anglesey Coast Path to the northwest of Site, which extends from Penrhos Beech to Holyhead Harbour.
- Users of Penrhos Coastal Park permissive footpath routes to the northeast of the Site.
- Users of Public Right of Ways to the south of Holyhead.
- Users of the Public Rights of Way within the South Stack Cliffs Nature Reserve, including Holyhead Mountain.
- Users of Holyhead Breakwater.
- Users of the major transport routes bordering the Site, including the A5, the A55 North Wales Expressway and railway line to Holyhead Station.

Limitations

- 4.60 In accordance with GLVIA3, the assessment of visual effects has been undertaken from publicly accessible viewpoints. It was not possible to take photographs from properties as these are private views. Reasoned assumptions are made on visibility through the field work and, where possible, through the use of photographs from nearby public locations to provide an understanding of visibility.

5.0 LANDSCAPE PROPOSALS

The Introduction

- 5.1 The development proposals are described in the information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the Site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Existing Site boundary vegetation will be retained and reinforced with new native woodland planting to strengthen the existing framework.
 - The retention of the low lying Coastal Flood Zone to the northwest parts of the Site, which includes wetland areas and open ditches.
 - Introduction of a new landscape buffer consisting of woodland planting to soften the built edge of the proposed development to the south and help to screen views of the development from the more sensitive receptors to the south.
 - On-plot, car park and external yard landscaping, including new tree and hedgerow planting where practicable, will help further integrate the built development into its surroundings and soften its overall appearance.
 - New SuDS features incorporating attenuation ponds within the Site will attenuate the Site's water run-off as well as contributing to delivering biodiversity and amenity enhancements.
 - Provide areas of greenspace for future employees of the commercial led development.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the planning application. In summary these proposals include:
- The provision of approx. 21.72 hectares of land dedicated to a multi-functional GI of landscape planting, greenspace, and wildlife habitat related proposals – representing approximately 25% of the total site area (this excludes the potential landscape areas within the developable zone).
 - Woodland planting to the south to soften the built edge of the proposed development.
 - Provision of other habitats, such as woodland, native scrub and meadow planting to meet the BNG requirements for the site.
- 5.4 The landscape and GI proposals will establish a well-fitting and diverse landscape setting to the proposed development. The GI proposals will include ecological habitats sympathetic to the wider landscape. The retention and reinforcing of existing woodland planting, as well as native scrub will provide a soft edge to the development and will help to screen views from the sensitive areas within the close context of the site.

Landscape Management

- 5.5 All of the landscape areas and greenspace features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the Site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

6.2 A full appraisal of the effects of the proposed development upon the various landscape receptors are described in Appendix B Landscape Effects Table (LET). The following is a summary of the predicted landscape effects across different stages.

Construction

6.3 All construction works would be carried out in accordance with best practice procedures to minimise effects on landscape character.

6.4 There will be an initial disruption on the Site's landscape during the construction phase. The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management would seek to ensure that potential landscape effects are mitigated and minimised. It is anticipated that the construction working methods will adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.

6.5 During construction there would be some adverse landscape effects occurring over a relatively short duration and consequently, there would be a short-term effect as a result. It will generally reflect the overall change to the landscape character of the Site. Effects as a result of construction would be no greater than the effects arising through the operational phase of the Development.

6.6 The landscape effects during construction have been considered for national and local landscape character areas within the study area and as described within published landscape character assessments. Landscape effects on NLCA 01 'Anglesey Coast' will be **Negligible Adverse** during construction. At a more local level, overall landscape effects during construction are judged as **Minor Adverse** on LCA 2 'Holy Island' and **Negligible Adverse** on LCA 3 'Inland Sea' and LCA 5 'North West Anglesey' (Anglesey Landscape Strategy: The Isle of Anglesey County Council).

6.7 Overall, given the Site is on previously developed land at a former aluminium works, which is currently occupied by some commercial buildings and hard standing areas of the demolished works, the Site and in its immediate context, it is judged that there would be a **Moderate / Minor Adverse** landscape effect on the Site and immediate landscape context at the peak of the construction phase.

Operation (following Completion)

National Character Area

6.8 The Site is located within the NLCA 01 'Anglesey Coast' which covers an extensive area. The sensitivity and value of the landscape will vary across this large character area. At this scale the magnitude of landscape change arising from the proposed development would be **Negligible**, as would the overall landscape effects. There would be no material change to the key characteristics that define the NLCA as the Site occupies a very small area of this large NLCA. The low-lying and somewhat enclosed nature of the Site set amongst mature tree belts and woodland blocks,

including Penrhos Coastal Park will help to limit the degree to which the impact on this NLCA is experienced.

- 6.9 The Proposed Development will act as an extension to Holyhead being located adjacent to Holyhead Retail Park and occupies the site of the previously developed former Penrhos Aluminium Works. Therefore, the landscape effects on NLCA 01 are considered to be **Negligible** on completion and the landscape effect at year 15 is assessed to be **Negligible**.

The Isle of Anglesey Area of Outstanding Natural Beauty (AONB)

- 6.10 The Site comprises a very small area in comparison to the extensive Isle of Anglesey AONB, which encompasses the coastal areas of Anglesey and Holy Island however, the Site and the surrounding context reflects some of the key characteristics and description.
- 6.11 The development proposals will retain key landscape features including the established boundary woodland vegetation as far as possible and will form a logical extension to Holyhead within the previously developed land of the former aluminium works. The development will not result in any changes to the overall description of the Isle of Anglesey AONB with landscape effects assessed as **Moderate Adverse** at a local scale at completion and **Moderate / Minor Adverse** in the longer term at Year 15 and **Minor Adverse / Negligible** at a wider scale.

Landscape Character Assessments

- 6.12 At a local scale, the Site is located within LCA 2: 'Holy Island' as defined in the Landscape Anglesey Strategy for the Isle of Anglesey County Council (2011). LCA 2 forms the majority of Holy Island and includes the large settlement of Holyhead and therefore covers an extensive landscape area within which the Site forms a relatively small tract of land.
- 6.13 The description of the LCA states: *"Holyhead and Trearddur form the main settlement axis. Holyhead, centred on a Roman town, has become a major port with associated industries. In more recent years the arrival of the A55 has increased this."*
- 6.14 Existing landscape features such as mature woodland planting and tree belt planting are to be retained along the Site boundaries and incorporated into the Green Infrastructure proposals of the development, along with opportunities to further contain development by introducing new structural woodland planting within landscape buffers to the southern Site boundary.
- 6.15 The proposed development will result in the creation of a modern commercial led development adjoining the existing commercial development of Holyhead Retail Park although, changes will be localised only within the LCA. Benefits of introducing new commercial activities of the former aluminium works will outweigh any negative effects on the local character area.
- 6.16 At a local scale, the assessed effect on LCA 2 is considered to be **Moderate Adverse** on completion, reducing to **Moderate / Minor Adverse** once the Site has matured.
- 6.17 The easternmost tip of the Site also lies within LCA 3 'Inland Sea' with this part of Site occupied by mature woodland planting located between the Penrhos Works, the A5 and A55.
- 6.18 There will be no physical change to the part of the Site which lies within this LCA, as the proposed built form is located outside of this LCA. The mature woodland planting occupying this part of the Site will be retained.
- 6.19 The proposed development would not be visible from locations within this LCA due to the extensive mature woodland planting within Penrhos Coastal Park. Even from localised high points within the

LCA, including the headland of Gorsedd y Penrhyn (Arthur's Seat), views to the Site are restricted by the dense woodland area of the coastal park.

- 6.20 The overall landscape effect would be **Negligible** on completion and in the longer term.

Site and Immediate Context

- 6.21 The Site and its immediate context are considered to have a **Medium to Low** susceptibility to change to the type of development proposed due to the Site's former use as an aluminium smelting plant. Although several large buildings have been demolished, including the 122m tall chimney stack and 38m tall 'A' framed building, the site area contains detracting and intrusive elements, including the remaining buildings and extensive areas of hard standing.
- 6.22 The Site and its immediate context will inevitably be subject to a higher degree of landscape change. With the exception of the perimeter landscape and coastal flood zone / area of open ditches, which are to be retained as part of the proposals, the Site largely contains very few features of landscape merit and primarily consists of the former aluminium works.
- 6.23 The effect of the proposed development upon the character of the landscape at a site wide scale would be more marked yet still be contained and localised in its extent. The primary change would arise as a direct result of the increase in built development and associated infrastructure across a wider site area compared with the previous land take of the former works. The significance of this change to the character would be lessened to some extent by the former uses of the Site and along with the existing urban context of Holyhead, including the Holyhead Retail Park and the current and proposed developments along Parc Cybi.
- 6.24 The Site is mostly contained owing to existing mature vegetation along the boundaries of the Site, which would help to assimilate the proposed development into its wider setting from the outset. The proposals include opportunities to further contain development by introducing new structural woodland planting within landscape buffers to the southern Site boundary which will further reduce effects on the landscape as it matures.
- 6.25 Upon Completion, it is expected that part of the built development (particularly the upper limits of the proposed buildings) will be noticeable from areas in the immediate context and some parts of the wider area (refer to Assessment of Visual Effects & ZTV). However, the proposed development will not be introducing uncharacteristic features into the local area.
- 6.26 The proposed GI framework to the Site will reinforce the mature dense woodland planting around the boundaries of the Site and will provide some minor benefits to the Site and its immediate context in relation to the screening effects of the proposals.
- 6.27 The Site is influenced by its surrounding context and an analysis of landscape value has determined that the Site and its immediate context has a **Medium / Low** landscape value overall, primarily as a result of its previous industrial use and the condition of the existing built form within former aluminium works.
- 6.28 The Site and its immediate context would have an overall sensitivity of **Medium / Low**, the magnitude of landscape effect would be **High / Medium** at completion and **Medium** at year 15. The overall landscape effects upon the Site and the immediate landscape arising from the proposals are assessed as **Moderate Adverse** at completion and **Moderate / Minor Adverse** at year 15.

Visual Effects

6.29 The following provides a summary of the visual effects assessment included at Appendix C.

Zone of Theoretical Visibility (ZTV)

6.30 The ZTV (Figures 6A & 6B) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The ZTV is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.

6.31 The ZTV of the proposed development covers the Site and much of its immediate context, as well as much of the landscape within the eastern half of Holy Island; the western coastline of Anglesey; and the seascape of Holyhead Bay and Beddmanarch Bay, to the north and east respectively. There are some elevated locations within Holy Island where views of the proposed development would also be available, including Holyhead Mountain and the South Stack Cliffs Nature Reserve however, these locations are at great distance from the Site.

6.32 It is important to note that the ZTV highlights where any element of proposed development is theoretically visible, even if this is just a glimpse of part of the roofline of buildings with the wider mass screened.

6.33 Further baseline analysis and survey in the field highlighted that visual containment from existing vegetation and built form is more complete to the north, east and west, and from these direction glimpses are more likely. The southern context is more open in parts and so a greater proportion of the proposed development is likely to be visible to receptors.

Construction

6.34 During construction there would be some short term adverse visual effects, resulting from the construction work, and views to partially completed works and associated activity.

6.35 Mitigation measures could include the careful location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management. It is anticipated that the construction working methods would adopt best practices wherever practicable and be agreed with the Local Planning Authorities and Statutory Bodies where necessary.

6.36 There are some exceptions where receptors are adjacent to the Site or have opportunities for views in the context, however, it is generally anticipated that construction visual effects will be comparable with effects arising through the early operational phase of the development, as described below.

6.37 The clearest views towards the activities and plant movements etc. will be experienced by local visual receptors to the north and south of the Site, comprising:

- Residents of northern edge of Trearddur Bay, south of the Site (Visual Receptor C);
- Residents of eastern parts of Holyhead, northwest of the Site (Visual Receptor D);
- Users of the Anglesey Coastal Path, north of the Site (Visual Receptors F & I);
- Users of the A5, north of the Site (Receptor N);
- Users of the A55 and Parc Cybi, south of the Site (Receptors M & Q);
- Users of the North Wales Coast Line, south of the Site, (Receptor R); and

- Visitors of the Trefignath Burial Chamber, south of the Site (Receptor T).
- 6.38 The overall effects during construction on the visual amenity of the receptors listed above would be no greater than **Moderate / Minor Adverse**, given the current condition of the Site which includes the remnants of the demolished aluminium works and that the recent demolition of the chimney stack, large 'A' framed building and the four large elongated buildings required to allow for the proposed scheme result in localised beneficial visual effects. The proposed development extents occupy a relatively small proportion of the view from most of these viewpoints, with the foreground of these views being mostly comprised of layers of existing tree belts and woodland blocks in and around the Site and within its immediate context.
- 6.39 Other identified visual receptors identified in this report will experience overall construction visual effects no greater than **Minor Adverse**, with some **Negligible Adverse**, and some **None**.

Operation (following Completion)

Residential Properties and Settlement

- 6.40 As noted above, it was not possible to take photographs from properties as these are private views. Reasoned assumptions are made on visibility through the field work and, where possible, through the use of photographs from nearby public locations to provide an understanding of visibility.
- 6.41 The greatest effects on the visual amenity of the identified residential receptors as a result of the completed proposed development will be experienced by:
- Residents within the Penrhos area, north of the Site (Receptor A)
 - Residents of northern edge of Trearddur Bay, south of the Site (Visual Receptor C);
 - Residents of eastern parts of Holyhead, northwest of the Site (Visual Receptor D);
- 6.42 Overall effects on the residents listed above will be up to **Major / Moderate Adverse** at completion. It is expected that majority of the development will be screened by a combination of existing mature woodland vegetation and in part, new structural landscape buffer planting. Part of the development (particularly the upper limits of the proposed building) will be noticeable in views experienced by these residents. However, the proposed development will have a very similar character to the previous developed land within the Site and nearby buildings at Holyhead Retail Park and in part, the buildings along Parc Cybi.
- 6.43 Furthermore, building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects.
- 6.44 Visual effects at completion and year 15 on other identified residents would be no worse than **Minor Adverse** (Residents situated in the southern parts of Holyhead – Visual Receptor E), and **None** for residents within the settlement of Valley, located to the west coastline of Anglesey – Visual Receptor B).

Public Rights of Way (PROW) and Other Footpaths etc

- 6.45 The greatest effects on the visual amenity of the identified users of Public Rights of Way as a result of the proposed development at completion will be experienced by users of the section of The Isle

of Anglesey Coast Path to the north (Visual Receptor F) and northwest (Visual Receptor I) of the Site however, from these receptors, where views allow, users of the coastal path would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building.

- 6.46 Overall effects on the users of these coastal path listed above will be up to **Moderate Adverse** at completion. It is expected that majority of the development will be screened by a combination of existing mature woodland vegetation along the boundary with the A5 and within the coastal flood zone within the site and reinforced with new structural landscape planting. Part of the development (particularly the upper limits of the proposed building) will be noticeable in views experienced by these footpath users. However, the proposed development will have a very similar character to the previous developed land within the Site and nearby buildings at Holyhead Retail Park.
- 6.47 Users of the Anglesey Coastal Path to the east (Visual Receptor G) and located on the main island of Anglesey (Visual Receptor H) would experience **Negligible / None Adverse** effects on completion on account of the dense woodland area within the Penrhos Coastal Park screening views to the Site.
- 6.48 Users of Public Footpath TREARDDUR 46/002/1, southwest of the Site (Visual Receptor K) and users of Public Footpaths TREARDDUR 46/009/1 & 46/016/1, west of the Site (Visual Receptor L) would have varying views of the Site, mostly from elevated locations on the higher ground to the south of Holyhead. Users would experience **Moderate / Minor to Minor Adverse** effects on completion.
- 6.49 At completion, it is expected that part of the development (particularly the upper limits of the proposed building) will be noticeable in these distant views, forming a relatively minor extension to the existing built form of Holyhead and Holyhead Retail Park. Furthermore, from these receptors, where views allow, users of the footpaths would have experienced views of the previous built form within the former aluminium works.

Roads & Transport Users

- 6.50 Generally, views experienced by all the identified road users are primarily focussed on the transport route, rather than on the wider landscape. These road users also travel at speed, thereby reducing the amount of time the proposed development would be visible for.
- 6.51 The greatest effects on the visual amenity of the identified road users would be experienced by Users of the A5, north of the Site (Visual Receptor N) and rail passengers on the North Wales Coastline route with overall effects judged as **Moderate / Minor Adverse** at completion, reducing to **Minor Adverse** at Year 15 as planting matures within the Site.
- 6.52 Users of A55, south of the Site (Visual Receptor M) and Users of the Parc Cybi, south of the Site (Visual Receptor Q) would experience visual effects judged as **Minor Adverse** at completion, reducing to **Negligible** at Year 15 as planting matures along the Site's southern boundary.
- 6.53 Other identified road users, including users of A5153, west of the Site (Visual Receptor O) and users of the B4545, south of the Site (Visual Receptor P), would experience visual effects no worse than **Negligible Adverse** at completion and year 15. Only a very small part of the new development would be discernible for a brief moment to these receptors, and it would have very little effect on the nature of the views along these roads.

Other Visual Receptors

- 6.54 The greatest effects on the visual amenity of the identified other receptors would be experienced by visitors to Trefignath (Burial Chamber), to the south of the Site (Visual Receptor T) with overall effects judged as **Major / Moderate Adverse** at completion for the Scheduled Monument, reducing to **Moderate Adverse** at Year 15 as planting matures along the Site's southern boundary matures. Furthermore, views of the previous development of the former aluminium works were experienced from the Scheduled Monument and any views of the proposed development would be viewed in the context of the built form within Holyhead.
- 6.55 Visitors to the Penrhos Coastal Park, north and east of the Site (Visual Receptor S) would mostly experience **Negligible Adverse** visual effects at completion and year 15 as the dense woodland areas of the coastal park restrict views to the Site. Only a very small open area of the coastal park to the north allows some views from visitors towards the Site's western parts resulting **Moderate / Minor Adverse** effects on completion however, views of the previous development were experienced from this part of the coastal park and any views of the proposed development would be viewed in the context of the built form within Holyhead.
- 6.56 Other identified receptors include visitors to the South Stack Cliffs Nature Reserve (Holyhead Mountain), west of the Site (Visual Receptor U) and users of the Holyhead Breakwater, northwest of the Site (Visual Receptor V), would experience visual effects no worse than **Minor Adverse** at completion. The Site it is viewed at a distance and the proposed development would be barely if at all distinguishable from these receptors and is seen as a minor component of the overall view of built form within Holyhead.

Night-time Visual Effects

- 6.57 The impact and the consequential effects of the proposed development with regard to lighting and illumination has been explored and assessed. It is expected that the proposed development will follow the latest best practice guidance on lighting installations to minimise light emissions and pollution on the surrounding landscape.
- 6.58 Overall, given the existing illumination of the former aluminium works, lighting effects on the night-time skies as a result of the proposed development would be limited in extent and effects are judged to be **Minor Adverse / Negligible**.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 FPCR Environment and Design Ltd were commissioned to prepare a Landscape and Visual Appraisal (LVA) in connection with the proposed development on the former Penrhos Aluminium Works. The proposals comprise data centres (B8 use), offices, research and development (B1 use) and a Battery & Energy Storage System (BESS) (Unique use).
- 7.2 The harbour town of Holyhead is located on Holy Island, which is on the western side of the larger Isle of Anglesey, Wales. The Site is bordered to the south by the A55, and to the north by the A5 London Road, which provides the main access to the Site. Holyhead Town Centre along with Holyhead Harbour / Ferry Terminal and Train Station, lie approximately 1.5km to the northwest. Further to the northeast of the Site there is Penrhos Beach and Beddmanarch Bay. To the southwest of the Site there is the Holyhead Inland Border Facility, which sits in-between the Ty Mawr Standing Stone and Trefignath Burial Chamber.
- 7.3 Characterised by the former land use of the aluminium works, the site comprises former hardstanding areas and bare ground from the largely demolished aluminium works, including the 122m tall chimney stack, which formed a prominent feature on the local skyline of Holy Island and western parts of Anglesey for more than 50 years. However, a small number of buildings and businesses are currently operating within the Site. Beyond the remaining built form and hardstanding areas of the former aluminium works, there is a mosaic of habitats, including areas of unmanaged grassland with encroaching self-set scrub vegetation, grassland and low-lying coastal flood zone and open watercourses. Dense areas of existing mature woodland vegetation are located on mounding around the Site, including areas of woodland planting with Tree Preservation Orders (TPO). The Site is not accessible to the public and there no Public Rights of Way (PRoW) within site area.

Landscape Effects

- 7.4 It lies within National Landscape Character Area (NCLA) 01 'Anglesey Coast' where the description states: "More generally, the landscape is gentle, farmed and fairly tranquil, but with a number of contrasting large-scale developments, most notably the Wylfa Nuclear Power Station, the RAF Valley air base and the Anglesey Aluminium smelting works and chimney". This NLCA encircles the entire island of Anglesey and includes Holy Island. The influence of the proposed development on the NCLA will be negligible at completion and in the longer term. The Site is relatively well contained from the surrounding wider landscape and the proposed development will not be out of character with the Site's former use and with the surrounding built form within Holyhead, including the adjacent retail park.
- 7.5 The Anglesey Landscape Strategy provides an update of the Landscape Character Areas for the Isle of Anglesey, which were identified within the original LANDMAP landscape assessment study for Anglesey (1999). It subdivides the landscape into 18 Landscape Character Areas (LCA). The character assessment identified the area of the Site as being part of the LCA 2 'Holy Island'. The Site is partly covered by the Isle of Anglesey AONB. The main purpose of the AONB designation is in protecting the natural features and scenic value of the Anglesey coastline. A TPO woodland sits in two areas on the north-eastern boundary of the Site. The proposals include the retention of the dense perimeter woodland planting to the Site, including the areas of TPO woodland. There are no designated heritage assets within the Site but to the west of the Site there are two scheduled monuments just beyond the A55 (the Ty Mawr Standing Stone and Trefignath Burial Chamber). To the east there are several listed buildings, with a scheduled monument located further to the south.

- 7.6 In conclusion, it is judged that the site and the immediate landscape is of Medium to Low landscape value.
- 7.7 At a county and district level, the assessed effect for the Site is considered to be Moderate Adverse on completion, reducing to Moderate / Minor Adverse once the proposed green infrastructure within the Site has matured. The built form will be consistent with the previous commercial / industrial influence of the former works and the GI proposals will provide localised beneficial aspects to counteract the effects on both the site's LCA and the nearby adjoining LCA 3 'Inland Sea'. The proposed development would be observed as an additional urban element within this context.
- 7.8 The Site and its immediate context will inevitably be subject to a higher degree of landscape change. With the exception of the perimeter landscape and coastal flood zone / area of open ditches, which are to be retained as part of the proposals, the Site largely contains very few features of landscape merit and primarily consists of the former aluminium works. The effect of the proposed development upon the character of the landscape at a site wide scale would be more marked yet still be contained and localised in its extent. The primary change would arise as a direct result of the increase in built development and associated infrastructure across a wider site area compared with the previous land take of the former works. The significance of this change to the character would be lessened to some extent by the former uses of the Site, including the former large industrial buildings and chimney stack (which have now been demolished), and along with the existing urban context of Holyhead, including the Holyhead Retail Park and the current and proposed developments along Parc Cybi. The proposed GI framework to the Site will reinforce the mature dense woodland planting around the boundaries of the Site and will provide some minor benefits to the Site and its immediate context in relation to the screening effects of the proposals. Overall at completion there would be a Moderate Adverse landscape effect within the Site reducing Moderate / Minor Adverse landscape effect as planting matures.

Visual Effects

- 7.9 Visibility of the Site is restricted as it is located on lower-lying land with the screening effects of the local topography combined with surrounding areas of dense mature woodland vegetation along the Site boundaries, including the mounding and woodland vegetation along the boundary with the A5 to the north and east, and the boundary to the south with the railway line and A55. The dense mature woodland areas of Penrhos Coastal Park also provide further containment of the Site to the north and east.
- 7.10 Being located at the edge of Holyhead town which has a strong urban fringe clearly visible from parts of the Site and the immediate context, any views of new development will very much be in the context of the existing urban area of Holyhead Retail Park and the Site's former employment / industrial uses. Furthermore, since the land immediately south of the site at Parc Cybi has, in part undergone recent commercial and employment development and is also allocated for further development, the Site will, in part be contained by new development to the south of the A55.
- 7.11 Potential visual receptors of the proposed development considered within the Landscape and Visual Assessment include residents of properties within the vicinity of the Site and users of public footpaths in the area. Due to the local topography of Holy Island, selective receptors have been indicated within the assessment, especially areas located on higher ground, to the west of Holyhead. This includes public rights of way users and users of the South Stack Cliff Nature Reserve where the localised highpoint of Holyhead Mountain is located.

- 7.12 Changes to views are largely limited to residential receptors close to the Site. The visual effects for these receptors are at Major-Moderate Adverse on completion (year 1) where full to partial views allow. In the longer term (year 15), these effects are judged to reduce in degree to Moderate - Minor Adverse. The majority of visual effects for the remaining receptors as identified within the assessment, including rights of way users of the Anglesey Coastal Footpath and the South Stack Cliffs Nature Reserve range from Moderate to Minor / Negligible Adverse on completion (year 1), reducing to Minor Adverse / Negligible in the longer term (year 15).
- 7.13 Consequently, and given the context of the Site's former industrial use which included large industrial buildings and structures, the Site is considered a logical area to bring forward for employment-led development, providing opportunities for new GI to be created which will strengthen retained site features, and in turn the localised landscape, as well as mitigating any potential visual effects. Importantly, the development provides the opportunity to create a holistic, fully integrated and connected network of GI across the entire proposed development on the former brownfield site.
-



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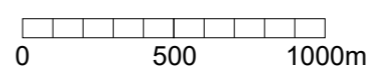
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Oxalis Planning
project
Prosperity Parc,
Anglesey
drawing title
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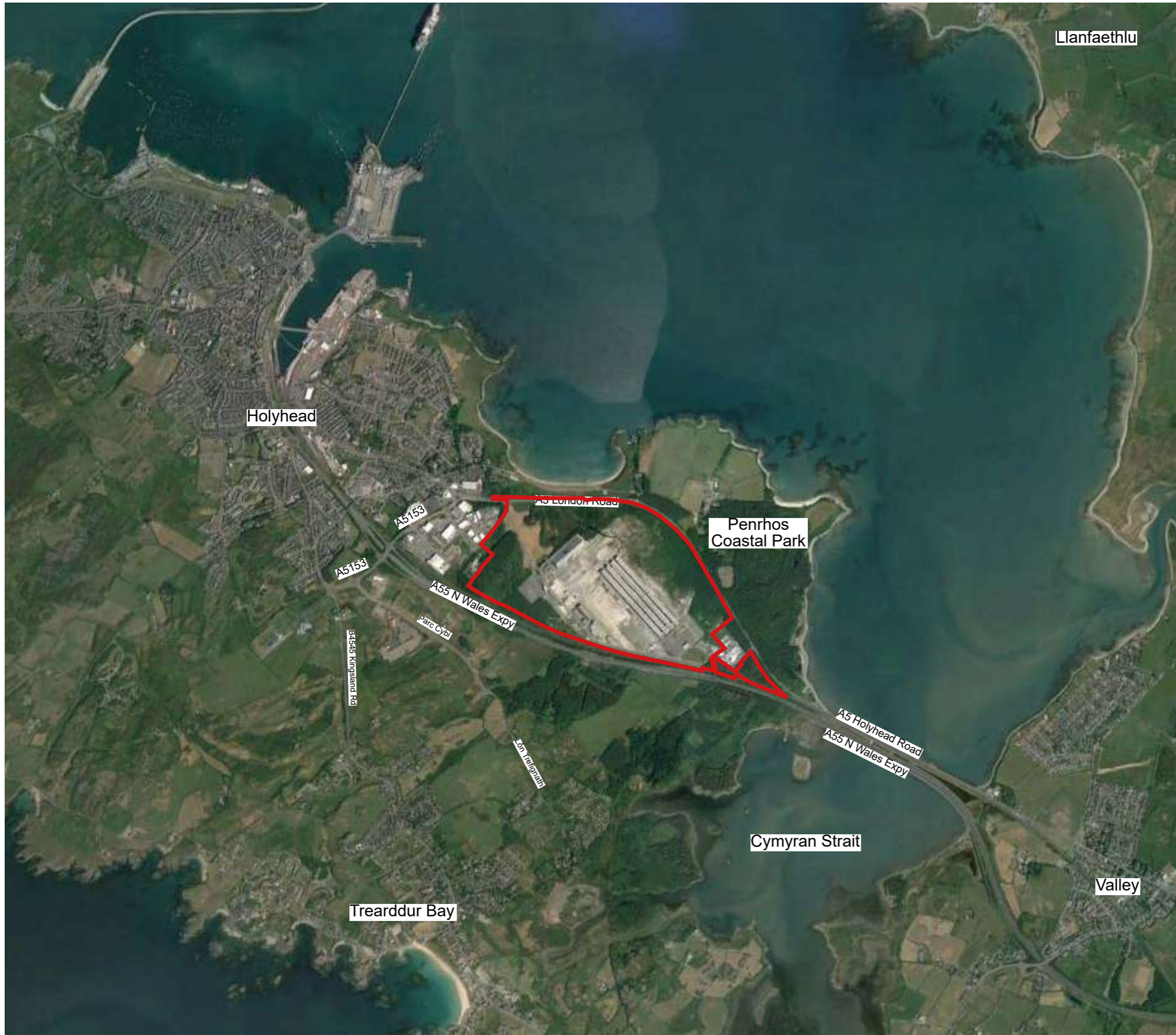


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issue date
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Figure 1

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Site Boundary

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AERIAL PHOTOGRAPHY

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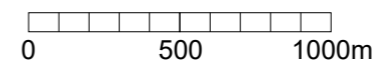
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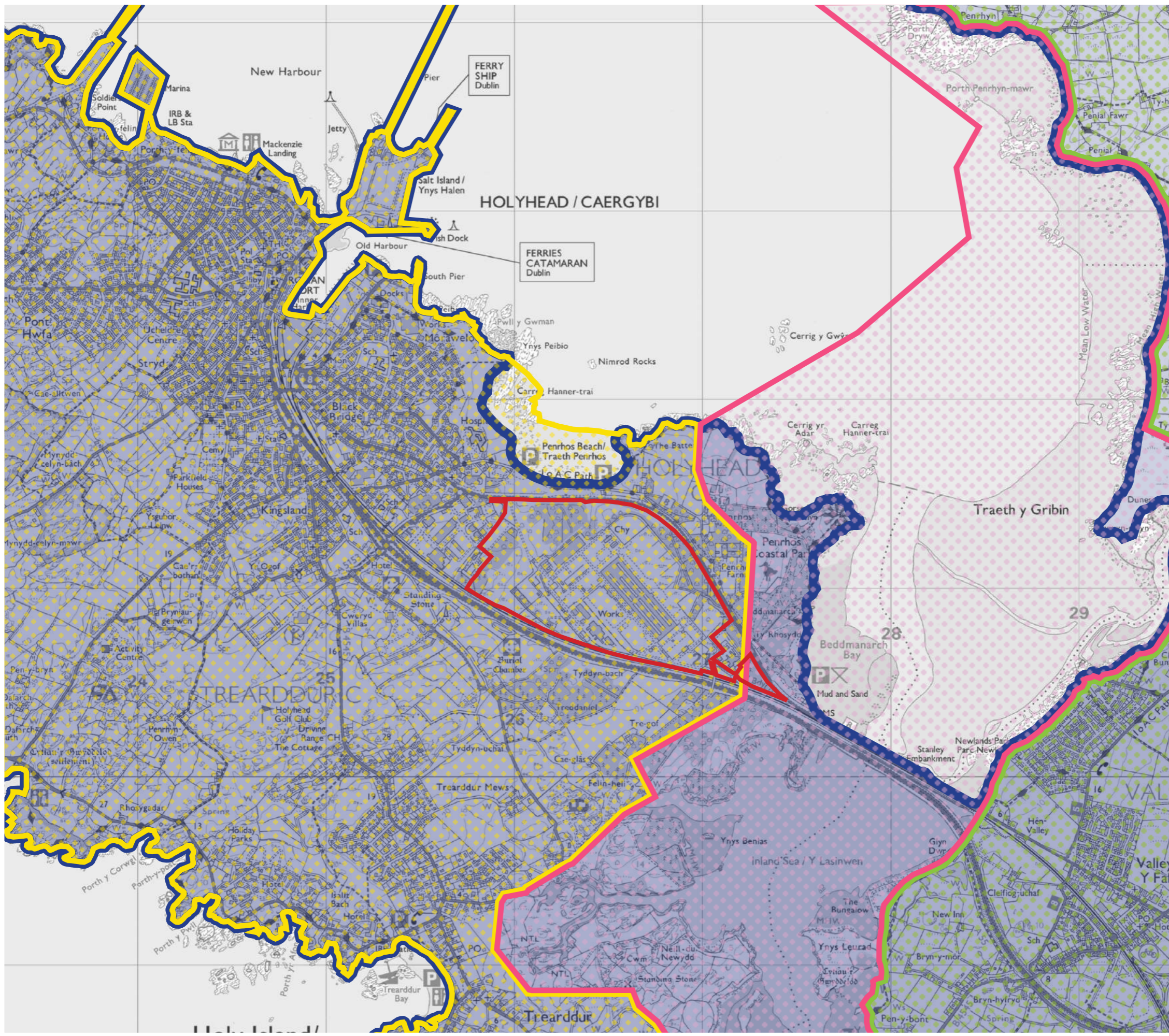
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Figure 2






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-  Site Boundary
-  NLCA 01 Anglesey Coast
- Anglesey Landscape Strategy:
The Isle of Anglesey County
Council (2011)**
-  Landscape Character Area 2: Holy Island
-  Landscape Character Area 3: Inland Sea
-  Landscape Character Area 5: North West Anglesey

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Anglesey

drawing title
LANDSCAPE CHARACTER

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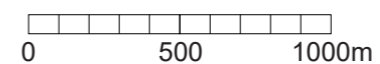
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Figure 3







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-  Site Boundary
-  Listed Building Grade II (within 1.5km radius of site)
-  Anglesey Area of Outstanding Natural Beauty
-  Site of Special Scientific Interest
-  Ancient Woodland
-  Scheduled Ancient Monument

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DESIGNATIONS

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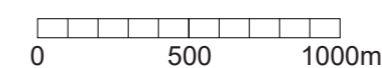
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Figure 4

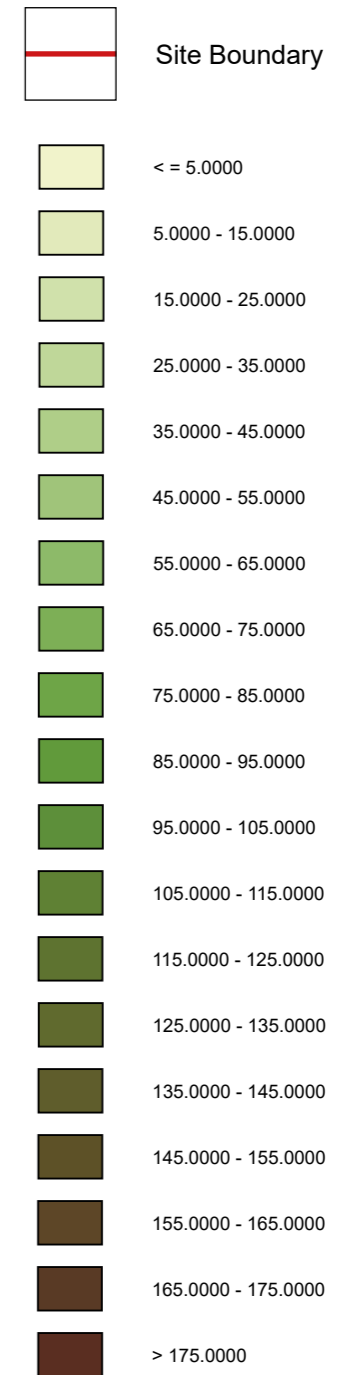
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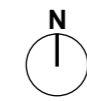
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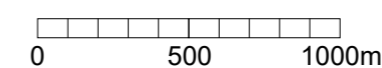
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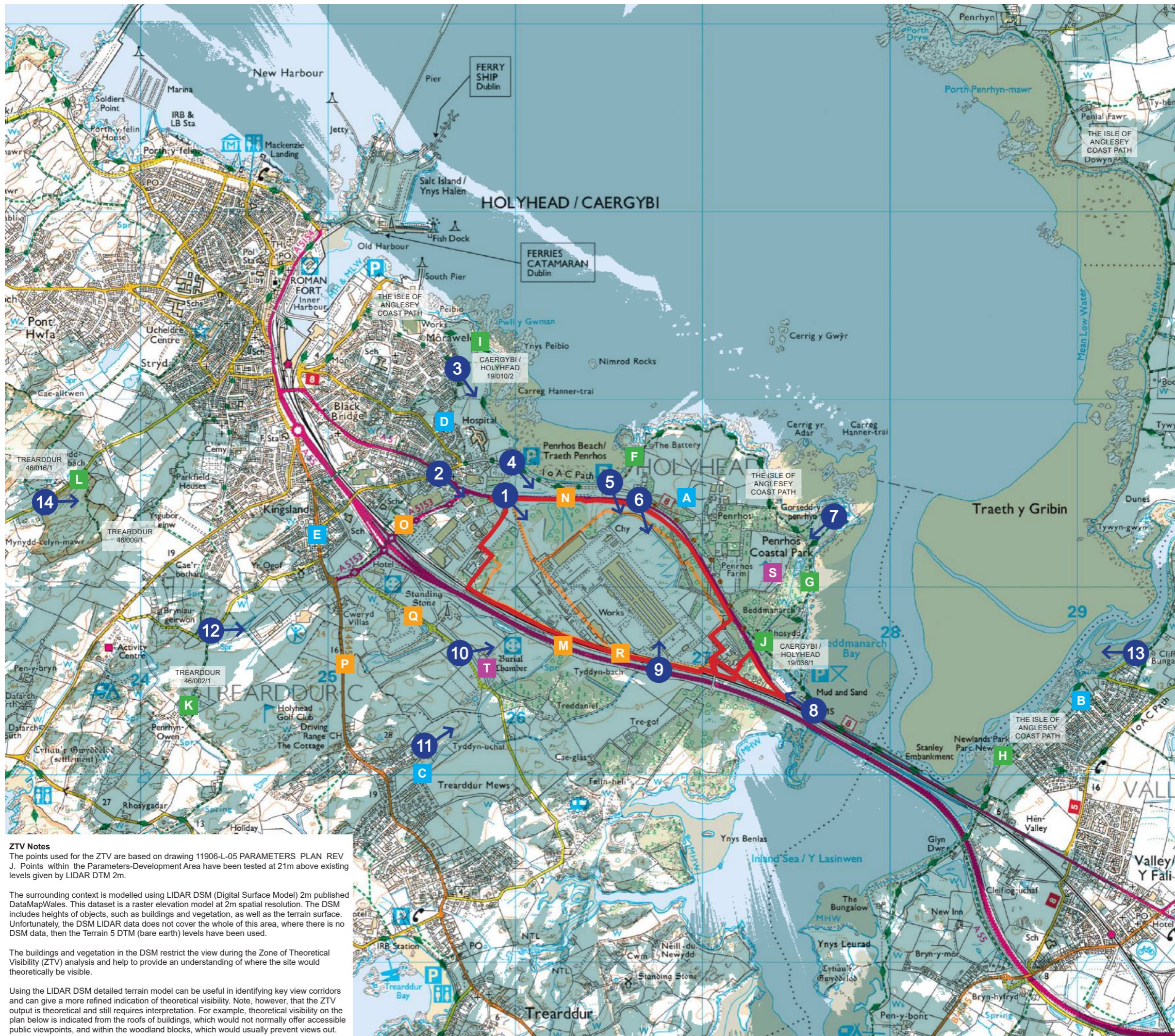
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ZTV Notes
 The points used for the ZTV are based on drawing 11906-L-05 PARAMETERS PLAN REV J. Points within the Parameters-Development Area have been tested at 21m above existing levels given by LIDAR DTM 2m.










The surrounding context is modelled using LIDAR DSM (Digital Surface Model) 2m published DataMapWales. This dataset is a raster elevation model at 2m spatial resolution. The DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface. Unfortunately, the DSM LIDAR data does not cover the whole of this area, where there is no DSM data, then the Terrain 5 DTM (bare earth) levels have been used.

The buildings and vegetation in the DSM restrict the view during the Zone of Theoretical Visibility (ZTV) analysis and help to provide an understanding of where the site would theoretically be visible.

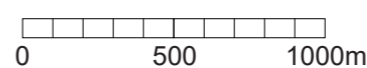
Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility on the plan below is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints, and within the woodland blocks, which would usually prevent views out.

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-  Site Boundary
-  Photo Viewpoint Location
-  Public Right of Way Reference
-  Zone of Theoretical Visibility
-  Visual Receptor Locations
-  **Residential Receptors**
 - A: Residents within the Penrhos area
 - B: Residents within the Valley area
 - C: Residents within the northern parts of Trearddur Bay
 - D: Residents within the eastern parts of Holyhead
 - E: Residents within the southern parts of Holyhead
-  **Public Rights of Way Receptors**
 - F: Users of The Isle of Anglesey Coast Path (north)
 - G: Users of The Isle of Anglesey Coast Path (east)
 - H: Users of The Isle of Anglesey Coast Path (Anglesey)
 - I: Users of The Isle of Anglesey Coast Path (northwest)
 - J: Users of PRoW 'CAERGYBI / HOLYHEAD 19/038/1
 - K: Users of PRoW 'TREARDDUR 46/002/1
 - L: Users of PRoW 'TREARDDUR 46/009/1 & 46/016/1
-  **Road & Transport Receptors**
 - M: Users of the A55
 - N: Users of the A5
 - O: Users of the A5153
 - P: Users of the B4545
 - Q: Users of Parc Cybi
 - R: Users of Railway Line to Holyhead
-  **Other Receptors**
 - S: Users of Penrhos Coastal Park
 - T: Users of Trefignath (Burial Chamber)
 - U: See Figure 6B
 - V: See Figure 6B

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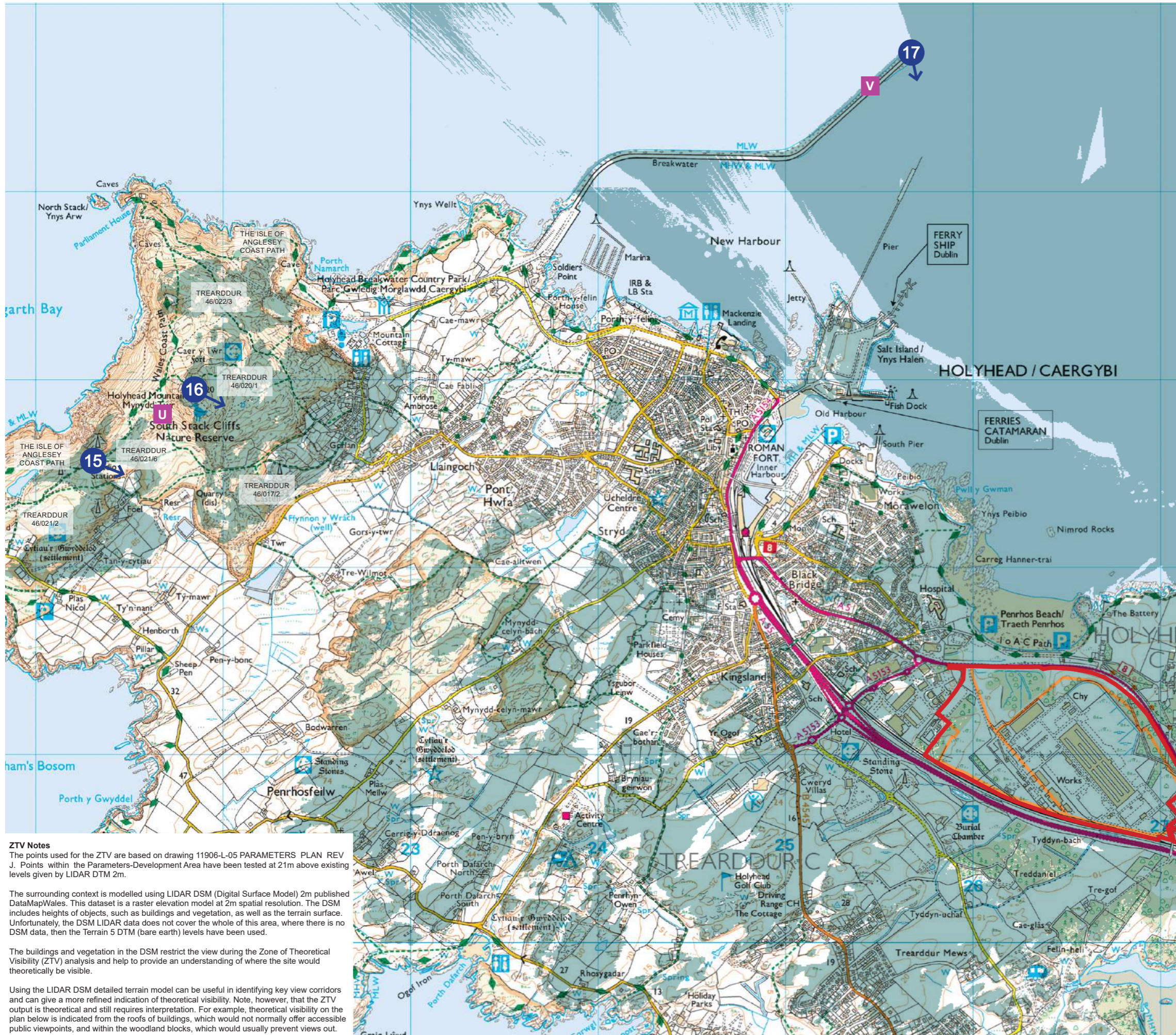
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Figure 6A



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-  Site Boundary
-  Photo Viewpoint Location
-  Public Right of Way Reference
-  Zone of Theoretical Visibility
-  Visual Receptor Locations
-  **Other Receptors**
 U: Users of South Stack Cliffs Nature Reserve
 V: Users of Holyhead Breakwater

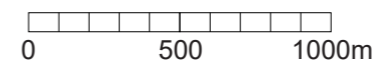
ZTV Notes
 The points used for the ZTV are based on drawing 11906-L-05 PARAMETERS PLAN REV J. Points within the Parameters-Development Area have been tested at 21m above existing levels given by LIDAR DTM 2m.

The surrounding context is modelled using LIDAR DSM (Digital Surface Model) 2m published DataMapWales. This dataset is a raster elevation model at 2m spatial resolution. The DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface. Unfortunately, the DSM LIDAR data does not cover the whole of this area, where there is no DSM data, then the Terrain 5 DTM (bare earth) levels have been used.

The buildings and vegetation in the DSM restrict the view during the Zone of Theoretical Visibility (ZTV) analysis and help to provide an understanding of where the site would theoretically be visible.

Using the LIDAR DSM detailed terrain model can be useful in identifying key view corridors and can give a more refined indication of theoretical visibility. Note, however, that the ZTV output is theoretical and still requires interpretation. For example, theoretical visibility on the plan below is indicated from the roofs of buildings, which would not normally offer accessible public viewpoints, and within the woodland blocks, which would usually prevent views out.

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 project
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drawing title
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Figure 6B

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 03 June 2024
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Approximate extent of site



Access road to site

A5 London Road

Photo Viewpoint 1: View southeast from A5 London Road.

Approximate extent of site



Cyttir Road

Penrhos Beach Road

A5 London Road

Photo Viewpoint 2: View east from A5 London Road, Holyhead.



Photo Viewpoint 1
Date & time of photo: 29 May 2024, 14:10
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 130°, bearing from North



Photo Viewpoint 2
Date & time of photo: 29 May 2024, 13:34
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 3: View southeast from footpath CAERGYBI / HOLYHEAD 19/010/2, Holyhead.



Photo Viewpoint 4: View south-east from Penrhos Beach Road, Holyhead.

Photo Viewpoint 3
 Date & time of photo: 29 May 2024, 13:46
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 150°, bearing from North

Photo Viewpoint 4
 Date & time of photo: 29 May 2024, 13:55
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 130°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate extent of site

Penrhos Beech Road



Photo Viewpoint 5: View south from Penrhos Beech Road.

Approximate extent of site

The Isle of Anglesey Coast Path



Photo Viewpoint 5: Continued.



Photo Viewpoint 5
Date & time of photo: 29 May 2024, 14:19
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 174°
Direction of View: 160°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate extent of site

A5 London Road



Photo Viewpoint 6: View south from the junction of the A5 London Road and Penrhos Beech Road.

Approximate extent of site

A5 London Road

Holyhead



Photo Viewpoint 6: Continued.



Photo Viewpoint 6
Date & time of photo: 29 May 2024, 14:26
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 174°
Direction of View: 150°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 7: View south from the Isle of Anglesey Coast Path and Arthur's Seat (Penrhos Coastal Park).



Photo Viewpoint 8: View west from the the Isle of Anglesey Coast Path / A5 London Road (Stanley Embankment).



Photo Viewpoint 7
 Date & time of photo: 29 May 2024, 14:48
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 230°, bearing from North



Photo Viewpoint 8
 Date & time of photo: 29 May 2024, 15:08
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 300°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate extent of site

A55 North Wales Expressway



Photo Viewpoint 9: View north from the A55 North Wales Expressway.

Approximate extent of site

A55 North Wales Expressway



Photo Viewpoint 9: Continued.



Photo Viewpoint 9
 Date & time of photo: 29 May 2024, 13:24
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 174°
 Direction of View: 20°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Approximate extent of site

Holyhead Retail Park

Buildings within Former Aluminium Works



Photo Viewpoint 10: View northeast from Trefignath off Parc Cybi.

Approximate extent of site

Buildings within Former Aluminium Works

Trefignath



Photo Viewpoint 10: Continued.



Photo Viewpoint 10
 Date & time of photo: 29 May 2024, 15:59
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 174°
 Direction of View: 30°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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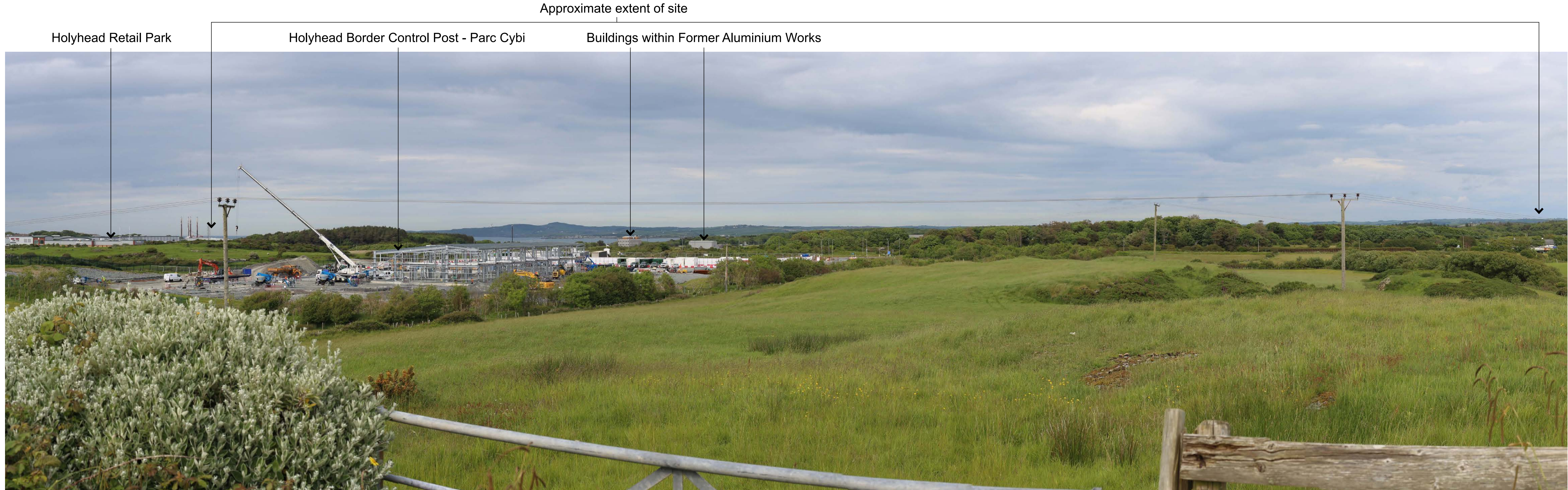


Photo Viewpoint 11: View northeast from Penrhyn Geiriol, Trearddur Bay.



Photo Viewpoint 12: View east from Mill Road / Public Right of Way (Footpath Ref: TREARDDUR 46/002/1).



Photo Viewpoint 11
 Date & time of photo: 29 May 2024, 16:12
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 70°, bearing from North



Photo Viewpoint 12
 Date & time of photo: 29 May 2024, 16:21
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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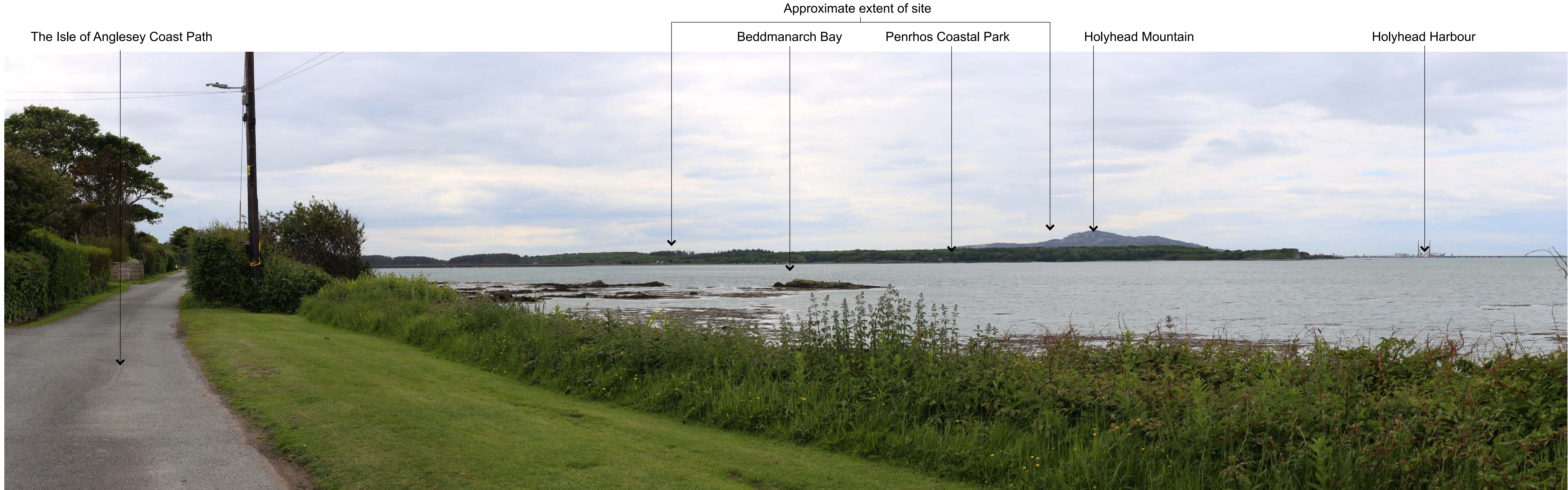


Photo Viewpoint 13: View west from the Isle of Anglesey Coast path / Beech Road, Valley (Anglesey).



Photo Viewpoint 14: View east from Plas Road



Photo Viewpoint 13
 Date & time of photo: 29 May 2024, 15:26
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 280°, bearing from North



Photo Viewpoint 14
 Date & time of photo: 29 May 2024, 16:32
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 95°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Hollyhead Mountain

PRoW TREARDDUR 46/021/5

Holyhead

Approximate location of site

Photo Viewpoint 15: View south-east from PRoW TREARDDUR 46/021/5 footpath within the South Stack Cliffs Nature Reserve



Trearddur Bay

Photo Viewpoint 15: Continued.



Photo Viewpoint 15
 Date & time of photo: 29 May 2024, 12:33
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 156°
 Direction of View: 110°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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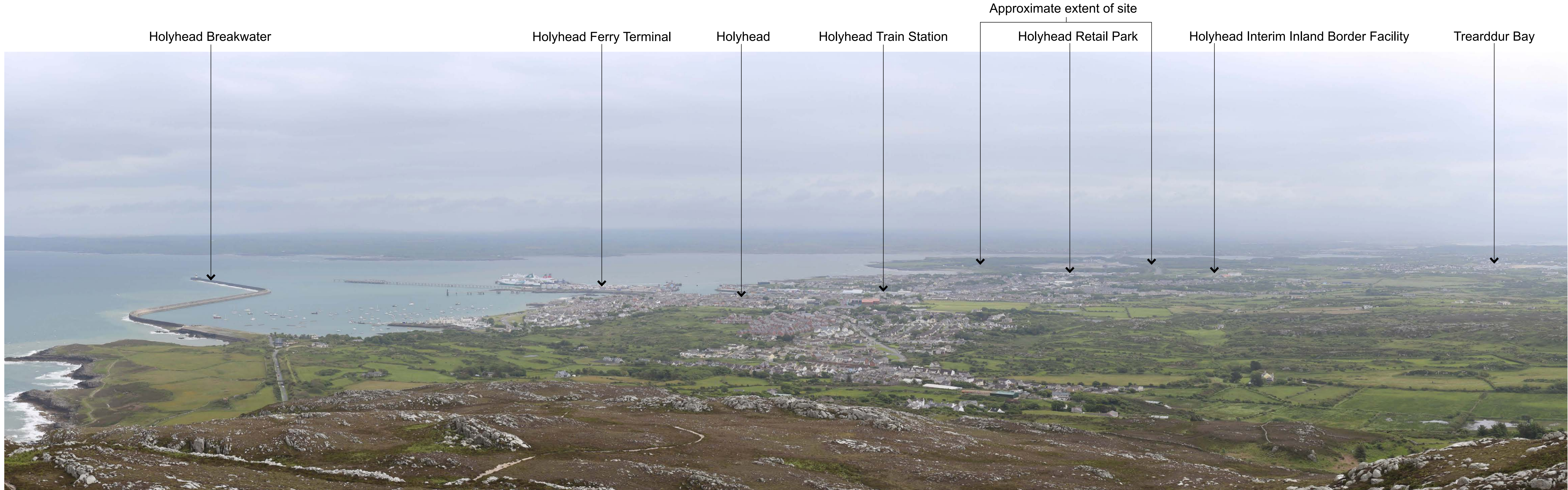


Photo Viewpoint 16: View south-east from PRow TREARD DUR 46/020/1 footpath / summit of Holyhead Mountain

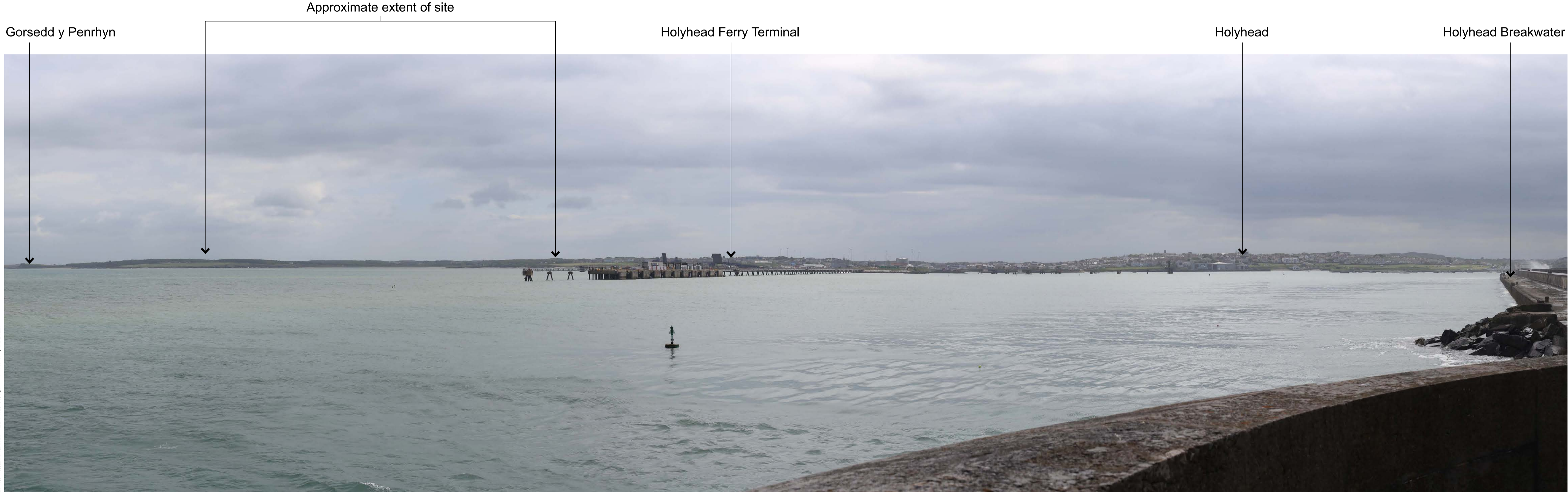


Photo Viewpoint 17: View south-east from Holyhead Breakwater Lighthouse



Photo Viewpoint 16
 Date & time of photo: 29 May 2024, 12:07
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 120°, bearing from North



Photo Viewpoint 17
 Date & time of photo: 29 May 2024, 14:46
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 150°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

| Landscape Value | Definition |
|------------------------|---|
| High | Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects. |
| Medium | Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects. |
| Low | Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects. |

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

| Landscape Susceptibility to Change | Definition |
|---|--|
| High | A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed. |
| Medium | Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed. |
| Low | Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed. |

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

| Scale or Size of the Degree of Landscape Change | Definition |
|--|---|
| High | Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed. |
| Medium | Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed. |
| Low | Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed. |
| Negligible | Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed. |
| None | No loss or alteration to the key characteristics/ features, representing 'no change'. |

Geographical Extent

| Geographical extent | Definition |
|----------------------------|---|
| Extensive | Notable change to an extensive proportion of the geographic area. |
| Moderate | Notable change to part of the geographic area, |
| Minimal | Change over a limited part of the geographic area. |
| Negligible | Change over a very limited part of the geographical area |

Duration

| Duration | Definition |
|-----------------|---|
| Short term | The change will occur for up to 5 years. |
| Medium Term | The change will occur for between 5 and 10 years. |
| Long term | The change will occur for over 10 years |

Reversibility

| Reversibility | Definition |
|----------------------|--|
| Irreversible | The development would be permanent and the assessment site could not be returned to its current/ former use. |

| | |
|------------|---|
| Reversible | The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development). |
|------------|---|

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

| Visual Susceptibility to Change | Definition |
|---------------------------------|--|
| High | Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes. |
| Medium | Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes. |
| Low | Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life. |

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

| Value of Views | Definition |
|-----------------------|---|
| High | A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view. |
| Medium | A typical and/ or representative view from a particular receptor. |
| Low | An undistinguished or unremarkable view from a particular receptor. |

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

| Scale or Size of the Degree of Visual Change | Definition |
|---|--|
| High | The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape. |
| Medium | The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer. |
| Low | The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view. |
| Negligible/ None | Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view. |

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

| APPENDIX B: LANDSCAPE EFFECTS TABLE (LET) | | | | | | | | | |
|--|---|--|--|---|---|---|--|--|--|
| Landscape Receptor and Reference | Judged Sensitivity of Landscape | | | Judged Magnitude of Landscape Effect | | Description/ Notes | Overall Effect at Construction Phase | Overall Effect Upon Completion | Overall Effect at 15 Years Post Completion |
| | Susceptibility to Change | Landscape Value | Overall Sensitivity | Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project | Where applicable, are the Effects Reversible? | | Major Moderate Minor Negligible None | Major Moderate Minor Negligible None | Major Moderate Minor Negligible None |
| | High Medium Low | High Medium Low | High Medium Low | High Medium Low Negligible None | Yes No N/A | | Adverse Beneficial | Adverse Beneficial | Adverse Beneficial |
| National Landscape Character | | | | | | | | | |
| Natural Resources Wales National Landscape Character Area (NCLA) 01 'Anglesey Coast' | Medium (There is a variation in susceptibility to change across these broad areas, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in landscape value across these broad areas, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in overall sensitivity across these broad areas, however, it is considered to be Medium at a local scale.) | Construction: Negligible Completion: Negligible Year 15: Negligible | No | <ul style="list-style-type: none"> At this very broad landscape scale, the Site lies within the Natural Resources Wales National Landscape Character Areas (NLCA) 01 'Anglesey Coast'. NLCA 01 encompasses all of the coastal areas of the Isle of Anglesey, including the adjacent Holy Island and therefore covers a very extensive landscape area within which the Site forms a relatively small tract of land. Due to the large extent of the NLCA, there will be localised variations in landscape sensitivity. The description of the key characteristics of NLCA 01 includes "A number of prominent man-made landmarks – including Beaumaris Castle (World heritage Site), the two bridges that cross the Menai Strait and connect with the mainland, Parys Mountain (distinctive industrial quarry landscape), Wylfa Nuclear Power Station, and the Aluminium works on Holy Island, with it's tall, widely visible chimney". The low-lying and somewhat enclosed nature of the Site set amongst mature tree belts and woodland blocks, including Penrhos Coastal Park will help to limit the degree to which the impact on this NLCA is experienced. The Proposed Development will act as an extension to Holyhead being located adjacent to Holyhead Retail Park and occupies the site of the previously developed former Penrhos Aluminium Works. | Negligible | Negligible | Negligible |

| Landscape Character Assessment (LCA): County/District | | | | | | | | | |
|--|---|--|--|---|----|---|-----------------------------------|-----------------------------------|---|
| The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) | Medium (There is a variation in susceptibility to change across this broad area, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in landscape value across this broad area, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in overall sensitivity across this broad area, however, it is considered to be Medium at a local scale.) | Construction: Medium Completion: Medium Year 15: Medium / Low | No | <ul style="list-style-type: none"> The Site, in part, lies within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB) which encompasses large parts of the Anglesey coastline. Due to the large extent of the AONB, there will be localised variations in landscape sensitivity. The development proposals will retain key landscape features including the established boundary woodland vegetation as far as possible and will be reinforced with additional structural landscape planting. The Proposed Development will act as an extension to Holyhead being located adjacent to Holyhead Retail Park and occupies the site of the previously developed former Penrhos Aluminium Works. Given its robust peripheral vegetation and influences from the settlement edge, the site is well contained, and it is considered that the proposals will result in a Moderate / Minor Adverse effect upon the AONB at a local scale in the long term. | Moderate Adverse at a local scale | Moderate Adverse at a local scale | Moderate / Minor Adverse at a local scale |
| Anglesey Landscape Strategy (2011) Landscape Character Areas (LCA) 2 'Holy Island' | Medium (There is a variation in susceptibility to change across this broad area, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in landscape value across this broad area, however, it is considered to be Medium at a local scale.) | Medium (There is a variation in overall sensitivity across this broad area, however, it is considered to be Medium at a local scale.) | Construction: Medium Completion: Medium Year 15: Medium / Low | No | <ul style="list-style-type: none"> The Anglesey Landscape Strategy (2011) identified the area of the Site as being part of the LCA 2 'Holy Island'. LCA 2 forms the majority of Holy Island and includes the large settlement of Holyhead and therefore covers an extensive landscape area within which the Site forms a relatively small tract of land. This landscape is described as '<i>relatively low lying</i>' although it is stated that '<i>due to the underlying geology has a number of craggy outcrops</i>'. Land use within the LCA is predominantly farmland with '<i>small fields typically with stone boundaries and gorse hedges</i>'. The description of the LCA also states: "<i>Holyhead and Trearddur form the main settlement axis. Holyhead, centred on a Roman town, has become a major port with associated industries. In more recent years the arrival of the A55 has increased this.</i>" Existing landscape features such as mature woodland planting and tree belt planting are to be retained along the Site boundaries and incorporated into the Green Infrastructure proposals of the development, along with opportunities to further contain development by introducing new structural woodland planting within landscape buffers to the southern Site boundary which will further reduce effects on this LCA as it matures. The proposed development will result in the creation of a modern commercial led development adjoining the existing commercial development of Holyhead Retail Park although, changes will be localised only within the LCA. Benefits of introducing new commercial activities of the former aluminium works will outweigh any negative effects on the local character area. | Moderate Adverse | Moderate Adverse | Moderate / Minor Adverse |

| | | | | | | | | | |
|---|---|--|--|--|-----------|--|-------------------|-------------------|-------------------|
| <p>Anglesey Landscape Strategy Landscape Character Areas (LCA) 3 'Inland Sea'</p> | <p>Medium (There is a variation in susceptibility to change across this broad area, however, it is considered to be Medium at a local scale.)</p> | <p>Medium (There is a variation in landscape value across this broad area, however, it is considered to be Medium at a local scale.)</p> | <p>Medium (There is a variation in overall sensitivity across this broad area, however, it is considered to be Medium at a local scale.)</p> | <p>Construction: Negligible Completion: Negligible Year 15: Negligible</p> | <p>No</p> | <ul style="list-style-type: none"> • The easternmost tip of the Site lies within LCA 3 'Inland Sea' with this part of Site occupied by mature woodland planting located between the Penrhos Works, the A5 and A55. • The description of the LCA states: <i>"The Inland Sea, which separates Holy Island from Anglesey refers to a wide area of the Holy Island Strait impounded by the Stanley Embankment (built by Telford to carry the A5 road) to the north running down to Four Mile Bridge. This area is influenced by tidal currents which makes it popular for water sports and boat users. In more recent years the embankment has been widened to carry firstly the railway and now the A55 road to Holyhead. This has increased noise and movement in the area."</i> • There will be no physical change to the part of the Site which lies within this LCA, as the proposed built form is located outside of this LCA. The mature woodland planting occupying this part of the Site will be retained. • The proposed development would not be visible from locations within this LCA due to the extensive mature woodland planting within Penrhos Coastal Park. Even from localised high points within the LCA, including the headland of Gorsedd y Penrhyn (Arthur's Seat), views to the Site are restricted by the dense woodland area of the coastal park. • Other existing nearby features of landscape value, such as Penrhos Coastal Park, will not be impacted, helping to screen the development from the wider areas within LCA 3 'Inland Seas'. | <p>Negligible</p> | <p>Negligible</p> | <p>Negligible</p> |
|---|---|--|--|--|-----------|--|-------------------|-------------------|-------------------|

| Landscape Character: Site and Immediate Context | | | | | | | | | |
|---|--------------|--------------|--------------|---|----|---|------------------|------------------|--------------------------|
| Site and Immediate Context | Medium / Low | Medium / Low | Medium / Low | Construction: High / Medium Completion: High / Medium Year 15: Medium | No | <ul style="list-style-type: none"> The Site and its immediate context will inevitably be subject to a higher degree of landscape change. With the exception of the perimeter landscape and coastal flood zone / area of open ditches, which are to be retained as part of the proposals, the Site largely contains very few features of landscape merit and primarily consists of the former aluminium works. The effect of the proposed development upon the character of the landscape at a site wide scale would be more marked yet still be contained and localised in its extent. The primary change would arise as a direct result of the increase in built development and associated infrastructure across a wider site area compared with the previous land take of the former works. The significance of this change to the character would be lessened to some extent by the former uses of the Site, including the former large industrial buildings and chimney stack (which have now been demolished), and along with the existing urban context of Holyhead, including the Holyhead Retail Park and the current and proposed developments along Parc Cybi. The Site is mostly contained owing to existing mature vegetation along the boundaries of the Site, which would help to assimilate the proposed development into its wider setting from the outset. The proposals include opportunities to further contain development by introducing new structural woodland planting within landscape buffers to the southern Site boundary which will further reduce effects on the landscape as it matures. There will be minimal alterations to the existing landform on Site. Upon Completion, it is expected that part of the built development (particularly the upper limits of the proposed buildings) will be noticeable from areas in the immediate context and some parts of the wider area (refer to Assessment of Visual Effects & ZTV). However, the proposed development will not be introducing uncharacteristic features into the local area. No features of landscape value would be lost, and the development will be located on previously developed land associated with the former aluminium works. The proposed GI framework to the Site will reinforce the mature dense woodland planting around the boundaries of the Site and will provide some minor benefits to the Site and its immediate context in relation to the screening effects of the proposals. | Moderate Adverse | Moderate Adverse | Moderate / Minor Adverse |

| APPENDIX C: VISUAL EFFECTS TABLE (VET) | | | | | | | | | | | | |
|--|---|---------------------------------------|--------|---------------------|--|----------------|-------------------------------------|---|--|---|---|---|
| Ref | Receptor Type, Location and photographs (including approx no. of dwellings where applicable) | Judged Sensitivity of Visual Receptor | | | Judged Magnitude of Visual Effects | | | | Description/ Notes | Overall Effect at Construction Phase | Overall Effect Upon Completion | Overall Effect at 15 Years Post Completion |
| | | Susceptibility to Change | Value | Overall Sensitivity | Distance from Built Development (approx. m/km) | Nature of View | Is the View Temporary or permanent? | Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project | | Major Moderate Minor Negligible None Adverse or Beneficial | Major Moderate Minor Negligible None Adverse or Beneficial | Major Moderate Minor Negligible None Adverse or Beneficial |
| Residents | | | | | | | | | | | | |
| A (VP 6) | Residents within the Penrhos area Approx 10 dwellings | High | Medium | High / Medium | C75m at its closest point | Glimpse / None | Permanent | Construction: Medium / Low Completion: Medium Low Year 15: Low | <ul style="list-style-type: none"> Several residential properties located within the former Penrhos Estate, to the north of the A5. The residents of most properties represented by this receptor are located within the dense woodland area of the Penrhos Coastal Park and therefore experience no perceptible view of the Site however, residents of the two properties fronting onto Penrhos Beach Road and a single property fronting onto the A5 may experience filtered glimpsed views through the established mature woodland vegetation along the Site's northern boundary, especially during the winter season. During the construction stage, tall machinery such as cranes are likely to be visible above the treeline of the woodland planting along the Site's northern boundary. At completion, it is expected that upper parts of the proposed built development located close to the Site's northern boundary with the A5 will be partially noticeable in views experienced by these residents. However, these views will be filtered on account of the dense woodland planting along the Site's northern boundary and the proposed development will have a very similar character to the previously developed land of the former aluminium works. The taller elements of the proposed development will be softened by the boundary vegetation but may not totally screened. The building elevational treatment for the proposed built form could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which could help to further reduce effects. Provision of further structural planting within the development will help to further screen views of the proposed development once mature. | Moderate Adverse | Moderate Adverse | Minor Adverse |
| B (VP 13) | Residents within the Valley area | High | Medium | High / Medium | C1.2km at its closest point | None | Permanent | Construction: Low Completion: None Year 15: None | <ul style="list-style-type: none"> Residents within the settlement of Valley, located on the western coastline of the main island of Anglesey do not experience any views of the Site due to screening effects of the dense woodland areas within the Penrhos Coastal Park, located to the north and east of the Site. During the construction stage, there may be distant views of tall machinery such as cranes on the local skyline, above woodland planting within the coastal park. | Minor Adverse | None | None |

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|---|--|------|--------|---------------|----------------------------|----------------|-----------|--|--|--------------------------|--------------------------|------------------|
| | | | | | | | | | <ul style="list-style-type: none"> No views would be afforded of the proposed development. | | | |
| <p>C <i>(VP 11)</i></p> | Residents within the northern parts of Trearddur Bay | High | Medium | High / Medium | C800m at its closest point | Partial | Permanent | <p>Construction: High / Medium</p> <p>Completion: High / Medium</p> <p>Year 15: Medium</p> | <ul style="list-style-type: none"> Residential properties located to the northern part of Trearddur Bay (residential streets to the north and east of the B4545). This includes housing at Penrhyn Geiriol and Hunters Chase. Components of the view and the extent of the views are likely to vary depending on location along the northern edge of Trearddur Bay, but where views allow of the site, these are limited to partial views of the western half of the Site, including views of some of the existing built form associated with the former aluminium works. Views to the eastern half of the Site are mostly restricted on account of the woodland vegetation located between the A55 and Parc Cybi / Lon Trefignarth. Residents will experience views towards Holyhead, including Holyhead Retail Park and the construction site of Holyhead Border Control Post off Parc Cybi. From this location, where views allow, residents would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. During construction, there may be views of construction machinery and tall cranes within the Site. On completion, the proposed development will be partially visible from the residents who have views however, the new buildings will be viewed in the context of the adjacent large shed units within Holyhead Retail Park and the construction site off Parc Cybi. The proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including external areas and loading yards. The taller elements of the development are likely to be visible above the woodland planting along the southern boundary once mature. The building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | Major / Moderate Adverse | Major / Moderate Adverse | Moderate Adverse |
| <p>D <i>(VP 2 & 3)</i></p> | Residents within the eastern parts of Holyhead | High | Medium | High / Medium | C200m at its closest point | Partial / None | Permanent | <p>Construction: Medium / Low</p> <p>Completion: Medium / Low</p> <p>Year 15: Low</p> | <ul style="list-style-type: none"> Residential properties located to the eastern part of Holyhead (residential streets to the north and south of the A5). This includes housing estates located between Holyhead Ferry Terminal and Holyhead Retail Park The majority of residents within the eastern parts of Holyhead have no discernible view of the proposed development on account of the residential built form within this part of Holyhead. Components of the view and the extent of the views are likely to vary depending on location. Views to the Site will be limited from properties located on localised high points within the residential area, areas adjacent to the public open space located to the coastline (the open space between the ferry terminal and Penrhos Beach), and within areas close to the Site, such as properties off Penrhos Beach Road Where views allow of the Site, these are limited to partial views of the western part of the Site. From this location, residents would have experienced views of the previous built form within the former aluminium works, including the upper sections of the 122m tall chimney stack and the large 'A' framed building. During the construction stage, there may be distant views of tall machinery such as cranes on the local skyline, above woodland planting surrounding the Site. On completion, the proposed development will be partially visible from the residents who have views however, these views will mostly comprise of the upper sections / rooftops of the proposed built form. The proposals include new structural landscape planting within the western parts of the Site. Once mature, the planting will soften views and in part, screen the proposed development, including ground level activity within external areas. The taller elements of the development are likely to be visible above the planting once mature. The building elevational treatment for the | Moderate / Minor Adverse | Moderate / Minor Adverse | Minor Adverse |

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| | | | | | | | | | proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | | | |
| E <i>(No VP)</i> | Residents within the southern parts of Holyhead | High | Medium | High / Medium | C650m at its closest point | Glimpse / None | Permanent | Construction: Low Completion: Low Year 15: Negligible | <ul style="list-style-type: none"> Residential properties located to the southern part of Holyhead (residential streets to the east and west of the B4545). The majority of residents within the southern parts of Holyhead have no discernible view of the proposed development on account of the residential built form within this part of Holyhead. Furthermore, views are restricted on account of the raised banking and vegetation associated with the A55 road corridor and Ty Mawr Interchange. Components of the view and the extent of the views are likely to vary depending on location. Views to the Site will be limited from properties located on localised high points within the residential area and to the southern edge along Mill Road and the B4545. Where views allow of the Site, these are limited to glimpsed views of the southern edge of the Site. From this location, residents would have experienced partial views of the previous built form within the former aluminium works close to the Site's southern boundary. During the construction stage, there may be distant partial views of tall machinery such as cranes on the local skyline, above vegetation along the southern boundary with the A55. On completion, the proposed development will be partially visible from the residents who have views however, these views will mostly comprise of the upper sections / rooftops of the proposed built form close to the Site's southern boundary. The proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including ground level activity within external areas. The taller elements of the development are likely to be visible above the planting once mature. The building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | Minor Adverse | Minor Adverse | Negligible |
| PRoW Users | | | | | | | | | | | | |
| F <i>(VP 5)</i> | Users of The Isle of Anglesey Coast Path (north) | High | Medium | High / Medium | C70m at its closest point | Partial | Permanent | Construction: Medium Completion: Medium Year 15: Medium / Low | <ul style="list-style-type: none"> This receptor represents views from users of the section of the Anglesey Coast Path along Penrhos Beach and the northern coastal area to the north of the Site. Components of the view and the extent of the views are likely to vary depending on location. Views to the Site will be limited from the section of the coastal path along Penrhos Beach and on localised high points on the craggy outcrops, located to the north of the former Penrhos Estate. Where views allow, users of the coastal path will experience partial views of the Site across the more open section of the low lying coastal flood zone, which occupies the north-western part of the Site. From this receptor, where views allow, users of the coastal path would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. The existing woodland vegetation and mounding along the Site's northern boundary with the A5 screens the majority of views from the coastal path. During construction, there may be views of construction machinery and tall cranes within the Site. At completion, it is expected that the proposed built development located within the western half of the Site will be partially noticeable in views experienced by users of the coastal path, especially along the section of the route adjacent to Penrhos Beach. However, the proposed development will have a very similar character to the | Moderate Adverse | Moderate Adverse | Moderate / Minor Adverse |

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|----------------------------|--|------|---------------|---------------|-----------------------------|---------|-----------|---|--|------------------|-------------------|--------------------------|
| | | | | | | | | | <p>previously developed land of the former aluminium works. The proposals also include for the retention and reinforcement with new structural planting of the existing vegetation within the coastal flood zone area. Once mature, this vegetation within the north-western parts of the Site will soften views further and in part, screen the proposed development, including ground level activity within external areas.</p> <ul style="list-style-type: none"> The taller elements of the proposed development will be softened by the boundary vegetation but may not totally screened. The building elevational treatment for the proposed built form could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which could help to further reduce effects. | | | |
| G (VP 7 & 8) | Users of The Isle of Anglesey Coast Path (east) | High | High / Medium | High / Medium | C100m at its closest point | None | Permanent | <p>Construction: Low</p> <p>Completion: Negligible / None</p> <p>Year 15: Negligible / None</p> | <ul style="list-style-type: none"> This receptor represents views from users of the section of the Anglesey Coast Path along the edge of Penrhos Coastal Park and Beddmanarch Bay, to the east of the Site. Views from users of the coastal path are focused on the woodland areas within Penrhos Coastal Park and Beddmanarch Bay. Users of the coastal path within the Penrhos Coastal Park will experience no perceptible views of the Site due to the dense woodland vegetation within the coastal park. However, users of the footpath route located to the localised high point of Gorsedd y Penrhyn / Arthur's Seat may experience views of tall cranes during the construction stage. No views would be afforded of the proposed development from users of this section of the coastal path. | Minor Adverse | Negligible / None | Negligible / None |
| H (VP 13) | Users of The Isle of Anglesey Coast Path (Anglesey) | High | Medium | High / Medium | C1.2km at its closest point | None | Permanent | <p>Construction: Low</p> <p>Completion: Negligible</p> <p>Year 15: Negligible</p> | <ul style="list-style-type: none"> This receptor represents views from users of the section of the Anglesey Coast Path along the western edge of the settlement of Valley, located to western coastline of Anglesey. Views from users of the coastal path are focused on Beddmanarch Bay and Holy Island with distant views to Holy Head Mountain. Users of the coastal path along this section of coastline will experience no perceptible views of the Site due to the dense woodland vegetation within the Penrhos Coastal Park. However, users of the footpath route may experience middle distant views of tall cranes above wooded skyline during the construction stage. No views would be afforded of the proposed development from users of this section of the coastal path. | Minor Adverse | Negligible / None | Negligible / None |
| I (VP 3 & 4) | Users of The Isle of Anglesey Coast Path (northwest) | High | Medium | High / Medium | C150m at its closest point | Partial | Permanent | <p>Construction: Medium</p> <p>Completion: Medium</p> <p>Year 15: Medium / Low</p> | <ul style="list-style-type: none"> This receptor represents views from users of the section of the Anglesey Coast Path along the northern coastline of Holy Island, located between the Holyhead Harbour and Penrhos Beach. Components of the view include views towards the Site and Penrhos Beach with the backdrop of the dense wooded areas of Penrhos Coastal Park, views across Holyhead Bay towards the main island of Anglesey, and views to back to the Holyhead Harbour and the residential areas of southeast Holyhead. Partial views to the Site are possible from this section of the coastal path. However, the woodland vegetation located to the Site's northern boundary with the A5 screen views to the majority of the Site. From this section of the coastal path, users would have experienced views of the previous built form within the former aluminium works, including the upper sections of the 122m tall chimney stack and the large 'A' framed building. During the construction stage, there may be views of tall machinery such as cranes on the local skyline, above woodland planting surrounding the Site. On completion, the proposed development will be partially visible from the users of this section of the coastal path however, these views will mostly comprise of the upper sections / rooftops of the proposed built form. The proposals include new structural landscape planting within the western parts of the Site. Once mature, the planting will soften views and in part, screen the proposed development, including ground level activity within external areas. | Moderate Adverse | Moderate Adverse | Moderate / Minor Adverse |

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| | | | | | | | | | <ul style="list-style-type: none"> The taller elements of the development are likely to be visible above the planting once mature. The building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | | | |
| J (No VP) | Users of PRow CAERGYBI / HOLYHEAD 19/038/1 | High | Medium | High / Medium | C70m at its closest point | Glimpse / None | Permanent | Construction: Low Completion: Low Year 15: Negligible | <ul style="list-style-type: none"> Public footpath (PRow 'CAERGYBI / HOLYHEAD 19/038/1') which leads from the car park / access road of Penrhos Coastal Park, through the park itself, towards the A5. Users of the footpath route will not experience views of the Site along most of the route on account of the dense woodland vegetation within the coastal park however, as users approach the A5, which borders the Site's northern boundary, they may experience filtered glimpsed views across the road and through the Site's northern boundary woodland planting, especially during the winter season. At completion, it is expected that users of the footpath will experience no perceptible views of the proposed development except from the section of the footpath route close to the A5. These views will be filtered on account of the dense woodland planting along the Site's northern boundary. Provision of further structural planting within the development will help to further screen views of the proposed development once mature. | Minor Adverse | Minor Adverse | Negligible |
| K (VP 12) | Users of PRow TREARDDUR 46/002/1 | High | Medium | High / Medium | C1.3km at its closest point | Glimpse | Permanent | Construction: Medium / Low Completion: Medium / Low Year 15: Low | <ul style="list-style-type: none"> Public footpath (PRow 'TREARDDUR 46/002/1') which leads from Mill Road, up towards Penrhyn-Owen and Lon Isallt – the southern coastal road into Trearddur Bay. Users of the footpath route will not experience views of the Site along most of the route on account of the local topography however, as users approach the higher ground of the footpath route, adjacent to Penrhyn-Owen, they may experience glimpsed / partial distant views across the rolling farmland towards the Site. From this receptor, where views allow, users of the footpath experience views back to the built form of Holyhead (southern edge) and would have experienced views of the previous built form of the former 122m tall chimney stack and the large 'A' framed building. During construction, there may be views of tall cranes within the Site. On completion, the development will be partially visible where views allow from the public right of way, especially on the higher ground however, the new buildings will be viewed at distance and in the context of the adjacent built form within Holyhead and off Parc Cybi. The proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including external areas and loading yards. The taller elements of the development are likely to be visible above the woodland planting along the southern boundary once mature. The building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | Moderate / Minor Adverse | Moderate / Minor Adverse | Minor Adverse |
| L (VP 14) | Users of PRow TREARDDUR 46/009/1 & 46/016/1 | High | Medium | High / Medium | C1.7km at its closest point | Partial | Permanent | Construction: Low Completion: Low Year 15: Negligible | <ul style="list-style-type: none"> Two public footpath routes located off Plas Road, located to the southwest of Holyhead. Components of the view and the extent of the views are likely to vary depending on locations. Views to the Site will be limited from elevated locations along the footpath routes and the Site is viewed at a distance. Panoramic view includes most of the built form within Holyhead and Trearddur Bay and distant views across Holyhead Bay towards the main island of Anglesey. From the footpath routes, where views allow, users would have experienced views of the now demolished 122m tall chimney stack and the large 'A' framed building within the former works. | Minor Adverse | Minor Adverse | Negligible |

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| | | | | | | | | | <ul style="list-style-type: none"> The remaining existing buildings within the Site are recognisable in the distance, alongside other built form on the edge of Holyhead which is also noticeable. The Site itself is not readily discernible in the view, due to the screening effect of the vegetation within and surrounding the Site. During construction, there may be views of tall cranes within the Site. Only a very small part of the proposed development will be visible, and it will have very little effect on the nature of the view. | | | |
| Road Users | | | | | | | | | | | | |
| M (VP 9) | Users of the A55 | Low | Low | Low | Adjacent to the Site's Southern boundary | Partial / Glimpse (Filtered) | Permanent | Construction: Medium Completion: Medium Year 15: Low / Negligible | <ul style="list-style-type: none"> The existing built form within the Site is partially visible in views experienced by road users travelling along the A55 North Wales Expressway, which borders the Site's southern boundary. Views are partially filtered by existing vegetation along the road corridor. The raised banking associated with the slip roads to the Ty Mawr Interchange / A5153 screen views to the Site from road users west of the Site. Overall, the Site itself is not clearly detectable. Components of the view include the built form of Holyhead Retail Park as road users approach Holyhead from the east. During the construction stage within the Site, filtered views will be experienced from road users of plant machinery and tall cranes above the treeline. On completion, the proposed development will be partially visible from the road users however, the new buildings will be viewed in the context of the adjacent large shed units within Holyhead Retail Park. The proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including external areas and loading yards. Views for road users are primarily focussed on the transport route, rather than on the wider landscape. Overall, given the lesser sensitivity (Low) of these receptors as they are highway users travelling a comparative speed, together with the magnitude of change (Medium to Low), and that views would be limited to a section of the road directly south of the Site, the effects are judged to be Minor Adverse on completion (year 1) and Minor Adverse / Negligible in the longer term (Year 15). | Minor Adverse | Minor Adverse | Minor Adverse / Negligible |
| N (VP 1, 2, 6 & 8) | Users of the A5 | Medium / Low | Medium / Low | Medium / Low | Adjacent to the Site's northern boundary | Partial | Permanent | Construction: Medium Completion: Medium Year 15: Low | <ul style="list-style-type: none"> This receptor represents views from road users of the section of the A5 to the north of the Site. Components of the view and the extent of the views are likely to vary depending on location. Views to the Site will be limited from the section of the A5 adjacent to the Site access and coastal flood zone area, located to the northwest of the Site. Where views allow, road users will experience partial views of the Site across the more open section of the low lying coastal flood zone. From this receptor, where views allow, road users of the A5 would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. The existing woodland vegetation and mounding along the Site's northern boundary with the A5 screens the majority of views from the road users, including the section of the A5 along Stanley Embankment. During construction, there may be views of construction machinery and tall cranes within the Site. At completion, it is expected that the proposed built development located within the western half of the Site will be partially noticeable in views experienced by road users, especially along the section of the route adjacent to the Site access / coastal flood zone. However, the proposed development will have a very similar character to the previously developed land of the former aluminium works. The proposals also include for the retention and reinforcement with new structural planting of the existing vegetation within the coastal flood zone area. Once mature, this vegetation within the north-western parts of the Site will soften views further and in part, screen the proposed development, including ground level activity within external areas. | Moderate / Minor Adverse | Moderate / Minor Adverse | Minor Adverse |

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| | | | | | | | | | <ul style="list-style-type: none"> The Site / proposed development is situated at a right angle from the direction of travel. The attention of road users is primarily focussed on the transport route, rather than on the wider landscape. | | | |
| O <i>(No VP)</i> | Users of A5153. | Low | Low | Low | C250m at its closest point | Glimpse / None | Permanent | Construction: Low Completion: Negligible Year 15: Negligible | <ul style="list-style-type: none"> This receptor represents views from road users of the A5153 between the B4545 and the A5, located to the west of the Site. Views towards the Site from roads users is mostly restricted on account of the built form within Holyhead Retail Park. Some glimpsed views to the existing built form close to the southern Site boundary is possible from the section of the A5153 south of the A55. Road users may experience views of tall cranes during the construction stage. These road users travel at speed, at a right angle to the direction of the proposed development, and their attention is primarily focussed on the route ahead, rather than on the wider landscape. Only a very small part of the proposed development would be discernible for a brief moment, and it will have very little impact on the nature of the view. | Minor Adverse | Negligible | Negligible |
| P <i>(No VP)</i> | Users of B4545 | Low | Medium / Low | Medium / Low | C600m at its closest point | Partial / Glimpse | Permanent | Construction: Low Completion: Negligible Year 15: Negligible | <ul style="list-style-type: none"> This receptor represents views from road users of the B4545 as they approach Trearddur Bay, located to the southwest of the Site. The Site itself is partially visible, although due to distance from the Site, the Site takes up a small proportion of the overall view. Components of the view include the developments along Parc Cybi and views towards Trearddur Bay. From this receptor, where views allow, road users of the B4545 would have experienced fleeting views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. These road users travel at speed, at a right angle to the direction of the proposed development, and their attention is primarily focussed on the route ahead, rather than on the wider landscape. Only a very small part of the proposed development would be discernible for a brief moment, and it will have very little impact on the nature of the view. The proposed 20m landscape buffer to the Site' southern boundary will reduce effects further once mature. | Minor Adverse | Negligible | Negligible |
| Q <i>(No VP)</i> | Users of Parc Cybi. | Low | Medium / Low | Medium / Low | C280m at its closest point | Partial / Glimpse | Permanent | Construction: Low Completion: Low Year 15: Negligible | <ul style="list-style-type: none"> This receptor represents views from road users of Parc Cybi, located to the south of the Site. The Site itself is partially visible, especially as the road rises up to the east. Components of the view include the recently completed developments and new construction sites along Parc Cybi and views towards the built form within Holyhead Retail Park. From this receptor, where views allow, road users of Parc Cybi would have experienced partially views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. These road users travel at speed, at a right angle to the direction of the proposed development, and their attention is primarily focussed on the route ahead, rather than on the wider landscape. Only a very small part of the proposed development would be discernible for a brief moment, and it will have very little impact on the nature of the view. The proposed 20m landscape buffer to the Site' southern boundary will reduce effects further once mature. | Minor Adverse | Minor Adverse | Negligible |
| R <i>(No VP)</i> | Users of North Wales Coast Line (railway line) | Medium / Low | Low | Medium / Low | Adjacent to the Site's southern boundary | Full / Partial | Permanent | Construction: Medium Completion: Medium Year 15: Medium / Low | <ul style="list-style-type: none"> The existing built form within the Site is visible in views experienced by users of the North Wales Coast Line, which borders the Site's southern boundary. Components of the view and the extent of the views are likely to vary depending on location along the railway line bordering the Site. Existing vegetation between the railway line and the Site is gappy and sporadic in places allowing some full views through to the Site as travellers pass by. | Moderate / Minor Adverse | Moderate / Minor Adverse | Minor Adverse |

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| | | | | | | | | | <ul style="list-style-type: none"> Other components of the view include the built form of Penrhos Works and Holyhead Retail Park. From this receptor, where views allow, rail passengers would have experienced full views of the previous built form within the former aluminium works. During the construction stage within the Site, views will be experienced from passengers of plant machinery. On completion, the proposed development will be visible from rail passengers however, the proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including external areas and loading yards. | | | |
| Others | | | | | | | | | | | | |
| S (VP 7 & 8) | Users of Penrhos Coastal Park | High | High / Medium | High / Medium | Adjacent to the Site's north-eastern boundary | Partial / Glimpse - Open area of the coastal park | Permanent | Construction: Medium / Low Completion: Medium / Low Year 15: Low | <ul style="list-style-type: none"> This receptor represents views from users of the Penrhos Coastal Park, located to the north and east of the Site. Components of the view and the extent of the views are likely to vary depending on location. Views to the Site from users of the coastal park are mostly restricted due to the dense woodland vegetation within the park itself (See Receptor G) however, the more open north-western area and localised high points on the craggy outcrops, located to the north of the former Penrhos Estate and close to Penrhos Beach, do allow users to experience partial / glimpsed views to the Site (See Receptor F). Where views allow, users would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. The existing woodland vegetation and mounding along the Site's northern boundary with the A5 screens the majority of views from the open parts of the park. During construction, there may be views of construction machinery and tall cranes within the Site. Visitors to the localised high point of Gorsedd y Penrhyn / Arthur's Seat may experience views of tall cranes during the construction stage. At completion, it is expected that the proposed built development located within the western half of the Site will be partially noticeable in views experienced by users to the north-western parts of the park, adjacent to Penrhos Beach. However, the proposed development will have a very similar character to the previously developed land of the former aluminium works. The proposals also include for the retention and reinforcement with new structural planting of the existing vegetation within the coastal flood zone area. Once mature, this vegetation within the north-western parts of the Site will soften views further and in part, screen the proposed development, including ground level activity within external areas. No views would be afforded of the proposed development from users of numerous pathways within the densely wooded areas of the coastal park. | Moderate / Minor Adverse (Open area of the coastal park) | Moderate / Minor Adverse (Open area of the coastal park) | Minor Adverse (Open area of the coastal park) |
| | | | | | | None – Wooded area of the coastal park | | | | Minor Adverse (Wooded area of the coastal park) | Negligible (Wooded area of the coastal park) | Negligible (Wooded area of the coastal park) |
| T (VP 10) | Visitors to Trefignath (Burial Chamber) | High | High | High | C300m at its closest point | Partial | Permanent | Construction: High / Medium Completion: High / Medium Year 15: Medium | <ul style="list-style-type: none"> This receptor represents views from visitors to Trefignath (Burial Chamber), located off Parc Cybi and to the south of Site. Components of the view include partial views of the western half of the Site, including views of the existing built form and hard standing areas associated with the former aluminium works. Views to the eastern half of the Site are mostly restricted on account of the woodland vegetation located to the south of the A5 and to the east of the burial chamber. Visitor will experience views towards Holyhead, including Holyhead Retail Park. From this location, visitors would have experienced views of the previous built form within the former aluminium works, including the 122m tall chimney stack and the large 'A' framed building. During construction, there may be views of construction machinery and tall cranes within the Site. | Major / Moderate Adverse | Major / Moderate Adverse | Moderate Adverse |

| | | | | | | | | | | | | |
|-------------------|--|------|--------|---------------|-----------------------------|---------|-----------|---|--|---------------|---------------|------------|
| | | | | | | | | | <ul style="list-style-type: none"> On completion, the proposed development will be partially visible from the visitors of the burial chamber, the new buildings will be viewed in the context of the adjacent large shed units within Holyhead Retail Park. The proposals include a new 20m wide structural landscape buffer to the southern Site boundary. Once mature, the new boundary landscape treatment will soften views and in part, screen the proposed development, including external areas and loading yards. The taller elements of the development are likely to be visible above the woodland planting along the southern boundary once mature. The building elevational treatment for the proposed buildings could be designed to ensure that they integrate effectively with the surroundings. A select colour pallet of grey and some muted greens could be utilised, with graded colours / horizontal banding on the upper part of the building elevation, which will help to further reduce effects. | | | |
| U (VP 15 & 16) | Users of the South Stack Cliffs Nature Reserve (Holyhead Mountain) | High | High | High | C3.5km at its closest point | Partial | Permanent | Construction: Negligible Completion: Negligible Year 15: Negligible | <ul style="list-style-type: none"> This receptor represents views from users of the South Stack Cliffs Nature Reserve, located west of Holyhead. The receptor includes views from users of the numerous public footpath routes within the nature reserve and the summit Holyhead Mountain. Components of the elevated views and the extent of the views are likely to vary depending on locations. Where there are views towards the Site it is viewed at a distance and as a minor component of the overall view of Holyhead. Panoramic view includes most of the built form within Holyhead and Trearddur Bay and distant views across Holyhead Bay towards the main island of Anglesey. The ferry terminal / harbour with regular docking ferries forms prominent features in the view along with the sinuous structure of the breakwater. The remaining existing buildings within the Site are barely visible in the distance. Views of the built form within Holyhead dominates the view. From various the footpath routes, where views allow, users would have experienced distant views of the now demolished chimney stack and the large buildings within the former works. The proposed development would be barely if at all distinguishable and would be seen as a very minor component within the urban area of Holyhead. | Minor Adverse | Minor Adverse | Negligible |
| V (VP 17) | Users of Holyhead Breakwater | High | Medium | High / Medium | C2.9km at its closest point | Partial | Permanent | Construction: Low Completion: Low Year 15: Negligible | <ul style="list-style-type: none"> This receptor represents distant views from users of the Holyhead Breakwater, located north of Holyhead. The breakwater is not identified as a designated route but is accessible to the public. Components of the view include partial views to the Site, especially the western parts, views to Holyhead harbour including the ferry terminal, views of the rising built form of Holyhead and views of the large structure of the break water itself. The Site it is viewed at a distance and as a minor component of the overall view of built form within Holyhead. Regular docking ferries and occasional cruise ships can dominate the view from the breakwater. The remaining existing buildings within the Site are barely visible in the distance. Users of the breakwater would have experienced distant views of the now demolished chimney stack and the large buildings within the former works. The proposed development would be barely if at all distinguishable and would be seen as a very minor component within the urban area of Holyhead. | Minor Adverse | Minor Adverse | Negligible |