

LVA – EXECUTIVE SUMMARY

- 1.1 A landscape and visual appraisal, based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), has been carried out for the site at Prosperity Parc at Holyhead in Anglesey. The Site previously comprised the former Penrhos Aluminium Works which began to close operations in 2009 before fully shutting down in 2013.
- 1.2 The initial findings are presented within this summary which, overall, supports, in landscape and visual terms, the Site's suitability for a proposed development comprising data centres (B8 use), offices, research and development (B1 use) and a Battery & Energy Storage System (BESS) (Unique use).
- 1.3 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 north east of the Site there is Penrhos Beach and Beddmanarch Bay. To the south west of the Site there is the Holyhead Inland Border Facility, which sits in-between the Ty Mawr Standing Stone and Trefignath Burial Chamber.
- 1.4 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

- 1.5 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.
- 1.6 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.

- 1.7 In conclusion, it is judged that the site and the immediate landscape is of Medium to Low landscape value.
- 1.8 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.
- 1.9 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

- 1.10 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.
- 1.11 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.

- 1.12 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.
- 1.13 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).
- 1.14 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.