

# Ascerta

Landscape, Arboricultural & Ecological Solutions  
for the Built Environment

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## Landscape and Visual Impact Appraisal

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Land at Penmaenmawr  
Road, Llanfairfechan,  
LL33 0PH

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Ref: P.1759.22

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December 2022

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Revision	Date	Description	Amended by

## Ascerta

Mere One, Mere Grange, Elton Head Road, St Helens WA9 5GG

T: 0845 463 4404 E: [info@landscapetreeseecology.com](mailto:info@landscapetreeseecology.com)

[www.landscapetreeseecology.com](http://www.landscapetreeseecology.com)

**P.1759.22**

**Landscape and Visual Impact Appraisal**

**Land at Penmaenmawr Road, Llanfairfechan, LL33 0PH**

**For**

**Castle Green Homes**

**14<sup>th</sup> December 2022**

<b>Field Work by</b>	Andy Croft BA Hons, MSC, and Christopher Neilson BA (Dual Hons), MLA, CMLI
<b>Document Author</b>	Andy Croft BA Hons, MSC
<b>Technical Review</b>	Christopher Neilson BA (Dual Hons), MLA, CMLI
<b>QA Review &amp; Approval</b>	Ciaran Power - Operations Manager

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# **1 Introduction**

## **1.1 Background**

Ascerta has been instructed by Castle Green Homes to undertake a standalone landscape and visual impact appraisal (LVIA) for a proposed residential development of land at Penmaenmawr Road, Llanfairfechan, LL33 0PH. The appraisal is part of a planning application for the erection of 55 dwellings with associated landscaping, open space, and access off Penmaenmawr Road. The site was visited on 25<sup>th</sup> November 2022 and the appraisal has been produced by a competent and qualified landscape architect.

## **1.2 Purpose**

The purpose of this appraisal is to address both the effects on the landscape as a resource and the effects on visual amenity resulting from the proposed development. This LVIA will separately assess the landscape and visual effects by first considering the baseline to identify landscape and visual receptors. The assessment of sensitivity of identified landscape and visual receptors combined with the magnitude of effects from the proposed development will help evaluate the overall level of effects on landscape as a resource, and visual amenity. The appraisal will recommend mitigation and enhancement measures to minimise the identified effects and suggest ways to improve the condition and character of the proposed development and surrounding landscape setting. The mitigation and enhancement measures will guide any proposed landscaping scheme.

## **1.3 Site Location and Description**

The site is approximately 2.5 hectares in size, currently used as farmland that is located south-east of Penmaenmawr Road and accessible at its northern corner off Penmaenmawr Road. The site is located within the urban village of Llanfairfechan, approximately 11.5km northeast of Bangor, and located within Conwy County Borough.

The site comprises a pastoral field bound predominantly by hedgerows, trees and stockproof fencing. The western site boundary adjoins Penmaenmawr Road and comprises mature native species hedgerow and timber stockproof fencing, whereas the northern boundary adjoins the garden boundaries of the neighbouring properties to the north and comprises low stone walling. The eastern site boundary adjoins an access road that services the adjacent properties to the east of the site, whereas the southern boundary is defined by post and wire fencing and a number of mature trees.

The site is rectilinear in shape with relatively steep changes in elevation from higher ground within the eastern part of the site to lower ground within the western part of the site. These level changes are consistent with the general fall from east to west across the wider landscape/townscape.

An open watercourse passes through the southern part of the site before entering a culvert and passing beneath Penmaenmawr Road.

The site is not located within any statutory landscape designations; however, the southern boundary of the site adjoins Open Countryside, and the site is located in close proximity to the northern extents of Snowdonia National Park.

**Image 1: Proposed Site Boundary**



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**Image 2: Aerial map with site boundary**



(Imagery ©2022 Bluesky, Infoterra Ltd & COWI A/S, CNES / Airbus, Getmapping plc, Landsat/ Copernicus, Maxar Technologies, Map data ©2022)

## 1.4 Proposed Development

This report will base the appraisal on the Proposed Site Plan (Revision D, dated 16/09/22) (see Image 3). The proposed residential development is an application for the erection of 55 dwellings with associated landscaping, and access off Penmaenmawr Road at the north corner of the site where an existing field gate already exists.

The proposed development will lead to a loss of semi-improved grassland, a small section of hedgerow to accommodate the improved access arrangement, and three trees within the site. For the purposes of this appraisal, it is considered that the proposed residential dwellings will be an ultimate height of 9m.

The proposals will seek to positively respond to the character of Llanfairfechan through incorporating materials that reflect the local vernacular. The proposals will positively respond to the natural and historic environment by retaining and enhancing landscape and natural features. This includes the retention of the existing mature trees and open watercourse within the south-west part of the site which will be included within an area of open space and supplemented with complementary tree, scrub and meadow planting. Other landscape features to be retained include the existing mature native species hedgerows along the north east and south east site boundaries, with additional planting to fill gaps along the south east and north west boundaries. The existing stone wall along the north east boundary will also be retained.

The proposals also include the provision for smaller sized trees within the front gardens of the proposed properties, along with formal hedgerows, ornamental shrub planting and grass turf.

Image 3: Proposed Site Plan (Revision D, dated 16/09/22)





## 2 Approach and Methodology

The methodology and criteria for the landscape and visual impact appraisal undertaken for the proposed development is detailed in Appendix 1. The following information is an overview of the methodology and criteria and should be read in conjunction with Appendix 1.

The overall approach and methodology undertaken in this LVIA is based on the following guidance:

- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) Natural England;
- An Approach to Landscape Character Assessment (2014) Natural England;
- GLVIA3 – Statements of clarification, (2015) Landscape Institute (LI);
- Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3), (2013) published by The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
- LANDMAP Guidance Note 1: LANDMAP and Special Landscape Areas, (2017) Natural Resources Wales (NRW);
- LANDMAP Guidance Note 4: LANDMAP and the Cultural Landscape, (2016) Natural Resources Wales (NRW);
- LANDMAP Guidance Note 5: LANDMAP and the Geological Landscape, (2016) Natural Resources Wales (NRW);
- Landscape Character Assessment: Guidance for England and Scotland (2002) Scottish Natural Heritage and the Countryside Agency;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute (LI);
- Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations, (2021) Landscape Institute (LI);
- TIN 08/2015 Landscape Character Assessment, (2016) Landscape Institute (LI); and
- Using LANDMAP in Landscape and Visual Impact Assessments (GN46) (Updated 2021) Natural Resources Wales (NRW) <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en>.

### 2.1 General Approach

The study area and viewpoints included in this report have been selected using desk-based research which include the analysis of OS mapping, published landscape character assessments and the production of a ZTV. Twelve suggested viewpoint locations were chosen using professional judgement prior to going to site. Field work was conducted to understand the character of the site, the wider landscape setting, and to take photography from the approved viewpoint locations. A site visit was undertaken on 25<sup>th</sup> November involving a walk of the site and visiting viewpoint locations. Single shots and panoramic photography were taken using a digital SLR camera with a full frame sensor and a fixed 50mm lens. Photography, photo stitching and templating of the photography was conducted following Technical Guidance Note 06/19 *Visual Representation of Development Proposals* by the Landscape Institute. The viewpoint photography is in Appendix 3 while the photography methodology is detailed in Appendix 1.

## 2.2 Criteria

From the 2013 guidance, the determination of landscape and visual sensitivity considers landscape value and the susceptibility of the landscape receptor to the type of change proposed; and the value of views identified and the susceptibility of visual receptors to the type of change proposed. GLVIA 3 (LI and IEMA, para. 1.20, page 10) states that the guidance is “*not intended to be prescriptive, in that it does not provide a ‘recipe’ that can be followed in every situation. It is always the primary responsibility of any landscape professional carrying out an assessment to ensure that the approach and methodology adopted are appropriate to the particular circumstances.*”

This assessment has therefore defined a set of criteria to assess the potential landscape and visual effects of the proposed development. These criteria are set out in Appendix 1.

GLVIA 3 makes clear that for non-EIA developments, the appraisal should consider all types of effects: adverse and beneficial, direct and indirect, and long and short term, as well as cumulative effects. However, GLVIA3 and GLVIA3 Statement of Clarification 1/13 10-06-13 explains how none of these effects should be given a judgement involving the terms ‘significant’ or ‘significance’. GLVIA 3 also stresses that the approach to the assessment needs to be proportionate to the scale of the development being assessed and the nature of the likely effects. This approach has been followed for this appraisal.

## 2.3 Landscape Resource Appraisal

A baseline study was first carried out involving desk-based research and a visit to the site and surrounding wider landscape. Desk-based research involved reviewing published landscape character assessment from national to local level, planning designations, local planning policies, OS mapping and information on the proposed development.

Based on GLVIA3, the landscape baseline is to be identified and described based on the following factors:

- Landscape elements that make up the landscape located within the defined study area comprising physical influences, landcover and influences of human activity.
- Aesthetic and perceptual aspects of the landscape, which include scale, complexity, openness, tranquillity, and wildness.
- The overall character including distinctive landscape character areas that can be identified and combinations of elements, aesthetic and perceptual aspects that are usually identified as key characteristics.

An appraisal considered the relevant published landscape character of the site and wider landscape within the extent of a defined study area. Site analysis recorded from the site visit was also considered within the appraisal.

The identified landscape baseline and key characteristics of the landscape give an indication of the value and susceptibility which help evaluate the sensitivity of the landscape and understand its ability to accept change.

Sensitivity of the landscape resource is considered against the criteria set out in Appendix 1 of this report. Criteria and tables identify the principal factors considered when assessing the susceptibility to the type of change or proposed development, the value attached to the landscape and landscape sensitivity specific to the proposed development and its location.

Appendix 1 also sets out the criteria and tables for assessing the magnitude of landscape effect, the level of landscape effect and the nature of effect (i.e., adverse, neutral, or beneficial).

## **2.4 Visual Amenity Appraisal**

The visual appraisal is based on identifying a number of viewpoint locations that represent relevant visual receptors, which are people with views of the landscape towards the proposed development. Visual receptors include the public or communities at large, residents, visitors, workers, and people travelling.

Sensitivity of the visual receptors is considered against the criteria set out in Appendix 1 of this report. Criteria and tables identify the principal factors considered when assessing the susceptibility of different visual receptors, the value attached to views and the sensitivity of visual receptors.

Appendix 1 also sets out the criteria and tables for assessing the magnitude of landscape effect, the level of landscape effect and the nature of effect (i.e., adverse, neutral, or beneficial).

## 2.5 ZTV

A Zone of theoretical visibility (ZTV) was produced based on several points within the site boundary from several roof pitches illustrated within the proposed site layout. The points used were based on an ultimate proposed height of 9m. The ZTV is illustrated in Appendix 2, Figures 2.1 to 2.4, and the ZTV methodology is described in Appendix 1.

## 2.6 The Study Area

The study area is used to define the area of landscape, which will be potentially influenced by the proposed development and to identify potential areas of visibility from the surrounding area. Guidance is provided within GLVIA3 on the area of landscape that needs to be covered in assessing landscape effects i.e., the 'Study Area' (LI and IEMA (2013), para. 5.2, page 70).

*“The study area should include the site itself and the full extent of the wider landscape around which the proposed development may influence in a significant manner. This will usually be based on the extent of Landscape Character Areas likely to be significantly affected either directly or indirectly. However, it may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”*

Guidance is also provided within Using LANDMAP in Landscape and Visual Impact Assessments GN46 (NRW, updated 2021) regarding using LANDMAP to identify search and study areas.

*“An approximate ratio between the maximum height of structure and distance to include in a search area is typically 1:150. This allows flexibility in defining the study area with a typical ratio of 1:100 for an average medium magnitude of effect, and 1:133 for an average low magnitude of effect on a high sensitivity receptor.”*

A table within the NRW guidance (updated 2021) suggests a study area of 2km for proposed structures with a height under 25m. The proposed built form will be an ultimate height of approximately 9m.

The study area is therefore defined at a 2km radius from the site boundary based on desk-based analyses of relevant LANDMAP data, designations, production of a ZTV and site visit analysis (See Appendix 2, Figures 2.1 and 2.3).

## 2.7 Photography

Photography was taken on 25<sup>th</sup> November 2022, when whether conditions were sunny with partial cloud. The camera used was a full frame sensor DSLR (Nikon D610) with a fixed 50mm lens (Nikon AF-S Nikkor 50mm F/1.8G) to be in keeping with TIN/06/19 *Visual Representation of Development Proposals* by the Landscape Institute (2019). Images were saved in .jpg format. The photography methodology in Appendix 1 describes the type of visualisation produced, how photographs were stitched, and how the photography has been templated with relevant descriptive information based on best practice guidance. The representative visualisation photography is located in Appendix 3 of this report.

## 3 Planning and Designations

### 3.1 Designations

See Appendix 2, Figure 2.1 for landscape and other relevant designations within the 2km study area. These designations will be referred to within section 6 when appraising relevant aspects of LANDMAP data.

- The nearest listed building to the site is Wern Isaf (Rosebriars) which is a Grade II building situated within a Historic Park and Garden located 160m south of the site. The setting of the building is acknowledged as being influenced by the adjacent Penmaen park to the north-west, as well as a Significant View to the north-west. Other listed buildings are located at least 370m away to the south within Llanfairfechan Town Centre Conservation Area and The Close Conservation Area, with no intervisibility of the proposed development likely due to intervening built form, trees and woodland;
- The boundary of Llanfairfechan Town Centre Conservation Area extends along Penmaenmawr Road adjacent to the north-western boundary of the site and includes the historic buildings to the north of the site and north of Penmaenmawr Road including Ysgol Pant y Rhedyn. The Conservation Area continues to cover large areas of the town centre to the south-west of the site;
- The Close Conservation Area is located circa 430m to the south of the site and comprises a number of residential listed buildings, however there will be no intervisibility of the proposed development due to intervening built form and vegetation;
- Scheduled Ancient Monuments within the study area include Gwern y Plas Ancient Village located at least 415m to the south-east, and Garreg Fawr Hut Groups, Ancient Fields and Cairns located circa. 2km to the south;
- The northern extents of Snowdonia National Park cover a small part of the southern extents of the study area;
- Intermittent blocks of Ancient Woodland Inventory located mainly within the central and southern parts of the study area will experience limited to no intervisibility due to intervening built form, trees, and woodland.

### 3.2 Planning Policy

The following planning documents are of relevance and have informed this report:

#### National

- Planning Policy Wales (PPW) Edition 11 (Welsh Government), 2021;
- Technical Advice Note (TAN) 12: Design (Welsh Government), 2016;
- Future Wales; The National Plan 2040; Working Draft National Development Framework Document: September 2020 Version (Welsh Assembly Government) 2020 (not yet adopted);
- People, Places, Futures: The Wales Spatial Plan (Welsh Assembly Government), 2008 Update;
- The Planning (Wales) Act 2015; and
- The Well-being of Future Generations (Wales) Act 2015 (Welsh Government).

## Local

- Conwy Local Development Plan 2007-2022 (Conwy County Borough Council) Adopted October 2013;
- LDP Proposals Map 2 Llanfairfechan, Penmaenmawr & Dwygyfylchi
- Supplementary Planning Guidance LDP09 - Design (Conwy County Borough Council), Adopted July 2015;

### 3.2.1 Planning Policy Wales (PPW, 2021)

Planning Policy Wales (PPW) Edition 11 was published in February 2021 and sets out the land use planning policies of the Welsh Government. PPW is supplemented by Technical Advice Notes (TANs), Welsh Government Circulars, and Policy Clarification Letters which together provide the national planning policy framework for Wales.

PPW recognises the special characteristics of places, which include the historic environment, green infrastructure, and landscape. PPW emphasises recognising the special characteristics of places including the importance of the historic environment (para 6.1.1 to 6.1.13 - pages 125-127), integrating green infrastructure into development (para 6.2.4 to 6.2.5 - pages 131-132), and landscape (para 6.3.3 - pages 133-134).

### 3.2.2 Technical Advice Notes (TANs)

#### Technical Advice Note 12 (TAN 12): Design

TAN 12 refers to appraising context and states *'In many cases an appraisal of the local context will highlight distinctive patterns of development or landscape where the intention will be to sustain character. Appraisal is equally important in areas where patterns of development have failed to respond to context in the past. In these areas appraisal should point towards solutions which reverse the trend.'* (Para 4.5 - page 13).

TAN 12 suggests that an appraisal of character context can provide design solutions relating to landscape design, scale, amount, layout of the development and appearance (see pages 19 and 20 of TAN12).

### 3.2.3 People, Places, Futures; The Wales Spatial Plan 2008 Update

The Wales Spatial Plan sets out the direction by which the country intends to enable sustainable spatial development. The site is located within part of the North West Wales Eryri a Mon Area. It's vision for this zone is: *'A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language'* (Page 67).

### 3.2.4 Conwy Local Development Plan 2007-2022

Conwy County Borough Council produced the Conwy Local Development Plan (LDP) 2007-2022 which was adopted in October 2013. The LDP provides a framework for local decision making and the reconciliation of development and conservation interests in order that land use changes proceed coherently and with maximum community benefit.

The document is currently under review at Stage 5 of the consultation process, however it remains the most up to date and current policy document at the time of writing this report.

Relevant strategic policies from the LDP are as follows:

**Policy CFS/1 Community Facilities and Services** states that:

*The Council will protect and, where possible, enhance community facilities and services by:[...] h) Ensuring that new housing development makes adequate provision for the open space needs of its residents and safeguarding existing areas of open space in line with Policies CFS/11 – ‘Development and Open Space’ and CFS/12 – ‘Safeguarding Existing Open Space’;*

**Policy NTE/1 The Natural Environment** states that:

*In seeking to support the wider economic and social needs of the Plan Area, the Council will seek to regulate development so as to conserve and, where possible, enhance the Plan Area’s natural environment, countryside and coastline. This will be achieved by:*

*a) Safeguarding the Plan Area’s biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national, regional and local importance, in line with Policy DP/6 – National Planning Policy and Guidance’;*

*[...]*

*c) Where appropriate and necessary, improving the quality of statutory and non-statutory landscapes and areas of biodiversity value affected by development, through management agreements, habitat connectivity, improved planting, landscape and maintenance specifications, in line with the Development Principle Policies and Policy NTE/3 – ‘Biodiversity’;*

*d) Working with developers to safeguard protected species and enhance their habitats in line with Policies DP/6 and NTE/3;*

*e) Seeking to minimise the loss of Grade 2 and 3a agricultural land to new development, in particular, in the east of the Urban Development Strategy Area, in line with Policy DP/6;*

*f) Respecting, retaining or enhancing the local character and distinctiveness of the individual Special Landscape Areas in line with Policy NTE/4 – ‘The Landscape and Protecting Special Landscape Areas’ and as shown on the Proposals Map;*

*[...]*

**Policy CTH/1 Cultural Heritage** states that:

*The council is committed to protecting and, where appropriate, enhancing its cultural and heritage assets. This will be achieved by:*

*a) Ensuring that the location of new development on both allocated and windfall sites within the Plan Area will not have a significant adverse impact upon heritage assets in line with Policies CTH/2 – ‘Development Affecting Heritage Assets’, DP/3 – ‘Promoting Design Quality and Reducing Crime’ and DP/6 – ‘National Planning Policy and Guidance’;*

*b) Recognising and respecting the value and character of heritage assets in the Plan Area and publishing Supplementary Planning Guidance to guide development proposals;*

*c) Seeking to preserve and, where appropriate, enhance conservation areas, Conwy World Heritage Site, historic landscapes, parks and gardens, listed buildings, scheduled ancient monuments and other areas of archaeological importance in line with Policy DP/6;*

*d) Protecting buildings and structures of local importance in line with Policy CTH/3 – ‘Buildings and Structures of Local Importance’;*

*[...]*

*f) Preserving and securing the future of heritage assets by only permitting appropriate enabling development in line with Policy CTH/4 – ‘Enabling Development’;*

*[...]*

Relevant local policies from the Conwy Local Development Plan are as follows:

**Policy NTE/3 Biodiversity** states that:

*1. New development should aim to conserve and, where possible, enhance biodiversity through:*

*a) Sensitive siting; avoiding European protected sites or those of national or local importance;*

*b) Sensitive layout and design which avoids impacts or mitigates through an agreed programme for any identified adverse impact on biodiversity;*

*c) Creating, enhancing and managing wildlife habitats and natural landscapes including connectivity;*

*d) Integrating biodiversity measures into the built environment;*

*e) Contributing to achieving targets in the Conwy Local Biodiversity Action Plan (LBAP);*

*f) Providing for a management agreement with the Local Planning Authority to secure the retention and long term future of biodiversity interests where applicable.*

*2. All proposals should include a Biodiversity Statement detailing the extent of impact on biodiversity.*



3. The Council will refuse proposals which would have a negative impact on a European Site, protected or priority species or habitat unless the impact is adequately mitigated and appropriate remediation and enhancement measures are proposed and secured by planning conditions or obligations.

**Policy CTH/2 Development Affecting Heritage Assets** states that:

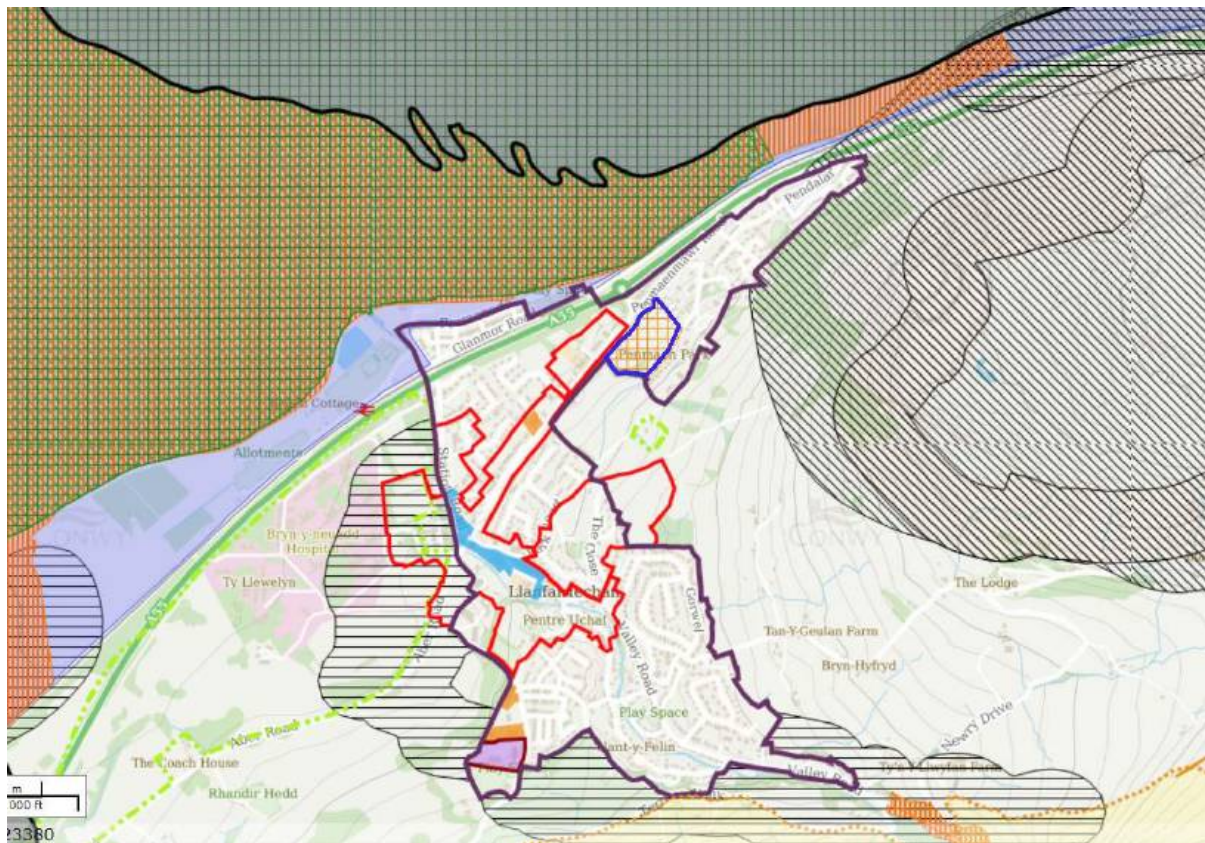
*Development proposals which affect a heritage asset listed below (a-f), and/or its setting, shall preserve or, where appropriate, enhance that asset. Development proposals will be considered in line with Policy DP/6, where applicable and Policy DP/3.*

- a) Conservation Areas
- b) Conwy World Heritage Site
- c) Historic Landscapes, Parks and Gardens
- d) Listed Buildings
- e) Scheduled Ancient Monuments
- f) Sites of archaeological importance

**Policy CTH/3 Buildings and Structures of Local Importance** states that:

*Development proposals affecting buildings or structures which make an important contribution to the character and interest of the local area will only be permitted where the building's distinctive appearance, architectural integrity and its setting would not be significantly adversely affected.*

Image 4. Extract from Interactive Proposals Map by Conwy County Borough Council.

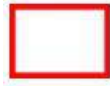


(Source by Conwy County Borough Council)

— Site Boundary



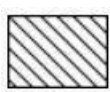
Settlement Boundary



Conservation Area



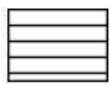
Housing Allocation



Safeguarded Hard Rock Reserves



Housing Contingency



Safeguarded Sand & Gravel



Historic Parks & Gardens



Snowdonia National Park

### 3.2.5 Summary of Local Planning Policy

The following points from relevant local planning policy are to be considered within this report:

- Safeguarding the biodiversity, geology, habitats, history and landscapes through the protection and enhancement of sites of international, national, regional and local importance
- Where appropriate and necessary, improving the quality of statutory and non-statutory landscapes and areas of biodiversity value affected by development, through management agreements, habitat connectivity, improved planting, landscape and maintenance specifications
- Seeking to preserve and, where appropriate, enhance conservation areas, historic landscapes, parks and gardens, listed buildings and scheduled ancient monuments
- New development should aim to conserve and, where possible, enhance biodiversity through integrating biodiversity measures into the built environment

## 4 Site Analysis

This section of the report details analysis of the site location and landscape setting within the extent of the defined study area based on desk-based research and site visit dated 25<sup>th</sup> November 2022.

### 4.1 Site Location and Setting

The site lies within a rectilinear agricultural field accessible via a farm track off Penmaenmawr Road. The site lies within the Settlement Boundary at the northern edge of Llanfairfechan. The site is located 630m north-east of the town centre and located within Conwy County Borough. The site is not located within any statutory or non-statutory landscape designations.

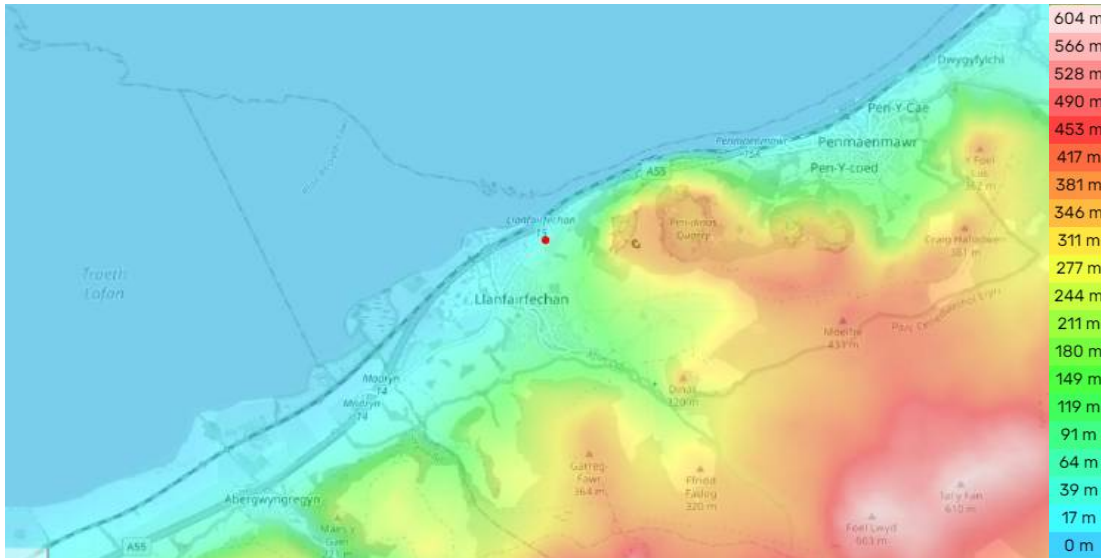
The site is approximately 2.5 hectares in size and comprises a semi-improved grassland field that is bound by native species hedgerow and stock proof fencing along the western boundary, gappy native species hedgerow and partial fencing along the eastern boundary and stone walling to the north, whereas the southern boundary is defined by post and wire fencing. The southern and eastern parts of the site contain a number of mature native species trees and pockets of bramble scrub. A small open watercourse runs through the southern part of the site and enters a culvert beneath Penmaenmawr Road along the northern site boundary.

The western boundary abuts a vegetated embankment between the site boundary and the edge of Penmaenmawr Road, whereas the eastern boundary adjoins a residential access road that services properties to the east which overlook the site. The northern boundary abuts the garden boundaries of the residential properties located to the north of the site, however these properties are orientated with their gable ends facing towards the site. The southern boundary adjoins the open agricultural landscape of Penmaen Park to the south. A few properties back onto the northern boundary with elevated rear partially screen or open views of the site and wider countryside to the south.

### 4.1.1 Topography

The site declines from east to the west with ground level heights differing by approximately 13m. The highest point of the site being from the south-east corner at approximately 38m AOD to the lower levels along the western boundary of 17m AOD and the lowest point of the site being approximately 12m AOD at the north-western corner of the site, where access is gained from Penmaenmawr Road.

Image 5: Topographic map with site boundary



Source: Topographic map

● Location of the Site

The wider landform as illustrated by the topographic map below shows the site located on low ground on the north-western edge of Llanfairfechan. The landform rises to the north-east around the summit of Penmaenmawr Quarries (375m) and to the south-east around the summit of Garreg Fawr (365m).

### 4.1.2 Settlement and Built Form

The northern boundary of the site abuts the edge of residential built form located between Penmaenmawr Road to the west and Penmaen Park (road) to the east.

The eastern boundary adjoins Penmaen Park (road), which provides access to a number of residential properties to the east which are elevated above the carriageway and overlook the application site.

To the west of the site, built form is located along Penmaenmawr Road and mostly comprises residential properties, along with some historic buildings such as Ysgol Pant y Rhedyn. The boundary of Llanfairfechan Town Centre Conservation Area extends along Penmaenmawr Road until Shore Road East, however the majority of the Conservation Area is located to the south-west of the site and includes a number of listed buildings within the town centre. Built form continues to extend circa 650m to the north of the site, however the majority of the Llanfairfechan townscape is located to the south-west of the site.

The A55 (North Wales Expressway) runs along the coastline in close proximity to the site, with access gained via a roundabout adjoining Penmaenmawr Road circa 90m to the north-west of the site.

### 4.1.3 Public Access

Public rights of way (PRoW) run throughout the wider landscape and surround the proposed development. See below an extract of the public rights of way interactive map by Conwy County Borough Council to illustrate the accessibility of the wider landscape.



Image 6: Extract of public rights of way definitive map by Conwy County Borough Council with site boundary (outlined in red)

### 4.1.4 Site and the Immediate Vicinity

Context images below are to illustrate the landscape characteristics of the site and the immediate vicinity.

Note. The below context images are not representative viewpoints. Representative viewpoints are located within Appendix 3.

Images 7-13: Local context photos of the site and its immediate setting



Image 7: Context image of the site comprising an agricultural field of semi-improved grassland that slopes from east to west. The field is rectilinear in shape and bound by hedgerows and fencing. There is a group of mature trees within the southern part of the site that are a key feature and help to filter views of the site from the south. Built form along Penmaenmawr road is visible to the west of the site.



Image 8: The site is currently accessible via field gate off Penmaenmawr Road at the north-western corner of the site.



Image 9: The western boundary comprises mature hedgerow along an embankment between the site boundary and the footpath and bus stop along Penmaenmawr Road.



Image 10 (left): Stone walling along the northern site boundary adjoining residential properties to the north of the site. The rising landform of Brundrit's West Quarry is visible in the background.



Image 11 (right): Low native species hedgerow along the eastern site boundary with the adjacent residential properties overlooking the site.



Image 12 (left) and 13 (right): Mature trees and the open watercourse within the southern part of the site. Post and wire fencing demarcates the southern boundary of the site with the open landscape of Penmaen Park immediately adjacent.

#### 4.1.5 Visual Character

The wider context images below illustrate the visual character of the wider landscape and townscape setting within the extent of the study area.

Images 14-17: Context photos of the wider landscape setting



Image 14: Context images of the typical residential built form along Penmaenmawr Road to the west of the site. These properties have partial views of the site that are limited by the mature hedgerow along the western site boundary.

Image 15 (right): Historic built form along Penmaenmawr Road within Llanfairfechan Town Centre Conservation Area.





Image 16: Context image of the wider landscape from elevated agricultural land to the north-east of the site. Intervening trees and woodland filter views of the built form situated on lower ground, with the coastline visible beyond and the headland of Anglesey visible in the distance.



Image 17: Context image of the promenade along the coastline to the north-west of the site

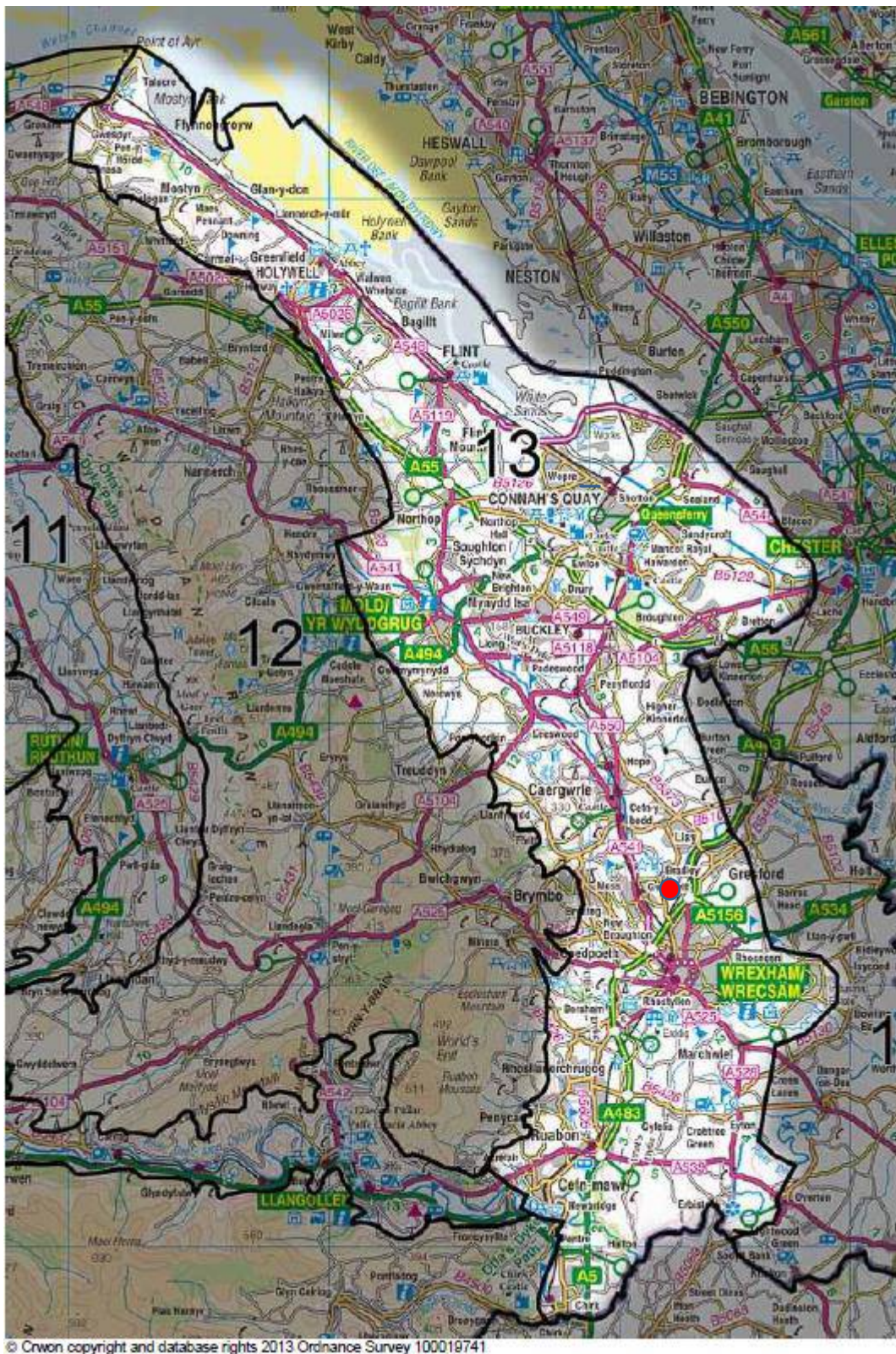
## 5 Landscape Baseline

Landscape character studies provide guidance on the physical, historical and cultural land use and settlement patterns within an area. The following landscape character studies are of relevance and have informed this appraisal:

- National Landscape Character Area Profile: NLCA03 Arfon (Natural Resources Wales), 2014;
- National Landscape Character Area Profile: NLCA06 Snowdonia (Natural Resources Wales), 2014;
- Cadw, Welsh Governments National Historic Assets online service - <https://cadw.gov.wales>;
- LANDMAP, Natural Resource Wales, online service;
- Conwy Local Development Plan 2007-2022 Supplementary Planning Guidance: LDP11: Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development (Conwy County Borough Council), 2014;
- Supplementary Planning Guidance: Landscapes and Seascapes of Eryri (Snowdonia National Park Authority), 2014; and
- Historic landscape Characterisation Creuddyn and Arllechwedd – Area 12 Llanfairfechan (Gwynedd Archaeological Trust) - <http://www.heneb.co.uk/hlc/creuddyn-arllechwedd/creu12.html>.

## 5.1 National Landscape Character Area (NLCA) 03 Arfon

Image 18: NLCA03 Arfon



(Source: Natural Resources Wales)

● Site Location

### 5.1.1 Extracts of NLCA03: Arfon

The proposed site and study area are located within profile NLCA03 called Arfon. The text is extracted from the NLCA profile to understand the characteristics of the NLCA relevant to the proposal site and landscape setting.

#### Summary of NLCA03

*Arfon is literally the land which is ar-fon, 'against Anglesey', being the lowland area bounded on the one side by the Menai Strait and on the other by the Snowdonia foothills and the adjacent glaciated valleys that open into it. Extending from Penmaen-bach Point in the north east to Bryncir in the south, it includes the Anglo-Norman boroughs of Caernarfon (with its World Heritage Site castle and town walls) and the cathedral and university city of Bangor. This coastal plateau area also includes the 19th century neo- Norman Penrhyn Castle, which dominates the view and whose estate extends for many miles around, as well as the less apparent, gentry houses and parklands at Faenol (now an internationally-recognised concert venue) and Glynllifon.*

*As well as the dwellings of the once-wealthy and powerful, this is also pre-eminently the landscape of the Welsh gwerin, the industrious, progressive and cultured population of the farm, the small-holding, the cottage and the quarry. Their way of life, brought into being by the tremendous industrial slate quarrying workings of the late 18th and the 19th centuries, has far from vanished, and the Welsh language remains particularly strong. The landscape of the gwerin is everywhere, in the form of settlements, chapels, field-boundaries and in the unique environments of the great slate quarries, whose working faces and tips dominate the Ogwen and Nantlle valleys and the Llanberis-Llanddeiniolen area. The time depth of the area is also evident, in an exceptionally rich legacy of earlier archaeology, and in the rich traditions of myth and legend.*

#### Key Characteristics

- **The Arfonian plateau** – a broad, gently undulating lowland and valley land form, rising from the coast to about 200m and flanked by the much higher adjacent uplands of Eryri.
- **Menai Strait** – the tidal channel separating Anglesey and the mainland.
- **Soft open coastline** – at Morfa Dinlle with shingle and sand beaches and dunes, extensive mud and sand flats in Foryd Bay and at Traeth Lafan.
- **Extensive sheltered inter** - tidal areas at Foryd Bay and Traeth Lafan, with high ecological importance.
- **A dramatic inland panorama of steeply rising mountains** - with many views to well known ridges and peaks, including Snowdon.
- **Deep 'U' shape valleys emerge from uplands into Arfon** – and whose rivers then cross the area. The rivers include the Gregyn, Ogwen, Cegin, Gwyfrai, Seoint and Llyfni, and in the Llanberis area also include the ice-deepened lakes of Llyn Padarn and Llyn Peris.
- **Very extensive slate workings** – on the flanks of the upland valleys, including associated old mines, levels, railways, waste tips and workshops. Many are at a spectacular scale.
- **'Gwerin'** – landscapes associated with slate quarry worker's housing and smallholdings that encroached onto former commons, typically heavily dominated by slate walls and buildings, and in places (e.g. Nebo) tiny field sizes. Slate fencing in a few places (e.g. Mynydd Llandegai).

- **Pastoral land cover** – predominates
- **Wooded valley slopes** – by rivers and beside the Menai Strait.
- **Lowland – upland contrasts** – from the intimate, wooded, lush, soft, sheltered lowland and pastures to the exposed, open, heavily grazed, marginal upland fringes.
- **Prehistoric and funerary sites** - a rich concentration of burial sites, hill forts and stone-built hut circles and their field systems, which often survive on the more marginal parts of the foothills.
- **Landed estates and their designed parklands** - from the Medieval and post Medieval periods, such as Penrhyn, Faenol and Glynllifon, on the better land and often with designed parklands and scattered individual trees.
- **Settlement pattern** - relates to sites of strategic significance: river mouths and ports, coastal defensive, where the upland valleys emerge, and near slate workings.
- **Caernarfon Castle** - World heritage site, and its associated Medieval walled town overlooking the Menai Strait.
- **The University City of Bangor** – occupying a constricted site flanked by coast and wooded hills.

### Summary of NLCA03 relevant to the Proposal Site and Landscape Setting

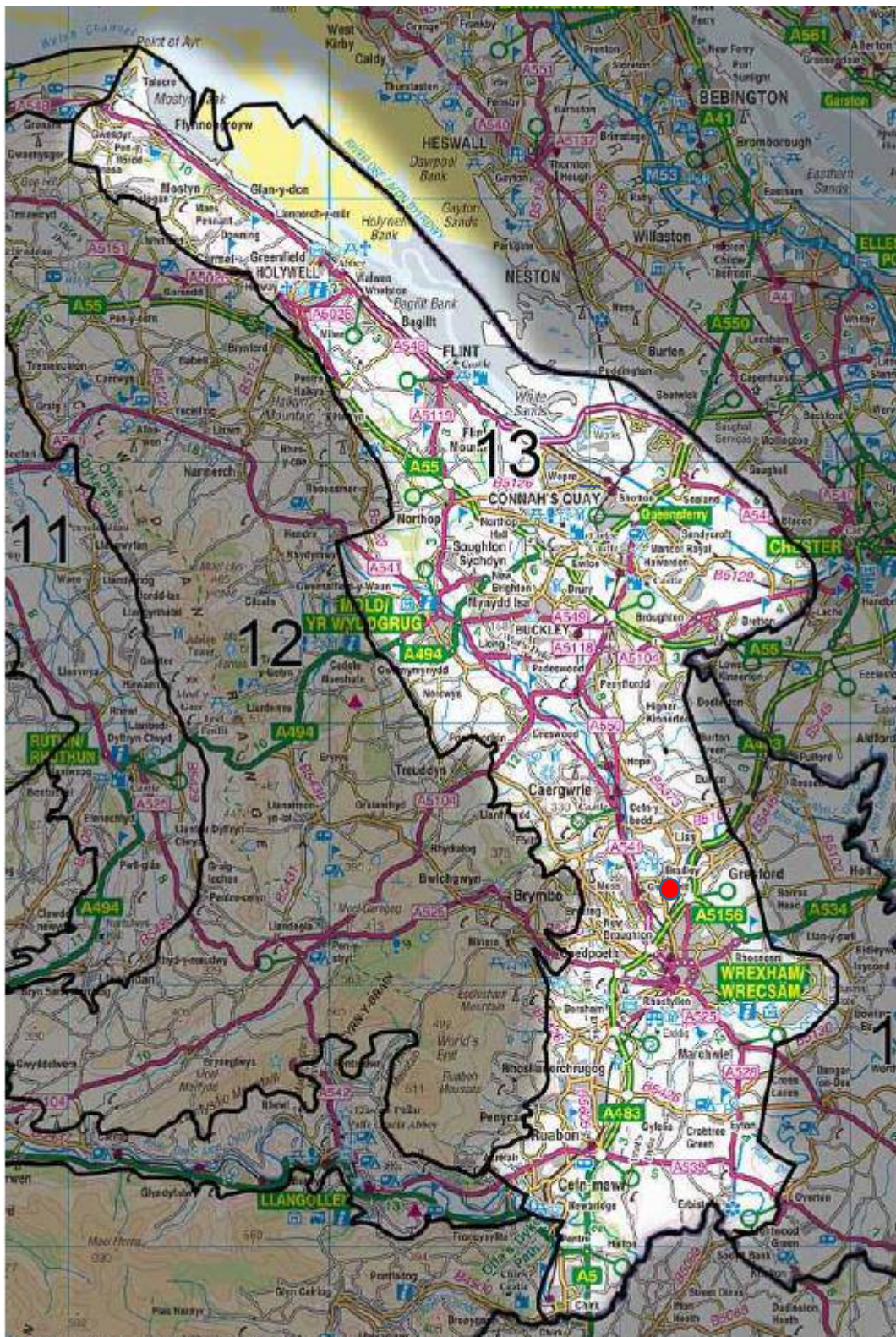
Characteristics of NLCA03 relevant to the proposal site and study area include:

- The Arfonian Plateau – undulating lowland rising from the coast.
- Soft open coastline – with shingle and sand beaches and dunes
- Gwerin – landscapes associated with slate quarry workings
- Pastoral land cover - predominates
- Lowland – upland contrasts – from intimate wooded, lush, soft and sheltered lowland to exposed, open marginal upland fringes.

Based on the above relevant characteristics, NLCA03 generally represents the character of the proposal site and its wider landscape setting.

## 5.2 National Landscape Character Area (NLCA) 06 Snowdonia

Image 19: NLCA06 Snowdonia



(Source: Natural Resources Wales)

● Site Location

## 5.2.1 Extracts of NLCA06: Snowdonia

The southern part of the study area is located within profile NLCA06 called Snowdonia. The text is extracted from the NLCA profile to understand the characteristics of the NLCA relevant to the proposal site and landscape setting.

### Summary of NLCA06

*This is an extensive, rural upland area, broadly coinciding with the Snowdonia National Park. It is dominated by mountain ranges of which the Snowdon massif rises to the highest peak in England and Wales, Yr Wyddfa, at 3560' (1085m). Other ranges include the Carneddau and Glyderau in the north and Rhinogydd and Cadair Idris in the south. The area encompasses many of the country's most spectacular uplands including all 15 of Wales's mountain peaks over 3000 feet. There are numerous glacial features including sharp ridges, cirques, cliffs, lakes (including Llyn Tegid, Wales' largest), bogs, rivers and waterfalls. The steep topography is challenging for travel with most main routes being limited to valley bottoms and over high passes. It is a geologically diverse area, playing an important part in the early development of geology as science, attracting the attention of some of the discipline's founding fathers like Charles Darwin, who explored the area in 1831.*

*However, it is very far from being purely wild upland. The area became a symbol for centuries of the spirit and freedom of the country and of its people. The borough towns of Dolgellau and Bala both owe their origins to the years of Welsh independence before the Anglo-Norman conquest, as do many smaller but ancient settlements such as Dinas Mawddwy. The Methodist revival, from its centre at Bala, began its work of transforming Wales and the Welsh way of life in the C18th and C19th. Today the Welsh language is spoken by the majority of inhabitants.*

*Blaenau Ffestiniog is one of the best surviving Victorian towns in Wales, located in the middle of the area. Its origins were purely in the industrial revolution, when the demand for slate led to large-scale transformation of the rocky fields and mountainsides in this once barely inhabited upland parish. Industrialisation left its marks in other areas too, not just from quarrying and mining for slate but also for mining for lead, zinc, manganese, copper and gold. Generally, hill farming and forestry cover much of the land that is not open mountain. Stone is the dominant building material for the many small cottages, farms, old industrial workshops, and field boundaries. A number of large areas have been afforested, notably around Betwys-y-coed, Coed-y-brenin and in the Corris area.*

*Today the area attracts many tourists, who explore and admire the natural drama of the scenery. Popular locations become 'honeypots' of activity in summer, the railway, café and summit of Snowdon being the most famous example.*

### Key Characteristics

- **A mountainous topography** - with the principal mountain range orientated broadly north east to south west.
- **Wales's sharpest ridges and highest peaks lie within this area** – in a landscape often defined by massive, angular skylines. Most famously this includes the massif of Snowdon, with the peak of Yr Wyddfa, highest in England and Wales at 1085m AOD, and a number of radiating ridges.
- **U-shaped glacial valleys and corries** - carved through the mountainous terrain and deepened by the ice in the last Ice Age.

- **An upland character to principle land cover elements** - including hill sheep grazing, forestry, heather dominated moorland and upland grassland. Rock outcrops and slate/shale ridges and screes are frequently apparent.
- **Moorland and blanket bog** – substantial areas with significant ecological interest and large parts of the area are designated SSSI. Species rich crag flora and grassland is a feature of upland areas, for example, at Moel Hebog.
- **Rivers, lakes, waterfalls** - principal rivers include the Dysinni, the Llugwy, the source of the Conwy, the Mawddach, Glaslyn and Dwyryd. There are numerous small lakes and waterfalls e.g. at Betws-y-Coed, and Llyn Tegid at Bala is Wales' largest natural lake.
- **Estuaries and coast** – although only directly fronting open sea in a few places, the tempestuous, dark, mountainous character abuts, or is seen in views close to. milder, sheltered, woodland-fringed estuaries and sunnier, sandy open coast. This combination provides an iconic and contrasting image of great appeal to many.
- **Prehistoric archaeology** - many ritual and funerary sites including cairns, standing stones and stone circles, many located along hill crests, mountains, ridges and passes, often forming strong visual features.
- **Ancient stone built remains** - deserted stone-built Iron Age, Roman period, Medieval and later, settlements and field systems survive in an almost unbroken "cordon" of relict landscapes along the lower slopes between the Dyfi in the south west and the Conwy in the north east.
- **Slate mining heritage** - abundant in many parts but notably created the extensive slate landscape of Blaenau Ffestiniog and slate is the principal building material in much of the area. Remains include quarries, waste heaps, mines, levels, workshops and cottages.
- **Copper, gold and other minerals heritage** – copper mining was historically important, notably at Sygun, near Beddgelert and Drws-y-Coed, near Nantlle. The exploitation of other minerals, for example, gold, lead, zinc and manganese, have also left industrial archaeological remains in the landscape. Welsh gold is worn by the Royal Family.
- **Sparsely populated / few large settlements** – confined to valleys, the few include the small towns of Dolgellau and Bala, and the slate town of Blaenau Ffestiniog, and compact valley villages in slate and stone such as Beddgelert and Betws-y-Coed.
- **Transport routes affected by steep topography** - the majority of the area has few roads, these are routed along valleys, linked by the occasional twisting mountain pass. Railway routes do likewise and with tunnels. There are remains of numerous narrow gauge quarry railways, some with inclines. There are several operational narrow-gauge heritage railways for tourists.
- **Sublime, picturesque, iconic visual and sensory landscape of great drama** – the inspiration for many artists over the last 200 years, part of the great tour for Wordsworth, and others.
- **A stronghold of the Welsh language and culture** - of small-scale rural farming, of large-scale mineral exploitation. It includes great contrast and exhibits an intimate relationship between the natural drama and the cultural heritage of its people.
- **Tourism** - today Snowdonia is recognised as a National Park and is visited by thousands of tourists who come to experience the natural and cultural heritage. The area forms a great outdoor challenge for many recreational visitors as they explore.

## Summary of NLCA06 relevant to the Proposal Site and Landscape Setting

Characteristics of NLCA06 relevant to the proposal site and study area include:

- U-shaped glacial valleys and corries - carved through the mountainous terrain and deepened by the ice in the last Ice Age.



- Only directly fronting open sea in a few places, the tempestuous, dark, mountainous character abuts, or is seen in views close to. milder, sheltered, woodland-fringed estuaries and sunnier, sandy open coast. This combination provides an iconic and contrasting image of great appeal to many.
- Upland character to principal land cover – including hill sheep grazing, forestry, heather dominated moorland and grassland. Rock outcrops, ridges and screes are apparent.
- Mining heritage including quarries, waste heaps, mines, levels, and workshops. Although, because of granite quarrying as opposed to slate.

Based on the above relevant characteristics, NLCA06 generally represents the character of the wider landscape setting to the east and south.

### 5.3 District Landscape/Townscape Character Assessment

There were no published townscape units identified within the study area.

Published landscape character areas were identified within the study area from Supplementary Planning Guidance LDP11: Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development (Conwy County Borough Council, 2014), and Supplementary Planning Guidance 07: Landscape and Seascapes of Eryri (Snowdonia National Park, 2014).

The local supplementary planning guidance for Conwy indicates that the proposed development and majority of the study area is located within Lowland Area LCA, and Landscape Unit A8 Coastal Landscape Unit (Penmaenmawr to Llanfairfechan) (Refer to Appendix 2, Figure 2.2). The 'Key Characteristics' of this landscape unit are as follows:

- *Medium scale coastal landscape*
- *High hills/mountains extend to the coast*

The document provides an appraisal of the landscape unit against wind energy development, however the document identifies the following characteristics of the landscape unit and the relevant aspects of LANDMAP:

- *Scale – Typically a medium scale landscape. (VS8: Medium/Vast)*
- *Landform - Gentle coastal slopes interrupted by dramatic rugged mountains along the northern fringes of Snowdonia National Park. (VS4: Disturbed / High Hills/Mountains / Levels / Rolling/Undulating)*
- *Landcover Pattern - Rural pastoral landcover with modern development including quarries, coastal settlements and transport corridors. (VS3: Intertidal / Urban / Excavation / Upland Grazing / Hillside & Scarp Slopes Grazing VS5: Open Land / Mixture / Development)*
- *Built Environment - Urban development along the coast includes settlements and a major road and rail corridor. Urban influences are less evident in the upland areas with the exception of quarrying activities. (VS6: Mixture / Urban / No Settlements VS27: Poor / Fair / Good)*
- *Skylines and Settings – The northern fringes of Snowdonia National Park form a dramatic backcloth to southerly views. Skylines to the north are also prominent and include Anglesey and the distinctive Great Orme Headland.*
- *Movement - Frequent traffic on the local road network brings movement into this landscape unit, particularly in connection with the larger settlements. However, in contrast the uplands are more still in character. (VS18: Rare / Occasional / Infrequent / Constant)*

- *Visibility. Key Views, Vistas – Views are typically open and include expansive views to Snowdonia National Park and the Great Orme Headland. (VS9: Open / Exposed)*
- *Typical Receptors – These include occupiers, users and visitors to the following:*
  - *Numerous properties particularly along the coast,*
  - *Long distance routes including Sustrans - North Wales Coast cycle route (NCN Route 5) and the North Wales Path (part of the Wales Coast Path),*
  - *Open Access Areas,*
  - *Local attractions and public rights of way, The A55 tourist route and North Wales Coast Railway,*
  - *The local road network,*
  - *Passing ships and ferries*
- *Intervisibility/Associations with Adjacent Landscapes – There is a strong association and intervisibility with Snowdonia National Park, with adjacent coastal landscapes including the Great Orme Headland and more distantly with Anglesey.*
- *Views to and from Important Landscapes and Cultural Heritage Features – These include:*
  - *Snowdonia National Park,*
  - *Anglesey Coast AONB,*
  - *Great Orme and Creuddyn Peninsular SLA,*
  - *Great Orme Heritage Coast,*
  - *Open Access Areas,*
  - *Gogledd Arllechwedd (North Arllechwedd) and Creuddyn a Chonwy (Creuddyn and Conwy) Registered Historic Landscapes,*
  - *Registered Parks and Gardens,*
  - *Hillforts*
- *Scenic Quality and Character – Typical Moderate-High LANDMAP evaluation. (VS46: Low / High, VS47: Low / High, VS48: Moderate / High)*
- *Remoteness / Tranquillity - Although the coastline is busy due to modern development and the A55, a short distance inland it rapidly becomes highly remote and tranquil. (VS24: Small; Tranquil; Exposed; Remote; Wild; Spiritual, Settled; Tranquil; Noisy; Exposed, Exposed, Unattractive)*
- *Landscape Value – Nationally designated features include Sustrans - North Wales Coast cycle route (NCN Route 5) and Open Access Areas. Typical Moderate LANDMAP evaluation with some areas as Outstanding. (VS50: Low / High, VS49: Low / Moderate / High / Outstanding, LH45: Low / Moderate / High / Outstanding, LH42: Low / Moderate / Outstanding, GL31: Moderate / High, GL33: Moderate / High)*
- *Cultural Heritage Value - Much of this landscape unit lies within the Gogledd Arllechwedd (North Arllechwedd) Registered Historic Landscape. This landscape unit includes a Registered Park and Garden. Typical Moderate LANDMAP evaluation with some areas Outstanding. (HL38: Moderate / High / Outstanding, HL35: Low / Moderate / High / Outstanding, HL40: Moderate / High)*

The local supplementary planning guidance for Snowdonia National Park indicates that a small southern part of the study area is located within LCA 1: Ucheldir Y Gogledd, (Refer to Appendix 2, Figure 2.2). The 'Key Characteristics' of this landscape area are as follows:

- *Dramatic and varied topography; rising up steeply from the Conwy coast at Penmaenbach Point to form a series of mountains, peaking at Foel-Fras (942 metres). Foothills drop down from the mountains to form a more intricate landscape to the east and west.*
- *Complex, internationally renowned geological and geomorphological landscape, with a mixture of igneous and sedimentary rocks shaped by ancient earth movements and exposed and re-modelled by glaciation.*
- *Multiple streams draining from the mountains, in some places plunging down hanging valleys as waterfalls. U-shaped valleys carving through the mountains, often with extensive moraine and head deposits.*

- *Reservoirs at Llyn Anafon, Duly, Melynlyn and Llyn Eigiau.*
- *Small bands of woodland and spinneys associated with the lower-lying farmland and valley sides, including nationally designated native woodlands at Coedydd Aber, Coed Merchlyn, Coed Gorswen and Coed Dolgarrog. Prominent forestry blocks on the lower slopes of Llwytmor Bach and at Parc Mawr.*
- *Large-scale, unenclosed mountains contrasting with small historic field patterns on the foothills. The intermediate area defined by large regular enclosures of ffridd, providing valuable cultural and natural links between the uplands and their surrounding lowlands.*
- *Enclosed pasture fields divided by stone walls or hedgerows, often with frequent hedgerow trees. Rough common land grazing by sheep on the mountains.*
- *Internationally important montane habitats and species within the Eryri SAC/SSSI, including rare arctic-alpine plants, montane heaths, cliff ledges and wetlands. Wet and sessile oak woodlands found within the Coedydd Aber SAC/SSSI/NNR, linking the mountains to the north coast.*
- *Sychnant Pass SSSI, in the north-east of the LCA, comprising dry heath, acid grassland, bracken, marshland, ponds and streams – providing a naturalistic backdrop to the nearby Conwy Estuary.*
- *Wealth of nationally important archaeological features including Bronze Age funerary and ritual monuments (e.g. standing stones at Bwlch y Ddeufaen), prominent Iron Age hillforts (e.g. Maes y Gaer and Dinas) and evidence of early settlement, field systems and transport routes (e.g. the Roman road passing through Bwlch y Ddeufaen and 11th century Aber Castle).*
- *The remains of 19th and 20th century slate quarrying found throughout, including disused quarries and tips.*
- *Uninhabited mountains, with large areas of open access land and a sparse network of rights of way (but no road access). Lower level enclosed farmland includes scattered stone and slate-built farmsteads and occasional clustered hamlets linked by winding rural roads.*
- *Historic settlement of Abergwyngregyn (a Conservation Area) occupying a sheltered location on the banks of the River Aber; a strategic starting point for travellers crossing the Menai Strait. The village of Llanllechid (also a Conservation Area) straddles the National Park boundary in the western foothills.*
- *Mountains forming a dramatic backdrop to the nearby coast and seascape (including the A55 coast road) frequently characterising views from Anglesey, the Menai Strait and the Conwy coastline.*
- *Long views north across the coastline, out to sea and to the Isle of Anglesey. The offshore windfarms in the Irish Sea are visible features on the distant horizon. Views south are contained by the mountains of the Carneddau Range.*
- *A highly tranquil, remote landscape with few modern intrusions and a pervading 'wilderness' quality associated with the mountains.*

#### **5.4 Relevant LANDMAP Aspect Areas to consider**

The site is located within the following aspects areas which will be directly impacted by the proposed development:

- Historic Landscape Aspect Area HL002 (Area Name: Plas Heulog) (Class3: Irregular Fieldscapes) (Overall Evaluation: High);
- Landscape Habitats Aspect Area LH041 (Area Name: Llanfairfechan grasslands) (Class 3: Mosaic) (Overall Evaluation: Moderate - The area contains a variety of habitats from improved grassland to heath, bracken and broadleaved woodland, ranging in a short distance from lowland to upland it is likely to support a range of common species).

- Geological Landscape Aspect Area GL001 (Area Name: Pen-y-Coed) (Class 3: Undulating lowland hill terrain) (Overall Evaluation: Moderate)
- Boulder clay covered lowland coastal plain in Ordovician siltstones); and
- Visual and Sensory Aspect Area VS074 (Area Name: Llanfairfechan/Penmaenmawr) (Class 3: Urban) (Overall Evaluation: Moderate).

Nearby aspects areas within the study area with potential intervisibility of the proposed development include the following:

- Historic Landscape Aspect Area HL021 (Area Name: Penmaenmawr Quarries) (Class 3: Extractive) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL023 (Area Name: Hafod Fadog) (Class 3: Regular Fieldsapes) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL024 (Area Name: Conwy western foreshore) (Class 3: Water & Wetland) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL084 (Area Name: Llanfairfechan) (Class 3: Other Settlement) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL086 (Area Name: Bryn-y-Neuadd) (Class 3: Designed) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL102 (Area name: Fieldsapes above Llanfairfechan) (Class 3: Irregular Fieldsapes) (Overall Evaluation: Moderate).
- Historic Landscape Aspect Area HL104 (Area name: Mynydd y Dref and ffriddoedd, Class 3: Marginal Land) (Overall Evaluation: Outstanding).
- Landscape Habitats Aspect Area LH003 (Class 3: Acid Grassland) (Overall Evaluation: Outstanding).
- Landscape Habitats Aspect Area LH010 (Class 3: Improved Grassland) (Overall Evaluation: Low).
- Landscape Habitats Aspect Area LH012 (Class 3: Improved Grassland) (Overall Evaluation: Low).
- Landscape Habitats Aspect Area LH013 (Class 3: Acid Grassland) (Overall Evaluation: Moderate).
- Landscape Habitats Aspect Area LH018 (Class 3: Broadleaved Woodland) (Overall Evaluation: Outstanding).
- Landscape Habitats Aspect Area LH023 (Area Name: Penmaenmawr sands) (Class 3: Intertidal, Including Muds/Sands, Saltmarsh, Shingle/Gravel and Boulders/Rocks) (Overall Evaluation: Outstanding).
- Landscape Habitats Aspect Area LH042 (Area Name: Llanfairfechan urban area) (Class 3: Mosaic) (Overall Evaluation: Moderate).
- Landscape Habitats Aspect Area LH043 (Area Name: Penmaen mawr Quarry) (Class 3: Artificial Exposures & Waste Tips) (Overall Evaluation: Low).
- Landscape Habitats Aspect Area LH044 (Area Name: Penmaen Mawr scree mosaic) (Class 3: Mosaic) (Overall Evaluation: Moderate).
- Landscape Habitats Aspect Area LH045 (Area Name: Moelfre upland grass and heath mosaic) (Class 3: Mosaic) (Overall Evaluation: High).
- Geological Landscape Aspect Area GL003 (Area Name: Llanfairfechan coast) (Class 3: Spits, bars, and ridges) (Overall Evaluation: Moderate)
- Geological Landscape Aspect Area GL004 (Area Name: Coastal zone of S of Penmaen Swatch) (Class 3: Other) (Overall Evaluation: Moderate)
- Geological Landscape Aspect Area GL035 (Area Name: Penmaen Mawr) (Class 3: Undulating lowland hill terrain) (Overall Evaluation: High).
- Geological Landscape Aspect Area GL036 (Area Name: Llanfairfechan) (Class 3: Ancient lowland river flood plain system) (Overall Evaluation: Moderate)
- Geological Landscape Aspect Area GL078 (Area Name: Penmaenmawr) (Class 3: Upland Plateau) (Overall Evaluation: High)

- Geological Landscape Aspect Area GL109 (Area Name: Talybont) (Class 3: Lowland plateau) (Overall Evaluation: High).
- Visual and Sensory Landscape Aspect Area VS072 (Area Name: Carneddau uplands (Class 3: Upland Grazing) (Overall Evaluation: High)
- Visual and Sensory Landscape Aspect Area VS073 (Area Name: Abergwyngregyn (Class 3: Hillside & Scarp Slopes Grazing) (Overall Evaluation: High)
- Visual and Sensory Landscape Aspect Area VS075 (Area Name: Penmaen Mawr quarry (Class 3: Excavation) (Overall Evaluation: Low)
- Visual and Sensory Landscape Aspect Area VS131 (Area Name: Traeth Lafan (Class 3: Intertidal) (Overall Evaluation: High)

## 5.5 Historic Landscape Characterisation: Creuddyn and Arllechwedd – Area 12 Llanfairfechan

### Historical background

*The bulk of the land which formed the parishes of Aber and Llanfairfechan was acquired by the Bulkeley family of Baron Hill in the sixteenth century, who remained the owners of most of Llanfairfechan until 1856, when they were forced to sell up to one Richard Luck, a solicitor; together with the Platts of Bryn y Neuadd (see 2013 below), Llanfairfechan was transformed by the rebuilding of the plasdai, by the re-alignment of the road, by the construction of boarding houses, an English church, a railway station - though a plan to build docks and piers came to nothing.*

### Key historic landscape characteristics

*Planned resort town, esplanade and shops, Art-and-Crafts style*

*Llanfairfechan is similar to Llandudno as a planned estate townscape which incorporates an earlier nucleus which retains a separate character and identity. It is dominated by its main axes, which run south-west to north east. These are the post-road (the former A55), the modern by-pass to the north and the main line railway. The road which runs from the post-road here to the beach is lined by attractive, though down-at-heel, shop buildings, Arts-and-Crafts influenced, and by substantial nineteenth century dwellings with large gardens, leading to a typical Welsh esplanade development consisting of a row of boarding houses, a cafe on the beach, and a model yacht pond. The turreted stone building here, 'Moranedd', with its patterned slate roof, is an attractive feature. The substantial three-aisle Anglican church by the post-road is a prominent landmark.*

*Pentre Uchaf is the focus of the pre-Platt community, being made up largely of earlier nineteenth century buildings, including agricultural or small-scale craft buildings in an amongst later dwellings. The bridge here bears the date 1819 on the plaque. Towards the south-west of Pentre Uchaf at SH 683 743 is twentieth century social housing, and to the east at SH 684 749 is a looped development by Herbert Luck North (1871-1941), an outstanding locally-based Arts-and-Crafts architect. The houses are laid out entirely with his distinctive, whitewashed, making use of Arfon slate slabs for boundary fencing and the distinctive brown-green Tal y Fan Quarry slates as roofing material. Other examples are to be found elsewhere in Pentre Uchaf.*

*Other buildings make extensive use of Penmaenmawr stone. A distinctive feature is the use of yellow brick cornerstones in conformation with Penmaenmawr stone.*

## 6 Landscape Appraisal

### 6.1 Assessment of effects upon Landscape Character

The level of landscape effects has been determined by assessing the sensitivity of the landscape resource and the magnitude of the effect (both physical and perceptual). The sensitivity of the landscape resource has been determined by analysing the following:

- Susceptibility to change; and
- Landscape value

The followings assessment tables breakdown the appraisal of each landscape character area.

Assessment Table 1:	NLCA03 Arfon (Site located within)
Value	<p>Natural Heritage: (Medium) The study area includes Traeth Lafan SSSI, Traeth Lafan/Lavan Sands, Conway Bay SPA, Y Fenai a Bae Conwy/ Menai Strait and Conwy Bay SAC, and ancient woodland. The Arfonian plateau is a broad, gently undulating lowland and valley landform, rising from the coast to about 200m and flanked by the much higher adjacent uplands of Eryri.</p> <p>Cultural Heritage: (High) The study area includes North Arllechwedd Historic Landscape, listed buildings, two Conservation Areas (Llanfairfechan Town Centre, and Llanfairfechan, The Close), two Scheduled Ancient Monuments, and ancient woodland. The NLCA includes a rich concentration of prehistoric and funerary sites, and very extensive slate workings.</p> <p>Landscape Condition: (Medium-Low) Variable condition (from conserved neighbourhoods to run-down areas, derelict field boundaries and old workings to tended parks and promenades). There are areas of good natural landscape. Hedgerows are a key feature that are generally managed with some areas of overgrowth, gapping or thinning. Declining farmed areas (broken field boundaries, overgrazing by horses) suggest decline.</p> <p>Associations: (Medium-Low) A history of slate mining and prehistoric sites. Llanfairfechan was a popular Victorian seaside resort.</p> <p>Distinctiveness: (High) Strong coastal dominance, contrasting with adjacent land and town. Traeth Lafan contains an isolated cliff forming a distinct landmark feature and forces the coast path in land. Spectacular setting, wedged between mountains and sea; linear appreciation of change from bays to headlands when travelling through area; historic cores some suburbs with mature trees define sense of place. Bland modern housing estates detract but the setting still overwhelms. Overall, a strong sense of place and devoid of detractors. Llanfairfechan is distinctively hemmed in by sea and mountains.</p> <p>Recreational: (High) The area is very accessible with surrounding public rights of way linking Llanfairfechan to Snowdonia National Park. The Wales Coast Path is a long-distance path between Llanfairfechan and Conwy. Also, national cycle network route 5 runs through the study area.</p>

	<p>Llanfairfechan is also easily accessible off the A55 with tourists passing through or staying to visit Snowdonia National Park.</p> <p>Perceptual (Scenic): (Medium) The spectacular qualities of the views out to sea and mountains, and some of the internal historic settlement with mature trees, are picturesque, however this is contrasted by detractors of bleak modern housing estates and the A55 corridor. Also, picturesque views from inland partially contained by landform and vegetation. The urban edge does provide detractive views.</p> <p>Perceptual (Wildness &amp; Tranquillity): (Medium) Traeth Lafan contains sensory qualities such as sea air, tranquil, exposed, remote, wild, and spiritual. Views north towards the sea are long and of openness which provide tranquillity and wildness. Further inland sensory qualities are pleasant with coastal air however the sense of wildness is reduced or lost due to the urban character of Llanfairfechan and the sense of enclosure provided by built form, steep landform, and vegetation. However, tranquillity is notably eroded by the A55 road.</p> <p>Overall Value is considered <b>Medium</b></p>
<b>Susceptibility</b>	<p>The NLCA comprises of a soft open coastline with undulating lowland rising from the coast. The landscape is heavily associated with slate workings and predominantly covered by pastoral farmland. Lowland areas contrast against the uplands with intimate wooded, sheltered lowlands with hedgerows compared to the exposed, rocky, steep, and open marginal upland fringes. The urban form of Llanfairfechan, the A55 corridor and quarry/ slate works provide detractive features to the landscape.</p> <p>It is considered that the landscape would have some ability to absorb this nature of development within the context of existing urban settlement. However, modern housing estates on peripheral areas could start to erode the sense of place. The proposal site is therefore assessed to be in an area of <b>Medium Susceptibility</b>.</p>
<b>Sensitivity</b>	<p>This appraisal evaluates that the overall value of the landscape is medium and the susceptibility of the landscape to change is medium resulting in a combined judgement of <b>Medium sensitivity</b>.</p>
<b>Magnitude of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p>The site is located within NLCA03, therefore experiencing direct effects. The proposed development is located on an agricultural field bound by hedgerows, stock proof fencing, slate fencing and stone walling. Trees and a meandering stream are located onsite and will be retained. The proposed development would mean a loss of semi-improved grassland, three trees, and a small section of hedgerow for proposed access.</p> <p>The size and scale of the existing feature of the agricultural grassland would be very small within the context of the NLCA. While the addition of the 55 modern dwelling with public open space would be negative however again the change would be very small in proportion in context with the rest of the NLCA and small in context with the amount of existing built form within Llanfairfechan.</p> <p>The degree of aesthetic or perceptual aspects of the landscape would mainly alter views at site level and from adjacent roads and properties. However, these views already contain visibility of surrounding built form</p>

	<p>from within the settlement boundary of Llanfairfechan. Views of the sea from Penmaen Park would be altered by the proposal. Mid-range and long distance intervisibility would be limited by intervening built form, hedgerows, woodland, trees, and landform. Therefore, the degree of high change of perceptual aspects would be limited to the immediate setting.</p> <p>The proposed development would have little change on the key characteristics of the NLCA. The adverse addition of built form would not be uncharacteristic of the surrounding built form whilst located within the settlement boundary. The proposal would not result in the extension of the settlement boundary or contribute to urban sprawl. The proposed development would neighbour an agricultural field to the west and fill in undeveloped land that is already located within the settlement boundary and designated as land for housing contribution. The duration of the landscape effects would be long term. This appraisal considers the magnitude of landscape effects for NLCA03 to be <b>Medium-Low</b> at year 1 following completion.</p> <p><u>During Year 15 of Operation</u></p> <p>It is proposed that the existing trees and stream are retained on site and that hedgerow is proposed along the southwest boundary to strengthen the rural character of the neighbouring field. Also, that hedgerow is gapped up along the south east boundary that run parallel with Penmaen Park.</p> <p>The magnitude of landscape effects in the long term will remain <b>Medium-Low</b> by year 15 as mitigation planting matures and the proposed development establishes as part of the settlement without affecting the settlement boundary or creating urban sprawl. The proposed development will still remain adverse due to the loss of agricultural land, three trees, and small loss of hedgerow.</p>
<b>Level of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p><b>Moderate-Minor Adverse</b></p> <p><u>During Year 15 of Operation</u></p> <p><b>Moderate-Minor Neutral</b></p> <p>Level of effects will neutralise over time due to the proposed development establishing as part of the settlement without extending the settlement boundary or contributing to urban sprawl.</p>

<b>Assessment Table 2:</b>	<b>NLCA06 Snowdonia (Southern and eastern parts of Study Area)</b>
<b>Value</b>	<p>Natural Heritage: (High) The study area includes Snowdonia National Park and ancient woodland. A mountainous topography with the principal mountain range orientated broadly north east to south west.</p> <p>Cultural Heritage: (High) The study area includes North Arllechwedd Historic Landscape, Snowdonia National Park, a listed building, three Scheduled Ancient Monuments, and ancient woodland. The NLCA includes prehistoric archaeology such as hut groups, ancient fields, cairns, and Dinas camp.</p>



	<p>Landscape Condition: (Medium-Low) The condition is fair though extensively quarried with notable features and scars associated with the historic disused Brundrit's West Quarry and Penmaenmawr Quarries that is still in use on upland plateaus.</p> <p>Associations: (High) Snowdonia National Park which the inspiration for many artists over the last 200 years, part of the great tour for Wordsworth, and others. A history of quarrying, and prehistoric sites, and ancient stone built remains.</p> <p>Distinctiveness: (Medium) Defined by distinctive field pattern. Area is distinctly exposed and open on the uplands.</p> <p>Recreational: (High-Medium) The area is very accessible with surrounding public rights of way linking Llanfairfechan to Snowdonia National Park.</p> <p>Perceptual (Scenic): (High) Attractive views in and out of the coast and hills. Scenic quality is high of picturesque views partially contained by landform and vegetation.</p> <p>Perceptual (Wildness &amp; Tranquillity): (Medium) Sensory qualities are pleasant with coastal air while exposed on open uplands. Views north towards the sea are long and of openness which provide tranquillity and wildness however the sense of wildness is reduced due to the visible urban character of Llanfairfechan.</p> <p>Overall Value is considered <b>High</b></p>
<b>Susceptibility</b>	<p>The NLCA is an area shaped by glacial valleys and corries carved through the mountainous terrain. The NLCA is set back from the sea by NLCA03 to create a contrasting image of mountainous uplands and wooded lowlands to provide an iconic and contrasting image. The upland character of the NLCA includes hill sheep grazing, forestry, heather dominated moorland and grassland. Mining heritage is apparent due to the Brundrit's West Quarry (dating around 1830) being prominent from the coast and Llanfairfechan due to visible features of levels, track, scree, cut rock, and baron stone buildings along the nearby rocky mountain. The NLCA contains limited settlement and is mostly covered by Snowdonia National Park.</p> <p>It is considered that the landscape would be highly vulnerable to change and the nature of the development would result in a high change in character. The NLCA06 is considered to be of <b>High Susceptibility</b>.</p>
<b>Sensitivity</b>	<p>This appraisal evaluates that the overall value of the NLCA is High and the susceptibility of the landscape to change is High resulting in a combined judgement of <b>High sensitivity</b>.</p>
<b>Magnitude of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p>The site is not located within the NLCA, therefore experiencing only indirect effects and a degree of perceptual aspects being affected. Intervisibility of the proposed development would be limited to a few pockets of visibility as indicated by the ZTV within Appendix 2, Figure 2.2. Intervisibility of the proposed development would be limited by intervening trees, woodland, built form, and landform. An area of intervisibility within the NLCA is along a steep slope of rock and scree that would be inaccessible to people. The loss of agricultural grassland,</p>

	<p>three trees and small loss of hedgerow, and addition of 55 houses will be a very minor alteration to the perceptual aspects of the baseline of the NLCA due to distance, elevation, existing context of visible urban built form and partial screening by intervening trees, hedgerow, landform, and built form. The extent and scale of the change will be perceived as small or very small at distance and within the context of the existing views of the settlement within wide panoramic views where the main focus is towards the sea. The proposed development will not be visible for a large part of the NLCA. This appraisal considers the magnitude of landscape effects is <b>Negligible</b> at year 1 following completion.</p> <p><u>During Year 15 of Operation</u></p> <p>The magnitude of landscape effects in the long term will remain <b>Negligible</b>.</p>
<b>Level of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p><b>Negligible</b></p> <p><u>During Year 15 of Operation</u></p> <p><b>Negligible</b></p>

<b>Assessment Table 3:</b>	<b>Landscape Unit A8 Coastal Unit (located within the site and wider setting)</b>
<b>Value</b>	<p>Natural Heritage: (Medium) The study area includes Traeth Lafan SSSI, Traeth Lafan/Lavan Sands, Conway Bay SPA, Y Fenai a Bae Conwy/ Menai Strait and Conwy Bay SAC, and ancient woodland. The Arfonian plateau is a broad, gently undulating lowland and valley landform, rising from the coast to about 200m and flanked by the much higher adjacent uplands of Eryri. Relevant Aspect Areas covering the LU A8 within the study area include:</p> <ul style="list-style-type: none"> <li>• Geological Landscape Aspect Area GL001 (Area Name: Pen-y-Coed) (Class 3: Undulating lowland hill terrain) (Overall Evaluation: Moderate)</li> <li>• Geological Landscape Aspect Area GL003 (Area Name: Llanfairfechan coast) (Class 3: Spits, bars, and ridges) (Overall Evaluation: Moderate)</li> <li>• Geological Landscape Aspect Area GL004 (Area Name: Coastal zone of S of Penmaen Swatch) (Class 3: Other) (Overall Evaluation: Moderate)</li> <li>• Geological Landscape Aspect Area GL035 (Area Name: Penmaen Mawr) (Class 3: Undulating lowland hill terrain) (Overall Evaluation: High)</li> <li>• Geological Landscape Aspect Area GL036 (Area Name: Llanfairfechan) (Class 3: Ancient lowland river flood plain system) (Overall Evaluation: Moderate)</li> <li>• Landscape Habitats Aspect Area LH041 (Area Name: Llanfairfechan grasslands) (Class 3: Mosaic) (Overall Evaluation: Moderate)</li> <li>• Landscape Habitats Aspect Area LH042 (Area Name: Llanfairfechan urban area) (Class 3: Mosaic) (Overall Evaluation: Moderate)</li> </ul>

- Landscape Habitats Aspect Area LH023 (Area Name: Penmaenmawr sands) (Class 3: Intertidal, Including Muds/Sands, Saltmarsh, Shingle/Gravel and Boulders/Rocks) (Overall Evaluation: Outstanding)
- Landscape Habitats Aspect Area LH044 (Area Name: Penmaen Mawr scree mosaic) (Class 3: Mosaic) (Overall Evaluation: Moderate)
- Landscape Habitats Aspect Area LH045 (Area Name: Moelfre upland grass and heath mosaic) (Class 3: Mosaic) (Overall Evaluation: High)
- Landscape Habitats Aspect Area LH043 (Area Name: Penmaen mawr Quarry) (Class 3: Artificial Exposures & Waste Tips) (Overall Evaluation: Low)

Cultural Heritage: (High) The study area includes North Arllechwedd Historic Landscape, listed buildings, two Conservation Areas (Llanfairfechan Town Centre, and Llanfairfechan, The Close), two Scheduled Ancient Monuments, and ancient woodland. The LU A8 includes a rich concentration of prehistoric and funerary sites, and very extensive granite quarry workings. Brundrit's West Quarry (dating around 1830) is prominent from the coast and Llanfairfechan due to visible features of levels, track, scree, cut rock, and baron stone buildings along the nearby rocky mountain. Relevant Historic Landscapes Aspect Areas covering the LU A8 within the study area include:

- HL022 (Area Name: Plas Heulog) (Class 3: Irregular Fieldscapes) (Overall Evaluation: High).
- HL084 (Area Name: Llanfairfechan) (Class 3: Other Settlement) (Overall Evaluation: Moderate).
- HL024 (Area Name: Conwy western foreshore) (Class 3: Water & Wetland) (Overall Evaluation: Moderate).
- HL086 (Area Name: Bryn-y-Neuadd) (Class 3: Designed) (Overall Evaluation: Moderate).
- HL023 (Area Name: Hafod Fadog) (Class 3: Regular Fieldscapes) (Overall Evaluation: Moderate).
- HL021 (Area Name: Penmaenmawr Quarries) (Class 3: Extractive) (Overall Evaluation: Moderate).

Landscape Condition: (Medium-Low) Medium scale coastal landscape of variable condition (from conserved neighbourhoods to run-down areas, derelict field boundaries and old workings to tended parks and promenades). There are areas of good natural landscape. Hedgerows are a key feature that are generally managed with some areas of overgrowth, gapping or thinning. Modern housing estates on peripheral areas start to erode sense of place. Declining farmed areas (broken field boundaries, overgrazing by horses) suggest decline.

Associations: (High) There is a strong association and intervisibility with Snowdonia National Park, with adjacent coastal landscapes including the Great Orme Headland and more distantly with Anglesey. The LCA has a history of mining, quarrying, and prehistoric sites. Llanfairfechan was a popular Victorian seaside resort.

Distinctiveness: (High) Gentle coastal slopes interrupted by dramatic rugged mountains along the northern fringes of Snowdonia National Park. Strong coastal dominance, contrasting with adjacent land and town. Traeth Lafan contains an isolated cliff forming a distinct landmark

	<p>feature and forces the coast path in land. Spectacular setting, wedged between mountains and sea; linear appreciation of change from bays to headlands when travelling through area; historic cores some suburbs with mature trees define sense of place. Urban development along the coast includes settlements and a major road and rail corridor. Overall, a strong sense of place and devoid of detractors. Llanfairfechan is distinctively hemmed in by sea and mountains.</p> <p>Recreational: (High) The area is very accessible with surrounding public rights of way linking Llanfairfechan to Snowdonia National Park. The Wales Coast Path is a long-distance path between Llanfairfechan and Conwy. Also, national cycle network route 5 runs through the study area. Llanfairfechan is also easily accessible off the A55 with tourists passing through or staying to visit Snowdonia National Park.</p> <p>Perceptual (Scenic): (Medium) High hills/mountains extend to the coast. The northern fringes of Snowdonia National Park form a dramatic backcloth to southerly views. Skylines to the north are also prominent and include Anglesey and the distinctive Great Orme Headland. Views are typically open and include expansive views to Snowdonia National Park and the Great Orme Headland. Also, picturesque views from inland partially contained by landform and vegetation. The spectacular qualities of the views out to sea and mountains, and some of the internal historic settlement with mature trees, are picturesque, however this is contrasted by detractors of bleak modern housing and the A55 corridor. The urban edge does provide detractive views. Relevant Visual and Sensory Aspect Areas covering the LU A8 within the study area include:</p> <ul style="list-style-type: none"> <li>• Visual and Sensory Landscape Aspect Area VS074 (Area Name: Llanfairfechan/Penmaenmawr) (Class 3: Urban) (Overall Evaluation: Moderate)</li> <li>• Visual and Sensory Landscape Aspect Area VS131 (Area Name: Traeth Lafan (Class 3: Intertidal) (Overall Evaluation: High)</li> <li>• Visual and Sensory Landscape Aspect Area VS073 (Area Name: Abergwyngregyn (Class 3: Hillside &amp; Scarp Slopes Grazing) (Overall Evaluation: High)</li> <li>• Visual and Sensory Landscape Aspect Area VS075 (Area Name: Penmaen Mawr quarry (Class 3: Excavation) (Overall Evaluation: Low)</li> </ul> <p>Perceptual (Wildness &amp; Tranquillity): (Medium) Traeth Lafan contains sensory qualities such as sea air, tranquil, exposed, remote, wild, and spiritual. Views north towards the sea are long and of openness which provide tranquillity and wildness. Further inland sensory qualities are pleasant with coastal air however the sense of wildness is reduced or lost due to the urban character of Llanfairfechan and the sense of enclosure provided by built form, steep landform, and vegetation. However, tranquillity is notably eroded by the A55 road.</p> <p>Overall Value is considered <b>High-Medium</b></p>
<b>Susceptibility</b>	<p>The LU A8 comprises of a medium scale coastal landscape with High hills/ mountains that extend to the coast. The landscape has association with Snowdonia National Park, is associated with granite quarrying and predominantly covered by pastoral farmland. Lowland areas contrast against the uplands with intimate wooded, sheltered lowlands with hedgerows compared to the exposed, rocky, steep and open marginal upland fringes. The urban form of Llanfairfechan, the A55 corridor, rail</p>

	<p>corridor, and quarry works provide detractive features to the landscape. Granite quarrying heritage is apparent with the disused Brundrit's West Quarry (dating around 1830) being prominent with disused stone buildings, track, scree, levels, and cut rock visible along a prominent rocky mountain.</p> <p>It is considered that the landscape would have some ability to absorb this nature of development within the context of the urban settlement of Llanfairfechan. However, a notable management recommendation of the landscape noted in relevant LANDMAP aspect areas is that urban sprawl needs to be contained and mitigated. There is also a trend of modern housing estates on peripheral areas to start to erode the sense of place. The proposal site is therefore assessed to be in an area of <b>Medium Susceptibility</b>.</p>
<b>Sensitivity</b>	<p>This appraisal evaluates that the overall value of the landscape is high-medium and the susceptibility of the landscape to change is medium resulting in a combined judgement of <b>Medium sensitivity</b>.</p>
<b>Magnitude of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p>The site is located within the LU A8, therefore experiencing direct effects. The proposed development is located on an agricultural field bound by hedgerows, stock proof fencing, slate fencing and stone walling. Trees and a meandering stream are located onsite and will be retained. The proposed development would mean a loss of semi-improved grassland, three trees, and a small section of hedgerow for proposed access. An addition of 55 dwellings with associated access and landscaping would be a prominent change on the local landscape though partially screened by existing perimeter hedgerows, and trees. It is considered that the proposed built form would not be characteristic within the settlement boundary of Llanfairfechan and in context with neighbouring residential properties. Intervisibility within the study area would be mostly experienced immediately and locally. Mid-range and long distance intervisibility would be limited by intervening built form, hedgerows, woodland, trees, and landform. The proposed development would neighbour agricultural fields to the west and fill in undeveloped land that is already located within the settlement boundary and designated as allocated land for housing. This appraisal considers the magnitude of landscape effects for LU A8 to be <b>Medium-Minor</b> at year 1 following completion.</p> <p><u>During Year 15 of Operation</u></p> <p>It is proposed that the existing trees and stream are retained on site and that hedgerow is proposed along the southwest boundary to strengthen the rural character of the neighbouring field. Also, that hedgerow is gapped up along the south east boundary that run parallel with Penmaen Park.</p> <p>The magnitude of landscape effects in the long term will remain <b>Medium-Low</b> by year 15 as mitigation planting matures and the proposed development establishes as part of the settlement without affecting the settlement boundary or creating urban sprawl. The proposed development will still remain adverse due to the loss of agricultural land, three trees, and small loss of hedgerow.</p>

<b>Level of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p><b>Moderate-Minor Adverse</b></p> <p><u>During Year 15 of Operation</u></p> <p><b>Moderate-Minor Neutral</b></p> <p>Level of effects will neutralise over time due to the proposed development establishing as part of the settlement without extending the settlement boundary or contributing to urban sprawl.</p>
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<b>Assessment Table 4:</b>	<b>LCA1 Ucheldir Y Gogledd (Within southern part of the Study Area)</b>
<b>Value</b>	<p>Natural Heritage: (High) The study area includes Snowdonia National Park and ancient woodland. A mountainous topography with the principal mountain range orientated broadly north east to south west. Relevant Aspect Areas within the LCA include:</p> <ul style="list-style-type: none"> <li>• Geological Landscape Aspect Area GL078 (Area Name: Penmaenmawr) (Class 3: Upland Plateau) (Overall Evaluation: High)</li> <li>• Geological Landscape Aspect Area GL109 (Area Name: Talybont) (Class 3: Lowland plateau) (Overall Evaluation: High).</li> <li>• Landscape Habitats Aspect Area LH003 (Class 3: Acid Grassland) (Overall Evaluation: Outstanding).</li> <li>• Landscape Habitats Aspect Area LH012 (Class 3: Improved Grassland) (Overall Evaluation: Low).</li> <li>• Landscape Habitats Aspect Area LH013 (Class 3: Acid Grassland) (Overall Evaluation: Moderate).</li> <li>• Landscape Habitats Aspect Area LH010 (Class 3: Improved Grassland) (Overall Evaluation: Low).</li> <li>• Landscape Habitats Aspect Area LH018 (Class 3: Broadleaved Woodland) (Overall Evaluation: Outstanding).</li> </ul> <p>Cultural Heritage: (High) The study area includes North Arllechwedd Historic Landscape, Snowdonia National Park, a listed building, three Scheduled Ancient Monuments, and ancient woodland. The NLCA includes prehistoric archaeology such as hut groups, ancient fields, cairns, and Dinas camp. Relevant Historic Landscape Aspect Area covering the NLCA include:</p> <ul style="list-style-type: none"> <li>• Historic Landscape Aspect Area HL102 (Area name: Fieldscapes above Llanfairfechan) (Class 3: Irregular Fieldscapes) (Overall Evaluation: Moderate).</li> <li>• Historic Landscape Aspect Area HL104 (Area name: Mynydd y Dref and ffriddoedd, Class 3: Marginal Land) (Overall Evaluation: Outstanding).</li> </ul> <p>Landscape Condition: (Medium-Low) The condition is fair on upland plateaus.</p> <p>Associations: (High) Snowdonia National Park which the inspiration for many artists over the last 200 years, part of the great tour for Wordsworth, and others. A history of quarrying, and prehistoric sites, and ancient stone built remains.</p> <p>Distinctiveness: (Medium) Defined by distinctive field pattern. Area is distinctly exposed and open on the uplands.</p>

	<p>Recreational: (High-Medium) The area is very accessible with surrounding public rights of way linking Llanfairfechan to Snowdonia National Park.</p> <p>Perceptual (Scenic): (High) Attractive views in and out of the coast and hills. Scenic quality is high of picturesque views partially contained by landform and vegetation. Relevant Visual and Sensory Aspect Areas covering the LCA within the study area include:</p> <ul style="list-style-type: none"> <li>• Visual and Sensory Landscape Aspect Area VS072 (Area Name: Carneddau uplands (Class 3: Upland Grazing) (Overall Evaluation: High)</li> <li>• Visual and Sensory Landscape Aspect Area VS073 (Area Name: Abergwyngregyn (Class 3: Hillside &amp; Scarp Slopes Grazing) (Overall Evaluation: High)</li> </ul> <p>Perceptual (Wildness &amp; Tranquillity): (Medium) Sensory qualities are pleasant with coastal air while exposed on open uplands. Views north towards the sea are long and of openness which provide tranquillity and wildness however the sense of wildness is reduced due to the visible urban character of Llanfairfechan.</p> <p>Overall Value is considered <b>High</b></p>
<b>Susceptibility</b>	<p>The LCA is of a vast scale, an exposed upland landscape with a series of peaks and cultural heritage interest. The LCA is set back from the sea by LU A8 coastal unit to create a contrasting image of mountainous uplands and wooded lowlands to provide an iconic and contrasting image. The exposed upland character of the LCA includes hill sheep grazing, forestry, heather dominated moorland and grassland. The LCA contains limited settlement and is mostly covered by Snowdonia National Park.</p> <p>It is considered that the landscape would be highly vulnerable to change, and the nature of the development would result in a high change in character. The LCA is considered to be of <b>High Susceptibility</b>.</p>
<b>Sensitivity</b>	<p>This appraisal evaluates that the overall value of the LCA is High and the susceptibility of the landscape to change is High resulting in a combined judgement of <b>High sensitivity</b>.</p>
<b>Magnitude of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p>The site is not located within the LCA, therefore experiencing indirect effects. Intervisibility of the proposed development would be limited to a few pockets of visibility as indicated by the ZTV within Appendix 2, Figure 2.2. Intervisibility of the proposed development would be limited or partially screened by intervening trees, woodland, built form, and landform. An area of intervisibility within the LCA is also along steep slopes of rock and scree that would be inaccessible to people. The loss of agricultural grassland, three trees, and small of hedgerow, and addition of 55 houses will be a very minor alteration to the perceptual aspects of the baseline from the LCA due to distance, elevation, and partial screening by intervening trees, hedgerow, landform, and built form. The extent and scale of the change will be perceived as a small or very small at distance and within the context of the existing views of the settlement within wide panoramic views where the main focus is towards the sea. The proposed development will not be visible for a large part of</p>

	<p>the LCA. This appraisal considers the magnitude of landscape effects is <b>Negligible</b> at year 1 following completion.</p> <p><u>During Year 15 of Operation</u></p> <p>The magnitude of landscape effects in the long term will remain <b>Negligible</b>.</p>
<b>Level of Effect</b>	<p><u>During Year 1 of Operation</u></p> <p><b>Negligible</b></p> <p><u>During Year 15 of Operation</u></p> <p><b>Negligible</b></p>

### 6.1.1 Construction works on the landscape receptors

The construction works, which include those listed below, will have a substantial or prominent impact on intervisibility at close range to the site including Penmaenmawr Road, Penmaen Park, and nearby fields. However, at distance through the wider landscape, the intervisibility of change would be mostly imperceptible due to intervening screening of trees, woodland, hedgerows, built form, and landform.

Construction works would include the following additions:

- Site compounds,
- earthworks,
- storage of earth and materials,
- temporary fencing including tree protection fencing,
- new access,
- services and drainage infrastructure works,
- building construction,
- highway construction,
- implementation of landscape mitigation,
- tree planting, and
- creation of new publicly accessible space.

This is a change of context from agricultural land to a construction site, with a sense of spread of the urban environment. However, works are of a temporary nature. Standard construction management guidance to include timing deliveries outside of peak hours, control of disturbance including dust, mud, noise, lighting.

Magnitude and level of landscape effects during the construction period has been considered within this section.

## 6.2 Summary of Landscape Effects

This appraisal has been based on the proposed site plan (see Image 3) with an ultimate height of 9m for proposed built form, and that mitigation measures described in section 7 are carried out.



**Table 5: Summary table of Landscape Effects**

Landscape Receptors	Sensitivity	Magnitude of Construction Effects	Magnitude of Landscape Effects at Year 1	Magnitude of Landscape Effects at Year 15	Overall Level of Landscape Effects during Construction	Overall Level of Landscape Effects at Year 1	Overall Level of Landscape Effects at Year 15
National Level (National Landscape Character Areas)							
NLCA03 Arfon (Site located within)	Medium	Medium-Low	Medium-Low	Medium-Low	Moderate-Minor Adverse	Moderate - Minor Adverse	Moderate-Minor Neutral
NLCA06 Snowdonia	High	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible
District Level (Landscape Character Areas based on Supplementary Planning Guidance LDP11: Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development (Conwy County Borough Council, 2014), and Supplementary Planning Guidance 07: Landscape and Seascapes of Eryri (Snowdonia National Park, 2014).							
A8 Coastal Landscape Unit (Penmaen mawr to Llanfairfechan) (Site located within)	Medium	Medium-Low	Medium-Low	Medium-Low	Moderate - Minor Adverse	Moderate - Minor Adverse	Moderate-Minor Neutral
LCA 1: Ucheldir Y Gogledd	High	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

## 7 Visual Appraisal

### 7.1 Visual Receptors

The visual appraisal within this report seeks to establish the approximate visibility of the site from surrounding locations and receptors.

A site visit, together with a desk study identified users of Public Rights of Way, highways, residential properties, and recreational users which potentially experience views of the proposed development. In addition, a Digital Terrain Model was used to create a viewshed, which offers guidance on the potential visibility of the proposed development within the study area, although it does not take account of natural and built features.

Many of the receptors are on footpaths due to a network of footpaths as indicated in Appendix 2, Figure 2.3. The site is also located within urban fringe land and abuts urban settlement in an area with scattered dwellings focused along minor and main roads. The visual envelope and viewpoint locations are illustrated in Appendix 2, Figure 2.4 and the panoramas and assessment are in Appendix 3.

In selecting viewpoints, consideration was taken of sensitive locations, in particular nearby dwellings and footpath, which lie at close to mid-range of the site. In addition, distant and elevated locations along footpaths were considered.

Visual receptors are people within the surrounding area with views towards the site. Twelve viewpoint locations were selected to represent visual receptors within the immediate vicinity, at mid-range, and at long distance. Viewpoint locations were largely selected but not limited to the defined study area and of the visual amenity available to the north, east, south and west. Views were chosen that represent a range of different groups of people including public or the larger community, residents, recreational users, and people traveling.

Viewpoint locations were selected based on desk-based research. Some viewpoint locations were micro sited during the site visit due to screening by intervening vegetation, trees, woodland or built form.

The representative viewpoint locations selected are as follows:

- Viewpoint 1- Located on Penmaenmawr Road looking towards the north west boundary of the site, 29m north west of the proposed development representing views of residents on Penmaenmawr Road.
- Viewpoint 2- From Penmaenmawr Road looking towards the north corner of the site and the site access, 24m north of the proposed development representing views of residents on Penmaenmawr Road
- Viewpoint 3- From within the site along the north east boundary, representing views of residents adjacent to the northern boundary.
- Viewpoint 4- From Penmaen Park, immediately adjacent to the proposed development representing views of residents of Penmaen Park.
- Viewpoint 5- From PRow 18/03, 57m east of the proposed development representing views for pedestrians of the footpath, and views of residents of North Clyde Cottages with west facing windows
- Viewpoint 6- From Penmaenmawr Road/National Cycle Network (NCN) Route 5, 80m north of the proposed development representing views of pedestrians, cyclists and vehicle users of Penmaenmawr Road/NCN Route 5

- Viewpoint 7- From PRow 18/02, 97m east of the proposed development representing views of pedestrians using the footpath.
- Viewpoint 8- Footpath PRow 18/05, 325m south-east of the proposed development representing pedestrian users of the footpath.
- Viewpoint 9- From Brundrit's West Quarry, 635m east of the proposed development representing views for pedestrian users of the landscape.
- Viewpoint 10- Footpath PRow 18/01A along the coast, 1km south-west of the site representing pedestrian users of the footpath.
- Viewpoint 11- From PRow 18/23 and Garreg Fawr Hut Circle Groups, Ancient Fields and Cairns Scheduled Monument, 1.7km south of the proposed development representing views of pedestrians using the footpath.
- Viewpoint 12- From Promenade, 302m north-west of the proposed development representing views of pedestrians and recreational users of Victoria Gardens Playground.

## 7.2 Assessment of Visual Receptors

See below Assessment Tables 6-17 for viewpoint locations 1-12. Refer to Appendix 3, Figures 3.1-3.20 Visual Representations.

Viewpoint 1	Penmaenmawr Road, near Victoria House and the boundary of Llanfairfechan Town Centre Conservation Area
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	268506,375374
Distance and direction to site	29m north-west
Description of Existing View	View from the footpath along the northern side of Penmaenmawr Road facing north-east towards the western site boundary. Foreground view is of the main road and associated street lighting and bus stop with native hedgerow along the western site boundary. The mature hedgerow and roadside embankment limit views into the site, however the mature trees within the southern part of the site can be seen protruding above the hedgerow, with residential properties on higher ground to the east of the site also visible, with the rising landform of Penmaen-Mawr mountain visible in the background that has been affected by Brundrit's West Quarry, a disused quarry dating back to about the 1830s.
Elevation	25m
Value	<b>Low-Medium</b> value is based on a view typical of the locality with detracting elements or aspects.
Susceptibility	Residents at home with views from their front windows are considered to be of <b>High</b> susceptibility.
Sensitivity of Visual Receptors	Residents are considered of <b>High-Medium</b> Sensitivity
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p><b>Residents: Medium</b></p> <p>As existing with: Construction works visible at an elevated position will be partially screened by existing hedgerows. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions. Cranes and machinery would be visible protruding above the existing hedgerow and would sit at an elevated position. The construction works would be a partially screened however visible at close range and adversely affecting a wide extent of the view visible front on from upper and ground floor windows. Visibility of the construction works would be prominent at close range and contrast with the existing view. Views will be partially screened by existing hedgerow. There would be a loss of semi-improved grassland, three trees within the site and a break in the existing hedgerow further north along the north west boundary for access.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: Medium</b></p> <p>The proposed built form will be visible at an elevated level whilst partially screened by the existing hedgerows</p>

	<p>along the north west boundary (existing hedgerows are at road and site level). Clearer views into the site are to be experienced from upper floor windows. Views of the proposed properties will not be incongruous with the existing urban setting. The change would cover a wide extent of the view and visible at close range and front on.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Medium</b></p> <p>Tree planting throughout the proposed development and perimeter hedgerows and trees will have become established and will integrate the development into the surrounding townscape/landscape.</p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p> <p>The construction works will be partially visible due to intervening hedgerow. Partial views of the change will be prominent at close range covering a wide extent of the view from front on.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p> <p>The proposed built form will be partially screened by intervening hedgerow however visible at close range and covering a wide extent of the view. The change will be prominent however in keeping with the urban character of the settlement and other built form visible in the middle ground.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Moderate Neutral</b></p> <p>Proposed trees along the retained hedgerow will establish and help soften and partially screen the proposed built form. Whilst the built form will establish as part of the settlement over time.</p>
Mitigation Measures	<p><b>Construction:</b></p> <p>Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.</p> <p><b>Operation:</b></p> <p>Retain and manage the existing hedgerow along the western boundary to soften and limit visibility of the proposed built form.</p> <p>Additional trees along the western boundary to further help soften/ screen views of the proposed built form.</p>

Viewpoint 2	From Penmaenmawr Road, near properties Fern Bank, Glan Seiol
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	268601,375474
Distance and direction to site	24m north
Description of Existing View	View from the footpath and parking area along the northern side of Penmaenmawr Road, close to the group of properties including Fern Bank and Glan Seiol to the north of the junction with the A55, facing south-east towards the western and northern site boundaries and

	<p>site access at the north-western corner. Foreground view is of the main road, parking area, grass verges and associated street lighting. Native species hedgerow along the western site boundary partially filters views of the site, however the north-western corner of the pastoral field within the site is clearly visible through the field gate access, along with the stone walling along the north east boundary and the residential properties immediately adjacent. The higher ground within the eastern part of the site is visible above the hedgerow, along with the residential properties to the east and south east overlooking the site, along Penmaen Park. The rising landform of Penmaen Brundrit's West Quarry is visible in the background to the east.</p>
Elevation	25m
Value	<b>Low-Medium</b> value is based on a view typical of the locality with detracting elements or aspects
Susceptibility	Residents at home with views from their front window are considered to be of <b>High</b> susceptibility.
Sensitivity of Visual Receptors	Residents are considered of <b>High-Medium</b> Sensitivity
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p><b>Residents: High-Medium</b></p> <p>As existing with: Construction works being visible including compound, temporary fencing, and building construction. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet. Construction traffic going in and out of the site would be visible. Cranes and machinery would be visible protruding above the existing hedgerow. The construction works would be visible at an elevated level and partially screened by intervening hedgerows. The construction works would be prominent within the view due to being visible at close range and covering a wide extent. Views will be partially screened by existing hedgerow, however clearer views into the site are likely to be experienced from upper floor windows.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: High-Medium</b></p> <p>Ground floor views of the proposed built form will be partially screened by the existing hedgerow along the north west boundary. however clearer views into the northern part of the site are likely to be experienced from upper floor windows. The change will be visible at close range and covering a wide extent.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Medium</b></p> <p>Tree planting throughout the proposed development and along the north west boundary will become established and will help integrate the development into the surrounding townscape/landscape.</p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p>

	<p>The construction works will be partially screened by the intervening hedgerow however the change will be visible at close range and affecting a wide extent of the view. Partial views of the change will be prominent at close range along the road.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p> <p>The change will be of partial views of proposed built form visible at close range and covering a wide extent of the view. The change will be partially screened by intervening hedgerow.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Moderate Neutral</b></p> <p>Retained hedgerow and proposed trees along the western boundary will help soften and integrate the built form in the surrounding landscape setting. The proposed built form will establish as part of the settlement over time and will be of similar character to the other built form already visible at close range or at mid distance.</p>
Mitigation Measures	<p><b>Construction:</b></p> <p>Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.</p> <p><b>Operation:</b></p> <p>Retain and manage the existing hedgerow along the western boundary to soften and limit visibility of the proposed built form.</p> <p>Additional trees along the western boundary to further help soften/ screen views of the proposed built form.</p>

Viewpoint 3	From the north east site boundary, near property Plas Tirion
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	368683,375418
Distance and direction to site	0m north-east
Description of Existing View	<p>Clear views of the open pastoral field within the site are experienced from this location, however the properties immediately adjacent to the north west of the site are aligned facing north-west and as such, views of the site are only experienced from windows along the gable ends and from the front and rear gardens. Views are open of the site with a line of mature trees within the southern part of the site. Residential properties are visible along Penmaen Park on elevated ground visible to the south east. Further built form visible is also visible to the south west along Penmaenmawr Road on lower ground. The coastline is visible beyond the built form to the south-west and west, with distant views across the sea to the headland of Anglesey.</p>
Elevation	30m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.

Susceptibility	Residents at home with views from their windows and garden are considered to be of <b>High-Medium</b> susceptibility.
Sensitivity of Visual Receptors	Residents are considered of <b>High-Medium</b> Sensitivity
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p>As existing with: Construction works being visible including compound, temporary fencing, and building construction. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet.</p> <p><b>Residents: High</b></p> <p>The construction works would be a major alteration for residents with views facing south. Changes experienced at close range will include new features of construction work, compound, temporary fencing, and associated dust and noise. There would be a negative loss of open countryside within the immediate setting. Ground and garden views will be partially screened by temporary fencing. Residents will experience very prominent changes from upper floor windows that would cover a wide extent and interrupt views further south.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: High</b></p> <p>The proposed built form will be very prominent at close range from properties located immediately adjacent to the northern boundary. The addition of a large extent of built form, loss of foreground field and interruption/screening of countryside view is a prominent change, however the existing view already contains prominent built form to the east and west of the site.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Medium</b></p> <p>Proposed trees within the proposed garden properties will have become established and will help to assimilate the proposed built form within the wider landscape/townscape setting and filter some visibility of the new built form.</p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p> <p>The construction works will be clearly visible within close vicinity, however this addition would not be incongruous with the existing urban setting. There would also be a negative loss of open countryside within the immediate setting.</p> <p><u>During Operation Yr1</u></p> <p><b>Residents: Substantial-Moderate Adverse</b></p> <p>Proposed built form will cover a large extent within the foreground views resulting in the loss of a pastoral field and partial screening of further fields in the distance.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Moderate Adverse</b></p> <p>Proposed trees along the northern site boundary will have become established and help to filter views of the</p>



	<p>proposed built form, however this will enclose the previously open view to the south-west. The proposed built form within the northern part of the site will remain noticeable. However, the proposed built form will not be incongruous with the existing urban setting.</p>
<p>Mitigation Measures</p>	<p><b>Construction:</b> Standard construction management to minimise disturbance. Works are of a temporary nature.</p> <p><b>Operation:</b> Set the built form back from the north east boundary with tree planting where possible to help reduce visual impacts for immediately adjacent residents. Whilst tree specimens throughout the proposed development cannot totally mitigate against the impact of the proposed development, it will go some way towards softening the built form and integrating the development into the surrounding landscape.</p>

Viewpoint 4	Penmaen Park near properties No. 1-4
Classification of Receptors	Residents
Vp co-ordinates (X, Y)	268626,375279
Distance and direction to site	Immediately adjacent to the south-east boundary
Description of Existing View	Residents on Penmaen Park experience clear views of the site to the north-west. The majority of the pastoral field and trees within the site are clearly visible. Residential built form is visible to the north west and north of the site along Penmaenmawr Road, however the mature trees within the southern part of the site limit visibility to the south. The roundabout junction between Penmaenmawr Road and the A55 is visible between the built form, with the coastline, Puffin Island and sea visible beyond. Puffin Island and the headland of Anglesey are visible in the distance. Residents have elevated views from their front facing upper storey windows.
Elevation	35m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Residents at home with views from their front facing windows and garden are considered to be of <b>High</b> susceptibility.
Sensitivity of Visual Receptors	Residents are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u>  <b>Residents: High</b>  The construction works would be a major alteration for residents with views facing north-west. Changes experienced at close range will include new features of construction work, compound, temporary fencing, and associated dust and noise. Ground and garden views will be partially screened by temporary fencing. Residents will experience very prominent changes from upper floor windows and the change would interrupt views further north and west.</p> <p><u>During Operation Yr1</u>  <b>Residents: High</b>  The proposed built form will be very prominent at close range. The addition of a large extent of built form, loss of foreground field and interruption/screening of coastal view is a prominent change, however the existing view already contains prominent built form to the west and north of the site.</p> <p><u>During Operation Yr15</u>  <b>Residents: High-Medium</b>  Retained hedgerow and additional trees along the eastern boundary will partially screen the proposed built form and help to assimilate the properties within the urban edge setting. Proposed built form and trees will partially screen scenic views of the sea.</p>
Overall Level of Effects	<p><u>During Construction</u>  <b>Residents: Substantial- Moderate Adverse</b>  The construction works will be clearly visible at close range.</p>

	<p><u>During Operation Yr1</u></p> <p><b>Residents: Substantial- Moderate Adverse</b> The majority of the proposed dwellings will be clearly visible. The change will cause a prominent addition of urban settlement into the view, however this will not be incongruous with the existing urban setting.</p> <p><u>During Operation Yr15</u></p> <p><b>Residents: Substantial- Moderate Adverse</b> The gapped-up hedgerow and proposed trees along the eastern boundary will have become established and partially screen views of the proposed built form, helping to assimilate the proposals within the urban setting, however the properties will be clearly visible, nonetheless. Also, trees and built form will partially screen the existing scenic view of the sea and will enclose the currently open view for residents.</p>
Mitigation Measures	<p><b>Construction:</b> Standard construction management to minimise disturbance. Works are of a temporary nature.</p> <p><b>Operation:</b> Set the built form back from the eastern boundary to help reduce visual impacts for immediately adjacent residents. Retain the hedgerow and provide additional trees along the eastern boundary.</p>

Viewpoint 5	From PRoW 18/03, near North Clyde Cottages
Classification of Receptors	Pedestrians, Residents
Vp co-ordinates (X, Y)	268749,375357
Distance and direction	57m east
Description of Existing View	Pedestrians and residents in this location may experience medium range views of the site from higher ground, however views of the site are restricted by intervening built form, trees and vegetation. As such, pedestrians using this PRoW only experience limited, glimpsed views of the site between built form and trees from intermittent locations. Views of the site will only be experienced by residents from their upper storey windows and gardens facing north-west or south-west. Views from this location also contain glimpses of the coastline and sea in the distance.
Elevation	60m
Value	<b>Medium-Low</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRoWs are considered of <b>High</b> Susceptibility. Residents at home with views from their windows and gardens are considered to be of <b>High</b> susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered to be <b>High-Medium</b> Sensitivity. Residents are considered of <b>High-Medium</b> Sensitivity
Magnitude of Visual Effects	<u>During Construction</u>

	<p>As existing with: Construction works being visible including compound, temporary fencing, and building construction. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet.</p> <p><b>Pedestrians: Negligible</b> Views of the construction works will be glimpsed along a very short section of a longer route. Glimpses of the change would not be incongruous with the existing views the urban edge of Llanfairfechan.</p> <p><b>Residents: Low</b> Residents with window and garden views will likely experience partial and glimpsed views of the works due to the elevation change, however the proposed works will be mostly screened by intervening trees and built form.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians: Negligible</b> Glimpses and partial views of the proposed development will be experienced from intermittent locations, however the proposed built form will be partially screened by intervening trees and built form. Limited visibility will not be out of character of the existing view containing housing along Penmaenmawr Road.</p> <p><b>Residents: Low</b> The proposed built form within the site will be perceptible from north-west facing windows and garden areas.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians: Negligible</b> The proposed trees within the site will be established and help to assimilate the proposed properties within the existing urban setting.</p> <p><b>Residents: Negligible</b> The proposed trees within the site will be established and help to assimilate the proposed properties within the existing urban setting.</p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Pedestrians: Negligible</b> Views of the construction works will be glimpsed along a short section of the footpath, however not incongruous with the existing views the urban edge of Llanfairfechan</p> <p><b>Residents: Moderate-Minor Adverse</b> The construction works will be partially visible from north-west or south west facing upper floor windows and rear gardens.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians: Negligible</b> Glimpsed views of the rooftops of the proposed dwellings may be experienced, however the proposed buildings will not be incongruous with the existing urban setting.</p> <p><b>Residents: Moderate-Minor Adverse</b> Rooftops will be partially visible from north west or south west facing windows and gardens, however the</p>

	<p>proposed buildings will not be incongruous with the existing urban setting.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians and Residents: Negligible</b></p> <p>The retained and proposed trees within the site will help to assimilate the proposed development within the existing urban setting.</p>
Mitigation Measures	<p><b>Construction:</b></p> <p>Standard construction management to minimise disturbance. Works are of a temporary nature.</p> <p><b>Operation:</b></p> <p>Retain existing trees within the site and provide trees throughout the development.</p>

Viewpoint 6	Penmaenmawr Road and National Cycle Network – Route 5.
Classification of Receptors	Pedestrians, Cyclists and Vehicle Users
Vp co-ordinates (X, Y)	268672,375549
Distance and direction to site	80m north
Description of Existing View	Views south comprise Penmaenmawr Road in the foreground with associated grass verges and street lighting, and residential properties affronting the carriageway. The site is partially visible and set behind the intervening built form to the north and existing hedgerow along the western site boundary, however there are clearer views into the wooded southern part of the site due to the changes in elevation.
Elevation	30m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised historic character and condition.
Susceptibility	Pedestrians along a roadside pavement within an urban setting and Cyclists are considered of <b>Medium</b> Susceptibility. Vehicle users are considered of <b>Low</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians and Cyclists are considered of <b>Medium</b> Sensitivity. Vehicle users are considered of <b>Medium-Low</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p>As existing with: Construction works being visible including compound, temporary fencing, site access and building construction. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet. Construction traffic going in and out of the site would be visible. Cranes and machinery would be visible protruding above the existing hedgerow.</p> <p><b>Pedestrians and cyclists: Medium-Low</b></p> <p>The construction works would be a partial alteration to for a small part of the journey. Views will be partially screened by existing hedgerow and built form. The proposed development would not be visible for most of the route.</p> <p><b>Vehicle Users: Low</b></p> <p>There will be glimpsed views for a small part of a journey with the change being partially screened by intervening hedgerow and built form.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians and Cyclists: Medium-Low</b></p> <p>Partial views of the proposed built form will only be experienced for a very small part of the cycle route and small part of Penmaenmawr Road.</p> <p><b>Vehicle Users: Medium-Low</b></p> <p>The proposed change will be perceptible for a small part of the road due to intervening hedgerows and built form.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians and Cyclists: Medium-Low</b></p>

	<p>The western hedgerow will be retained and enhanced through maintenance. Proposed trees within the site will have become established and filter views of the properties. Partial views of the proposed built form will only be experienced for a very small part of the cycle route and small part of Penmaenmawr Road.</p> <p><b>Vehicle Users: Low</b></p> <p>The proposed change will be perceptible for a small part of the road. The western hedgerow will be retained and enhanced through maintenance. Proposed trees within the site will have become established and filter views of the properties.</p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Pedestrians and Cyclists: Minor Adverse</b></p> <p>The proposals would result in a small change for a short distance of the journey.</p> <p><b>Vehicle Users: Minor Adverse</b></p> <p>The proposals would result in a small change for a short distance of the journey.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians and Cyclists: Minor Adverse</b></p> <p>The proposals would result in a small change for a short distance of the journey.</p> <p><b>Vehicle Users: Minor Adverse</b></p> <p>The proposals would result in a small change for a short distance of the journey.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians and Cyclists: Minor Neutral</b></p> <p>Mitigation planting along the western boundary will help soften and integrate the proposed development into the urban setting.</p> <p><b>Vehicle Users: Minor Neutral</b></p> <p>The proposals would be assimilated within the existing urban setting.</p>
Mitigation Measures	<p><b>Construction:</b></p> <p>Standard construction management to minimise disturbance. Works are of a temporary nature.</p> <p><b>Operation:</b></p> <p>Retain and manage existing hedgerow along the western boundary.</p> <p>Provide additional specimen trees along the western boundary, at the access, and throughout the development.</p>

Viewpoint 7	From PRow Footpath 18/02
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	368502,375195
Distance and direction to site	97m east
Description of Existing View	Views from this location comprise the open pastoral landscape located to the south of the site in the foreground, with partial views into the southern part of the site afforded by the open aspect of the southern boundary and associated post and wire fencing. Views include the mature trees within the southern part of the site which restrict visibility beyond them, however glimpsed views of the pastoral field within the northern part of the site and the adjacent properties to the north are experienced, nonetheless. Views also contain the residential built form to the south east of the site along Penmaen Park and to the north west along Penmaenmawr Road.
Elevation	35m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRowS are considered of <b>High</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u>  <b>Pedestrians: Medium</b>  As existing with: Construction works being visible including compound, temporary fencing, and building construction. There will be disturbance from construction noise, generation of dust creating nuisance (cleanliness), degradation of ambient conditions and loss of peace and quiet.  Partial views of the construction works will be experienced along most of the footpath at close to mid-range. The change experienced will not be incongruous with the existing views of the urban settlement of Llanfairfechan.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: Medium</b>  Partial views of the proposed built form will be partially screened by trees along the south west boundary or by the gapped hedgerow along the south east boundary. The proposed development will be partially visible along most of the route. Views will not be out of character of the existing views of the urban settlement of Llanfairfechan.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: Medium</b>  The proposed built form will remain partially visible for most of the route. The proposed trees within the site will mature and the proposed built form will establish as part of the settlement. Proposed hedgerow along the south west boundary will mature, and the gapped up hedgerow</p>



	<p>along the south east boundary will mature. Mitigation measures will help soften the built form within the wider setting. The proposed built form will establish over time as part of the settlement.</p>
<p>Overall Level of Effects</p>	<p><u>During Construction</u>  <b>Pedestrians: Moderate Adverse</b>  The construction works will be noticeable at medium-close range for most of the route. The construction works will be viewed against surrounding urban form.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: Moderate Adverse</b>  The proposed development will be noticeable for most of the route. The proposed development will not be incongruous with the surrounding urban form.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: Moderate Neutral</b>  The proposed built form will remain noticeable for most of the route. Mitigation measures will help soften the built form within the wider setting. The proposed built form will establish over time as part of the settlement.</p>
<p>Mitigation Measures</p>	<p><b>Operation:</b>  Retain trees within the southern part of the site.  Provide further trees within the southern part of the site.  Add a mixed native hedgerow along the south west boundary to strengthen the boundary and integrate the proposed development into the wider countryside setting to the south.  Gap up the hedgerow along the south east boundary to strengthen the boundary.</p>

Viewpoint 8	Footpath PRow 18/05
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	268935,375138
Distance and direction to site	325m south-east
Description of Existing View	Views from this elevated location comprise the rolling pastoral farmland which occupies the majority of the foreground, with views over the built form of Llanfairfechan on lower ground to the west. Visibility of the site is limited by intervening woodland and trees and the intervening landform. Distant views over the sea towards the headland of Anglesey and Puffin Island are experienced.
Elevation	120m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRowS are considered of <b>High</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u>  <b>Pedestrians: None</b>  Construction works including compound, temporary fencing, and building construction will not be perceptible due to screening from intervening trees, woodland, hedgerow, and landform.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: None</b> The proposed development will be screened by intervening trees, woodland, hedgerow, and landform.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: None</b></p>
Overall Level of Effects	<p><u>During Construction</u>  <b>Pedestrians: None</b>  The proposed development will not be perceptible due to intervening trees, woodland, hedgerow, and landform.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: None</b>  The proposed development will remain imperceptible along the footpath.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: None</b></p>
Mitigation Measures	<b>Not Applicable</b>

Viewpoint 9	From permissive path at Brundrit's West Quarry (disused)
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	269317,375241
Distance and direction to site	635m east
Description of Existing View	Views south-west from this elevated vantage point comprise of the open farmland and wooded undulating landform that descends to lower levels along the coast to

	the west. The urban edge and built form of Llanfairfechan occupies a large part of the view, with the A55, coastline and open seascape in the distance beyond. Clear views of the site are experienced however the site is surrounded by built form.
Elevation	300m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRowS are considered of <b>High</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p>As existing with: Construction works being visible including compound, temporary fencing, and building construction.</p> <p><b>Pedestrians: Negligible</b></p> <p>Views of the construction works would be visible from this location due to the elevation above the site. Construction works will not be prominent at distance and will not be incongruous with the existing views the built form of Llanfairfechan. Views of the proposed development along the permissive path will be very briefly glimpsed by having to look down from the edge.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians: Negligible</b></p> <p>The proposed built form will be perceptible, however it will not be incongruous with the existing urban setting of the site. Views of the proposed development along the permissive path will be very briefly glimpsed by having to look down from the edge.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians: Negligible</b></p>
Overall Level of Effects	<p><u>During Construction</u></p> <p><b>Pedestrians: Negligible</b></p> <p>The construction works will be visible at distance from the viewpoint location by standing close to the edge to look down. However, views of the proposed development are only briefly glimpsed when walking along the permissive path.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians: Negligible</b></p> <p>Views of the proposed development are only briefly glimpsed when walking along the permissive path.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians: Negligible</b></p>
Mitigation Measures	<b>Not Applicable</b>

Viewpoint 10	Footpath PRow 18/01A, north of the allotments along the A55
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	267481,375084
Distance and direction to site	1km south-west
Description of Existing View	Views north-east comprise pastoral fields in the foreground, with the allotments visible to the north of the A55 and residential properties in close proximity to the footpath to the north. Views of the site are restricted by intervening trees and woodland and the A55 dual carriageway, however the rising open landform of the wider landscape to the east is visible above the trees, with the summit of Brundrit's West Quarry prominent in the background.
Elevation	5m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRowS are considered of <b>High</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u>  <b>Pedestrians: None</b>  The construction works will not be visible due to intervening woodland along the A55.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: None</b>  The built form will not be visible due to intervening woodland along the A55.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: None</b>  The magnitude of change will remain None at year 15.</p>
Overall Level of Effects	<p><u>During Construction</u>  <b>Pedestrians: None</b>  Construction works will not be visible due to intervening woodland along the A55.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: None</b>  The proposed development will not be visible due to intervening woodland along the A55</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: None</b></p>
Mitigation Measures	<b>Not applicable</b>

Viewpoint 11	From PRoW Footpath 18/23 and Garreg Fawr Hut Circle Groups, Ancient Fields and Cairns Scheduled Monument
Classification of Receptors	Pedestrians
Vp co-ordinates (X, Y)	268591,373556
Distance and direction to site	1.7km south
Description of Existing View	This footpath tracks along elevated ground around Garreg Fawr and views comprise the undulating heathland in the foreground, with the townscape of Llanfairfechan visible in the distance on lower ground along the coastline and the sea beyond. Views of the site are partial and limited by intervening vegetation, trees and built form.
Elevation	280m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRoWs are considered of <b>High</b> Susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u>  <b>Pedestrians: Negligible</b>  The construction works will not be prominent and only glimpsed views are likely to be experienced visible due to intervening trees and built form.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: Negligible</b>  The built form will be partially visible, however it will not be incongruous with the existing urban edge setting of the site, and views of the proposed built form will be limited by existing trees and built form and the increased distance between the receptor and application site.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: Negligible</b>  At Year 15 the proposed trees within the development will have become established and filter views of the proposed built form whilst assimilating the development within the existing urban setting.</p>
Overall Level of Effects	<p><u>During Construction</u>  <b>Pedestrians: Negligible</b>  Only glimpsed views of the construction works will be visible due to intervening trees, woodland and built form, and the increased distance to the site.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians: Negligible</b>  The proposed development will not be perceptible due to intervening trees, woodland and built form.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians: Negligible</b></p>
Mitigation Measures	<b>Operation:</b>

	Retain existing trees within the site and provide additional specimen trees throughout the development.
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Viewpoint 12	From the Promenade along Llanfairfechan beach, near Victoria Gardens Playground
Classification of Receptors	Pedestrians and Recreational users
Vp co-ordinates (X, Y)	268247,375495
Distance and direction to site	302m north-west
Description of Existing View	Views east are of the footpath and road that comprise Promenade, and the play equipment, fencing and skatepark that comprise Victoria Gardens Playground. The A55 and associated trees and signage limit some visibility beyond the Playground, however the site can be seen above the trees, along with the adjacent rising landform of open landscape and built form. The wooded foothills leading up to Brundrit's West Quarry are visible beyond the site, with the rising landform of the Quarry forming a backdrop to the view.
Elevation	5m
Value	<b>Medium</b> value based on views with strong and distinctive, recognised character and condition.
Susceptibility	Pedestrians using PRoWs are considered of <b>High</b> Susceptibility. Recreational users are considered to be of <b>Medium</b> susceptibility.
Sensitivity of Visual Receptors	Pedestrians are considered of <b>High-Medium</b> Sensitivity. Recreational users are considered of <b>Medium</b> Sensitivity.
Magnitude of Visual Effects	<p><u>During Construction</u></p> <p><b>Pedestrians and Recreational users: Medium-Low</b> As existing with: Construction works being visible including compound, temporary fencing, and building construction. Views of the construction works would be partially visible from this location due to intervening hedgerow, trees, and built form however the proposed development is on an elevated level. Views of the construction works will be prominent and will not be incongruous with the existing views the built form of Llanfairfechan. Views from the promenade will be partially visible for part of the whole route.</p> <p><u>During Operation Yr1</u></p> <p><b>Pedestrians and Recreational users: Medium-Low</b> The proposed built form will be prominent however it will not be incongruous with the existing urban setting of the site. Views from the promenade will be partially visible for part of the whole route.</p> <p><u>During Operation Yr15</u></p> <p><b>Pedestrians and Recreational users: Low</b></p>

	<p>New trees throughout the proposed development will have become established and help soften and integrate the proposed built form within its urban setting.</p>
<p>Overall Level of Effects</p>	<p><u>During Construction</u>  <b>Pedestrians and Recreational users: Moderate Adverse</b>  Construction works will be partially visible and set behind existing intervening vegetation and built form. The construction works will be noticeable at mid-range. The change will be visible on an elevated position and surrounded by existing built form. Views from the promenade will be partially visible for part of the whole route.</p> <p><u>During Operation Yr1</u>  <b>Pedestrians and Recreational users: Moderate Adverse</b>  The proposed development will be noticeable, however it will be assimilated into the existing urban setting.</p> <p><u>During Operation Yr15</u>  <b>Pedestrians and Recreational users: Moderate-Minor Neutral</b>  Proposed trees and throughout the site and management of the existing hedgerow along the north west boundary will help soften views of the proposed built form. The proposed development will establish as part of the settlement and will be congruous with the surrounding built form.</p>
<p>Mitigation Measures</p>	<p><b>Construction:</b>  Standard construction management to minimise disturbance. Works are of a temporary nature.</p> <p><b>Operation:</b>  Retain and manage existing trees along the north west boundary.  Provide additional specimen trees throughout the development to help soften views of the proposed built form.</p>

### 7.3 Summary of Visual Effects

The overall level of visual effects is based on a combined judgement of the sensitivity of the visual receptors and the magnitude of visual effects.

The nature of the visual effects can be expressed as an ‘adverse’, ‘neutral’ or ‘beneficial’ depending on the appraiser’s understanding of the nature and condition of the existing visual amenity and how this will be changed based on the proposed development.

**Table 18: Summary table of Visual Effects**

Viewpoint	Receptor Type	Sensitivity	Magnitude of Visual Effects at Construction	Magnitude of Visual Effects at Year 1 Operation	Magnitude of Visual Effects at Year 15 Operation	Level of Visual Effects at Construction	Immediate Level of Visual Effects at Year 1 Operation	Long Term Level of Visual Effects at Year 15 Operation
1 – From Penmaenma wr Road, near Victoria House and the boundary of Llanfairfechan Town Centre Conservation Area	Residents	Residents: <b>HIGH-MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>MODERATE NEUTRAL</b>
2-From Penmaenma wr Road, near properties Fern Bank/Glan Seirol	Residents	Residents: <b>HIGH-MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>MEDIUM</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>MODERATE NEUTRAL</b>
3 – From the northern site boundary, near property Plas Tirion	Residents	Residents: <b>HIGH-MEDIUM</b>	Residents: <b>HIGH</b>	Residents: <b>HIGH</b>	Residents: <b>HIGH</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>MODERATE ADVERSE</b>
4- From Penmaen Park	Residents	Residents: <b>HIGH-MEDIUM</b>	Residents: <b>HIGH</b>	Residents: <b>HIGH</b>	Residents: <b>HIGH</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>	Residents: <b>SUBSTANTIAL-MODERATE ADVERSE</b>
5 – From PRoW 18/03, near North Clyde Cottages	Pedestrians and Residents	Pedestrians: <b>HIGH-MEDIUM</b> Residents: <b>HIGH-MEDIUM</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>LOW</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>LOW</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>NEGLECTIBLE</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>MODERATE-MINOR ADVERSE</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>MODERATE-MINOR ADVERSE</b>	Pedestrians: <b>NEGLECTIBLE</b> Residents: <b>NEGLECTIBLE</b>
6 – From Penmaenma wr Road and National Cycle Network Route 5	Pedestrians, Cyclists and Vehicle users	Pedestrians and Cyclists: <b>MEDIUM</b> Vehicle users: <b>MEDIUM-LOW</b>	Pedestrians and Cyclists: <b>MEDIUM-LOW</b> Vehicle users: <b>LOW</b>	Pedestrians and Cyclists: <b>MEDIUM-LOW</b> Vehicle users: <b>LOW</b>	Pedestrians and Cyclists: <b>MEDIUM-LOW</b> Vehicle users: <b>LOW</b>	Pedestrians and Cyclists: <b>MINOR ADVERSE</b> Vehicle users: <b>MINOR ADVERSE</b>	Pedestrians and Cyclists: <b>MINOR ADVERSE</b> Vehicle users: <b>MINOR ADVERSE</b>	Pedestrians and Cyclists: <b>MINOR NEUTRAL</b> Vehicle users: <b>MINOR NEUTRAL</b>
7 – From PRoW 18/02	Pedestrians	Pedestrians: <b>HIGH-MEDIUM</b>	Pedestrians: <b>MEDIUM</b>	Pedestrians: <b>MEDIUM</b>	Pedestrians: <b>MEDIUM</b>	Pedestrians: <b>MODERATE ADVERSE</b>	Pedestrians: <b>MODERATE ADVERSE</b>	Pedestrians: <b>MODERATE NEUTRAL</b>
8 – From PRoW 18/05	Pedestrians.	Pedestrians: <b>HIGH-MEDIUM</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>



9 – Permissive path at Brundrit's West Quarry	Pedestrians.	Pedestrians: <b>HIGH-MEDIUM</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>
10 – PRoW 18/01A	Pedestrians	Pedestrians: <b>HIGH-MEDIUM</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>	Pedestrians: <b>NONE</b>
11 – PRoW 18/23 and Garreg Fawr Hut Circle Groups, Ancient Fields and Cairns Scheduled Monument	Pedestrians	Pedestrians: <b>HIGH-MEDIUM</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>	Pedestrians: <b>NEGLIGIBLE</b>
12 – Promenade, near Victoria Gardens Playground	Pedestrians and Recreational users	Pedestrians: <b>HIGH-MEDIUM</b> Recreational users: <b>MEDIUM</b>	Pedestrians: <b>MEDIUM-LOW</b> Recreational users: <b>MEDIUM-LOW</b>	Pedestrians: <b>MEDIUM-LOW</b> Recreational users: <b>MEDIUM-LOW</b>	Pedestrians: <b>LOW</b> Recreational users: <b>LOW</b>	Pedestrians: <b>MODERATE-MINOR ADVERSE</b> Recreational users: <b>MODERATE-MINOR ADVERSE</b>	Pedestrians: <b>MODERATE-MINOR ADVERSE</b> Recreational users: <b>MODERATE-MINOR ADVERSE</b>	Pedestrians: <b>MODERATE-MINOR NEUTRAL</b> Recreational users: <b>MODERATE-MINOR A NEUTRAL</b>

This appraisal has been based on the assumption that the proposed development is based on the proposed site layout (see image 3), with the proposed built for limited to an ultimate height of 9m high, and that mitigation and enhancement measures described in section 8 are carried out. Twelve viewpoint locations (see Appendix 2, Figure 2.4) were assessed from the immediate vicinity of the site, from mid-range and at distance covering a variety of different types of visual receptors including residents, pedestrians, vehicle users, and recreational users.

### Residential Receptors

Five representative residential receptor groups were identified and assessed. Four residential receptor groups located within the immediate vicinity (VPs 1,2,3 and 4) and are considered to experience Substantial-Moderate adverse levels of effects at Construction and year 1 of Operation. The loss of open pastoral farmland, three trees, a small loss of hedgerow along the north west boundary, and addition of 55 dwellings being visible at close range is considered prominent, however the level of effect is considered to be mediated by the existing settlement context with two out of the four receptor groups experiencing neutralised effects by year 15.

One of the remaining receptor groups (VP5) is located further away from the site to the east and due to intervening trees will experience Moderate-Minor adverse levels of effects at Construction and year 1 of Operation whilst reducing to negligible by year 15.

## **Pedestrians**

Eight representative pedestrian receptors of Public Rights of Way have been identified. One pedestrian receptor group (VP7) were identified as experiencing Moderate adverse effects at Construction and year 1 of Operation due to pedestrians experiencing change to the view along most of the route.

The remaining seven pedestrian groups (VPs 5, 6, 8, 9, 10, 11 and 12) at mid or long distant range will experience no more than Moderate-Minor Adverse effects at Construction, and years 1 and 15 of Operation.

## **Vehicle Users**

One vehicle user group was identified located to the immediate west of the site along Penmaenmawr Road (VP6) and directly affected by the proposed development and access. This receptor group was identified as experiencing Minor adverse effects at Construction and year 1 of Operation reducing to Minor Neutral by year 15, due to the existing urban setting of the site.

## **Recreational Receptors**

One recreational receptor was identified (VP12). Recreational users were assessed as experiencing Moderate-Minor Adverse levels of effects at Construction and year 1 of Operation due to being notable at mid-range even though partially screened. Over time the effects will reduce to Moderate-Minor Neutral by year 15 of Operation due to establishing as part of the settlement and proposed trees maturing and helping to soften the proposed built form.

## 8 Mitigation and Enhancement Recommendations

### 8.1 Mitigation Strategy

The aim of the following mitigation measures is to minimise any adverse effects over time and help direct the landscape scheme:

- Design the layout so that proposed dwellings are of similar height, scale and mass as the existing properties along Penmaenmawr Road and Penmaen Park to help the site establish as part of the existing settlement over time.
- The layout and orientation of the proposed dwellings should be in keeping with the local vernacular.
- Standard construction management to minimise disturbance. Works are of a temporary nature. Time deliveries outside of peak hours.
- Set the built form back from the north east boundary to help reduce visual impacts for immediately adjacent residents.
- Set the built form back from the south west boundary to help reduce visual impacts for the adjacent residents.
- Retain and manage the existing hedgerows along the north west boundary to soften and limit visibility of the proposed built form. Ideally allowing the inner hedgerow along the north west boundary to grow to a height of up to 3m high by cutting the sides of the hedge and allowing the top to grow.
- Gap up the existing native hedgerow along the south-west boundary to fill in a long section with no hedgerow.
- Gap up the existing field access along the north west boundary with native hedgerow and remove the gate.
- Provide a new native species hedgerow along the south west boundary of the site to form an attractive and robust boundary between the proposed development and the open countryside to the south.
- Retain and add further trees planting to the existing mature trees within the southern part of the site.
- Plant additional trees along the north west boundary to further help soften/ screen views of the proposed built form from Penmaenmawr Road and provide an attractive interface to the edge of Llanfairfechan Town Centre Conservation Area.
- Retain and enhance the stone wall along the north-east boundary.
- Provide complementary wildflower and scrub planting within the southern part of the site for habitat creation and strengthen screening of views from the south.
- Retain and enhance the existing open watercourse within the southern part of the site.
- Tree specimens throughout the proposed development cannot totally mitigate against the impact of the proposed development, it will go some way towards softening the built form and integrating the development into the surrounding landscape.

## 8.2 Enhancement Strategy

The generous amount of new tree and hedgerow planting within the development that will serve in order to filter or soften views likely to experience adverse effects due to the proposed development from close- to mid-range and serve to integrate it into the wider landscape over the long term.

## 9 Summary and Conclusion

This summary has been made based on the assumptions of the proposed site plan, the proposed built form being an ultimate height of 9m, and that the mitigation and enhancement measures listed in Section 7 are adopted. The scheme would comprise of 55 residential dwellings, private gardens, car parking, public open space and associated access. The scheme would include proposed access located from the north west boundary of the site off Penmaenmawr Road (see image 3). The proposed development would mean the loss of a pastoral field, approximately 3 trees, and a section of native hedgerow for proposed access.

The site is located within the settlement boundary of Llanfairfechan with good links to the A55 via Penmaenmawr Road. There is a good network of footpaths within study area which provide access from the urban area to the increasingly open wider landscape to the east and south of the site, providing some elevated views from higher ground across the landscape, townscape and out towards the sea.

This report considers that there will be a loss of sloping pastoral field and the addition of built form that would be located within the settlement boundary without affecting the settlement boundary extent and not contribute to urban sprawl. The proposed built form would also be designed so that scale, mass, height, material, and orientation are in keeping with the surrounding local vernacular of the settlement. These alterations would have a moderate-minor adverse level of effect on the immediate environs of the site and local area at district level. Furthermore, the change from a pastoral field to built form will not be unduly incongruous with the edge of settlement location. It can be argued that the site and local countryside is urban rural fringe with its sensitivity already affected by immediately adjacent urban form as part of the baseline. It is considered that the proposed development would have a medium to small change on the landscape at a national and district level that would reduce over time to a small change of a neutral nature. Landscape character areas at both national and district level that would experience indirect effects from the south and/ or east would experience only negligible effects which includes a small part of Snowdonia National Park. The landscape assessment within this appraisal considers the proposed development to not detrimentally affect Snowdonia National Park nor detrimentally affect the local and wider landscape character. It is considered that the proposed development will not detrimentally affect any landscape relevant designations in terms of landscape and visual. Mitigation and enhancement recommendation will aim to conserve and, where possible, enhance biodiversity and key landscape features within the area including hedgerow, scrub, trees, grass and wildflower into the proposed built environment.

Based on the production of a ZTV and site analysis the study area was contained to a 2km radius. Beyond this distance any change is considered no more than imperceptible and therefore negligible. Based on the visual envelope indicated in Appendix 2, Figure 2.2 the site is visible at distance to the north west from the sea, Puffin Island and the east coast of the headland of Anglesey. Visibility from the north east is limited by built form and trees within 250m of the site. Visibility from the east will be within 800m, mainly along the steep slopes of Penmaen-Mawr comprising of scree, rock and features associated with Brundrit's West

Quarry dating back to the 1830s. Views south east will be limited to within 80m due to screening by intervening built form, trees, hedgerow and landform. A pocket of visibility will be possible at distance to the south along the exposed uplands near the Garreg Fawr Hut Groups, Ancients Fields, and Cairns SAM however visibility be barely perceptible at that distance and partially screened by trees and landform. Views west will be limited to approximately 450m due to screening by intervening trees, built form, and hedgerow. Overall, the area of visibility of the proposed development will be mostly localised within the landscape and any long-distance views will be imperceptible due to distance and intervening hedgerow, trees, built form and landform. All views of the proposed development contain existing built form of Llanfairfechan which establishes a notable urban character within the study area and is considered to mediate the potential visual effects of the proposed development.

The highest impact of the proposals is on localised visual receptors with four residential receptor groups likely to experience Substantial-Moderate adverse effects at construction and year 1 of operation due to being located immediately adjacent to the north east, north west and south east boundaries of the site with partial or limited screening. Of the four residential receptor groups, only one receptor group off Penmaen Park to the immediate south east will still experience Substantial-moderate adverse effects by year 15 of operation due to the partial screening of a picturesque sea view. The other three receptor groups will experience reduced level of effects or neutralised nature of effects by year 15 of operation.

Pedestrian users of footpath 08/02 that runs parallel with the south-east boundary of the proposed development will experience Moderate adverse effects at construction, and years 1 and 15 of operation due to the proposed development being visible for most of the route. The remaining visual receptors are not expected to experience effects greater than Moderate-Minor Adverse effects, due to increasing distance between the site and receptors to the east and south, intervening landform, trees, woodland and built form. Mitigation and enhancement measures are recommended in section 8 of this report to help minimise, soften, or reduce the amount of change experienced by visual receptors at close, mid and far ranges.

This report considers that a new residential development will make effective use of the site, which is currently used as a pastoral field with trees and perimeter hedgerows, walling and fencing. The proposed development will provide multiple benefits to both the urban and rural environment by providing housing in a location that is within the defined settlement boundary, easily accessible, and surrounded by existing residential development to the north east, south east, and north west. The proposed development will be in keeping with the surrounding urban character of Llanfairfechan and the scale, mass, height, materials and orientation of the proposed built form will be considered in relation to the local vernacular of the coastal Town. The site location enables a logical gapping up within the settlement boundary without extending the settlement edge or contributing to urban sprawl. Only three trees will be lost and a small loss of hedgerow for the new proposed access. Provision of considerable quantities of new green infrastructure and increased biodiversity are recommended by creating and enhancing habitats, including grassland, wildflower, scrub, hedgerows, and trees.

# Appendix 1

# Landscape and Visual Impact Appraisal

## Appendix 1 - Methodology and Criteria

### Guidance

This landscape and visual impact appraisal is based on the principles and approaches in the following best practice guidance:

- GLVIA3 – Statements of clarification, (2015) Landscape Institute (LI);
- Guidelines for Landscape and Visual Impact Assessment - Third Edition (GLVIA3), (2013) published by The Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
- LANDMAP Guidance Note 1: LANDMAP and Special Landscape Areas, (2017) Natural Resources Wales (NRW);
- LANDMAP Guidance Note 4: LANDMAP and the Cultural Landscape, (2016) Natural Resources Wales (NRW);
- LANDMAP Guidance Note 5: LANDMAP and the Geological Landscape, (2016) Natural Resources Wales (NRW);
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute (LI);
- Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations, (2021) Landscape Institute (LI);
- TIN 08/2015 Landscape Character Assessment, (2016) Landscape Institute (LI); and
- Using LANDMAP in Landscape and Visual Impact Assessments (GN46) (Updated 2021) Natural Resources Wales (NRW) <https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/using-landmap-in-landscape-and-visual-impact-assessments-gn46/?lang=en>;
- An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) Natural England; and
- An Approach to Landscape Character Assessment (2014) Natural England.

GLVIA3 (2013) states that, “*Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the facts of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.*” (LI and IEMA, para 1.1, page 4)

This appraisal will separately identify landscape resource and the visual amenity relevant to the proposed site and will assess the level of change as a result of the proposed development. The appraisal will not reference the term significance based on the next reference to GLVIA3 – statement of clarification 2.

GLVIA3 – Statements of clarification (2015) states that, ‘*In carrying out LVIA’s, landscape professionals have on occasion identified effects as being ‘significant in EIA terms’. It is recommended that this phrase should not be used in a Landscape and Visual Impact Assessment (LVIA). It is understood that the phrase does not appear in any relevant EIA Regulations or associated statutory publications. (see GLVIA3 Page 40, Para 3.32)*’ (LI, Statement of Clarification 2)

## **Assessment Method**

The appraisal will separately identify the landscape and visual baselines and consider the site context. The appraisal will evaluate the sensitivity of the receiving landscape and visual receptors based on a combined judgement of value and susceptibility. The magnitude of effect associated with the addition of the proposed development into the landscape and visual amenity will be assessed. The overall level of effect for landscape and visual amenity will be based on a combined judgement of the sensitivity and the magnitude of effect.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement will be described as High-Medium or Moderate-Minor etc.

## **Approach and Methodology**

### **Key stages**

- Desk-based research of proposed layout, published landscape character, landscape designations, planning policy and OS mapping to define a study area and scope the areas of landscape and visual amenity to be appraised. Produce a Zone of Theoretical Visibility – ZTV or define a visual envelope and suggest viewpoint locations.
- Site visit to carry out site analysis and photography from each of the suggested viewpoint locations.
- Identification of elements and characteristic of the landscape likely to be affected by the scheme and identification of the visual receptors.
- Evaluate the value and susceptibility of the landscape and visual receptors.
- Assess the magnitude of effects on the landscape and visual amenity that are predicted to occur, evaluated in terms of their magnitude, size or scale, geographical extent, duration and reversibility.
- An evaluation of the level of landscape and visual effects.
- Identification of the mitigation measures appropriate to the proposed scheme.
- Identification of the enhancement measures to the landscape.
- Summarise the assessed effects on landscape resource and visual amenity and conclude an opinion on the overall level of effect.

### **Landscape Character**

Research and review published landscape character assessments that describe and classify the existing landscape character at national, regional and local level. Available sources in Wales include the National Landscape Character Area (NLCA) profiles by Natural Resources Wales (2014), the district level published landscape character assessment, and a district level published landscape sensitivity and capacity assessment.

### **Landscape Sensitivity**

Landscape receptors are to be first appraised in terms of their 'Sensitivity'. This is based on a combined judgement on the value attached to the landscape and the susceptibility to the type of change proposed.



Landscape Sensitivity	Definition
High	Many of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is high.
Medium	Some of the key characteristics and qualities of the landscape are susceptible to change from the type of development being assessed and/or the value ascribed to the landscape is medium.
Low	The key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type of development being assessed and/or the value ascribed to the landscape is low.

The value attached to landscape receptors and their susceptibility to change can be particularly important when considering change within or close to designated landscapes. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

### **Landscape Value**

Landscape value is the relative value or importance attached to different landscapes by society based on their landscape qualities that comprise of individual or combinations of elements/ features and aesthetic or perceptual dimensions which contribute to the character of the landscape.

The following range of factors are to be considered when determining landscape value however they are only indicators to be considered and are not a comprehensive or prescriptive list. Where there is no clear existing evidence on landscape value, an assessment is made with the range of factors below considered (below factors are based on the guidance in Table 1 of TGN 02/21 Assessing Landscape Value Outside National Designations by the Landscape Institute, Pages 7-11).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (Scenic)
- Perceptual (Wildness & tranquillity)
- Functional

This appraisal will evaluate value based on landscape receptors being of high, medium or low importance based the range of factors listed above. The range of factors are not fixed and should be appropriate to the project and location.

## Landscape Susceptibility to Change

The ability of the landscape receptor whether the overall landscape, condition of a particular character area, or individual elements, or particular aesthetic or perceptual aspects accommodate the proposed development without undue consequences for the maintenance of the existing baseline. The definition and criteria for the assessment of Landscape susceptibility to change is as follows:

Landscape Susceptibility	Definition
High	Key characteristics of the landscape are highly vulnerable to change. The nature of the development would result in a high change in character.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause a medium change in character.
Low	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only a minor change in character.
Negligible	Key characteristics of the landscape are robust and would not be adversely affected by development.

## Magnitude of Landscape Effects

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 and reversibility. The geographical extent and duration of change are described where relevant in the assessment.

Magnitude of Landscape Effects	Definition
High	<ul style="list-style-type: none"> <li>Total loss of or major alteration to key features or perceptual aspects of the baseline and/or the addition of new features considered to be totally uncharacteristic when set within the attributes of the receiving landscape.</li> <li>The impacts would be of a large scale influencing several landscape character types/areas.</li> <li>The impacts would be long term and/or irreversible.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Partial loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.</li> <li>The impacts would be at the scale of the landscape character type/area within which the proposal lies.</li> </ul>

	<ul style="list-style-type: none"> <li>• The impacts would be medium term and/or partially reversible.</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape.</li> <li>• The impacts would be at the level of the immediate setting of the site.</li> <li>• The impacts would be short term and/or reversible.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Very minor loss of or alteration to key features or perceptual aspects of the baseline and/or the addition of new features that are not uncharacteristic with the surrounding landscape - approximating the 'no change' situation.</li> <li>• The impacts would be at the site level, within the development site itself.</li> <li>• The impacts would be very short term and/or reversible.</li> </ul>
None	<ul style="list-style-type: none"> <li>• No loss or alteration to the key characteristics/features, representing 'no change'.</li> </ul>

### Level of Landscape Effects

The final conclusions on effects 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 opinion of the individual judgements against the assessment criteria.

GLVIA3 suggests that there are no hard and fast rules with regard to the level of effects, therefore the following definitions of varying levels of landscape effects have been used for this appraisal:

Level of Landscape Effects	Definition
Substantial	The proposals have a large and prominent impact within the context of the wider area or are wholly out of character with the existing situation, and/or the landscape receptors are of high sensitivity.
Moderate	The proposals have a noticeable impact within the context of the wider area, and/or the landscape receptors are of medium sensitivity.
Minor	The proposals have some, but only a limited impact within the mainly local context, and/or the landscape receptors are of low sensitivity.

Negligible	The degree of change is so small as to have little or no impact, and/or the landscape receptors are of low sensitivity.
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## Visual Receptors

As with landscape effects, a consideration of the sensitivity of visual receptors and the magnitude of the impact determines the level of effect on visual receptors.

GLVIA3 states that, “...*Visual receptors are all people. Each visual receptor, meaning the particular person or group of people likely to be affected at a specific viewpoint, should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views*” (LI and IEMA, para 6.31, page 113).

## Sensitivity of Visual Receptors

Sensitivity of visual receptors is based on a combined judgement of their susceptibility to change in views and visual amenity and the value attached to each particular view. The definition and criteria for the assessment of sensitivity of visual receptors is as follows:

Visual Sensitivity	Definition
High	<ul style="list-style-type: none"> <li>Public views within areas of protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs).</li> <li>Users of outdoor recreational facilities including public rights of way, or visitors to heritage assets or other attractions whose attention or interest is focused on the landscape and where tolerance to change is likely to be low.</li> <li>Occupiers of residential properties with views affected by the development.</li> <li>Users travelling through or past the affected landscape on recognised scenic routes.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Users travelling through or past the affected landscape by road, rail or other transport routes.</li> <li>Users of public rights of way/ footways where attention or interest is not primarily focussed on the landscape and/ or particular views.</li> <li>Users of outdoor recreation facilities whose attention or interest will include some views of the wider landscape and where there is some tolerance of change.</li> </ul>
Low	<ul style="list-style-type: none"> <li>People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape so that the tolerance to change is high.</li> </ul>

	<ul style="list-style-type: none"> <li>• People at their place of work, or engaged in similar activities, whose attention maybe focused on their work or activity, not their surroundings, and where setting is not important to the quality of working life.</li> <li>• Views from roads, footways, railways and industrial areas whose attention may be focused away from the landscape and where tolerance to change is likely to be high.</li> </ul>
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**Susceptibility of Visual Receptors to Change**

Susceptibility is based on the occupation or the activity of the person being represented from each representative viewpoint location and the extent of the represented person’s attention to or interest in the surrounding visual amenity. The definition and criteria for the appraisal of susceptibility of visual receptors is as follows:

Visual Susceptibility	Definition
High	<ul style="list-style-type: none"> <li>• Residents at home with views.</li> <li>• People who are engaged in outdoor recreation including public rights of ways whose attention may be focused on the landscape.</li> <li>• Visitors to heritage assets or other attractions where views of the surroundings are important.</li> <li>• Communities where views contribute to the landscape setting.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.</li> <li>• People travelling through the landscape where the views involved are transient and sporadic but have a special significance in either the journey or the expression of the landscape or community being visited.</li> <li>• Users of highway footpath routes, cyclists or horse riders where the speed of travel may allow for consideration and enjoyment of the view</li> </ul>
Low	<ul style="list-style-type: none"> <li>• People at their place of work, whose attention may be focused on their work.</li> <li>• People travelling by vehicle or train through the landscape at speed resulting in views being short lived.</li> </ul>

## Value Attached to Views

The value attached to a particular view is to be considered in relation to historical or cultural interest, designations, tourist attractions and references from guidebooks, literature, or art. The definition and criteria for the appraisal of value attached to views is as follows:

Value attached to Views	Definition
High	<p>Highly scenic view associated with a landscape or heritage asset of national or regional, the cultural associations of which are regularly recognised in art, literature, or other media.</p> <p>Views associated with local authority designated landscapes or recorded as of importance on long distance walking routes, in Conservation Area Appraisals or local authority landscape/ townscape assessments.</p> <p>The value of such views may have been identified as part of the consultation process and through site visits. Elements or features within the view are likely to be in good condition, with few detracting features.</p>
Medium	<p>The view may be valuable to the local community, however the location has no formal planning status, is in an area of ordinary landscape value, or reasonably good landscape value but with detracting elements or features.</p> <p>People are unlikely to visit the viewpoint to experience the view.</p>
Low	<p>View is within an area of very low landscape quality that has very few positive characteristics and numerous or dominant detracting features (e.g., industrial estate/ busy main road).</p> <p>Although the view may be valuable to the local community, the location has no formal planning status.</p>
Negligible	<p>Restricted views or views over a landscape of low value and condition.</p>

## Magnitude of Visual Effects

The magnitude of visual effects is evaluated based on size or scale of the view, the geographical extent of the visual effect, and the duration and reversibility of that change. The definition and criteria for the appraisal of magnitude of visual effects is as follows:

Magnitude of Visual Effects	Definition
High	<ul style="list-style-type: none"> <li>• Total loss of or major alteration to views and/or the addition of new features that would be incongruous, very prominent, and/or would greatly contrast with the existing view.</li> <li>• Full, open views experienced for the majority of a journey.</li> <li>• The views would be close, direct and/or totally occupied by the proposed development.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>• Partial loss of or alteration to views and/or the addition of new features that would be prominent, and/or would contrast with the existing view.</li> <li>• Partial views experienced for part of a journey or activity.</li> <li>• The views would be middle distance, partially oblique and/or partially occupied by the proposed development.</li> </ul>
Low	<ul style="list-style-type: none"> <li>• Minor loss of or alteration to views and/or the addition of new features that would not be prominent, and/or would not contrast with the existing view.</li> <li>• Glimpsed views experienced for a small part of a journey or activity.</li> <li>• The views would be distant, oblique and/or only a small part of the view would be occupied by the proposed development.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>• Very minor loss of or alteration to views and/or the addition of new features that are unlikely to be readily perceived.</li> <li>• Very brief glimpsed views.</li> <li>• The views would be very distant, very oblique and/or only a tiny part of the view would be occupied by the proposed development.</li> </ul>
None	<ul style="list-style-type: none"> <li>• Barely discernible alteration to views and/or the addition of new features that would be almost imperceptible - approximating the 'no change' situation.</li> <li>• Views are not possible</li> </ul>

## Level of Visual Effects

The overall level of visual effects is based on a combined judgement of the sensitivity of the visual receptors and the magnitude of visual effects. The definition and criteria for the appraisal of level of visual effects is as follows:

Level of Visual Effects	Definition
Substantial	The proposals would be out of character with the existing situation or prominent and contrasting with the existing views, the changes would be experienced by a large number of people, and/or the visual receptors would be of high sensitivity to the changes.
Moderate	The proposals would be noticeable in views but not dominating, the changes would be experienced by a medium number of people, and/or the visual receptors would be of medium sensitivity to the changes.
Minor	The proposals would result in small changes to the views, the changes would be experienced by a small number of people, and/or the visual receptors would be of low sensitivity to the changes.
Negligible	The proposals would not be readily perceived in views, the changes would be experienced by a very small number of people, and/or the visual receptors would be of low sensitivity to the changes.
None	The proposals would be difficult to perceive or would not be visible.



## Nature of Effects

The nature of the effects relating to landscape or visual receptors can be expressed as 'adverse', 'neutral' or 'beneficial' depending on the appraiser's understanding of the nature and condition of the existing landscape resource and visual amenity and how this will be changed based on the proposed development.

Nature of Effects	Definition
Beneficial	The introduction of proposed elements or the overall proposed development will be perceived as positive within the landscape resource or view/ visual amenity. Elements of the proposed development will enhance or improve already degraded areas of the landscape resource or view / visual amenity.
Neutral	The proposed development will neither enhance nor detract from the landscape character or view / visual amenity.
Adverse	The proposed development will have a negative effect on the existing landscape resource or view/ visual amenity. This may include the loss key views or the degradation landscape that is valued or of notable quality.

## Mapping Visibility and Photomontage Methodology

### Mapping Visibility

GLVIA3 advises that land that may potentially be visually connected with a proposed development should be identified and mapped bearing in mind a reasonable approach which is proportional to the scale and nature of the proposals.

GLVIA3 identifies two main approaches to mapping visibility - by a manual method and by a digital (or computer modelled) method.

In this instance, a Zone of Theoretical Visibility (ZTV) has been modelled to map the potential visible extent of the proposed development before carrying out site analysis. A study area has also been defined based on desk-based study and site analysis to define the extent of the intervisibility of the proposed development within the landscape resource and visibility within the visual amenity.

## **Zone of Theoretical Visibility (ZTV)**

The Zone of Theoretical Visibility (ZTV), is a computer-generated tool used to identify the 'theoretical' extent of visibility of a development. It is a desk study component of the visibility analysis.

The digital terrain model of the site and the surrounding area is sourced from Ordnance Survey. This computer model is a 'Bare Earth' terrain model and therefore does not feature any areas of settlement, buildings, woodland, vegetation or other features or boundaries. These elements can have a substantive visual screening effect, especially in combination. As a result, the computer modelled 'Bare Earth' ZTV presents an extreme view of the possible 'worst case' visibility of the proposed development, without taking into account of those features in the surrounding landscape that may contribute towards visually screening the proposed development from certain directions and positions.

This type of ZTV is frequently used as a starting point. GLVIA3 recognises the importance of surrounding landscape components in influencing actual visibility and in relation to these components it states; *'Their effects are best judged by field surveys that can examine and record their location, size and extent, and their effect in screening visibility at key points...Site surveys are therefore essential to provide an accurate baseline assessment of visibility.'* (LI, para 6.10, page 103)

### **ZTV (Bare Earth Computer Model):**

The ZTV has been computer generated using QGIS software. OS Terrain 5 Digital Terrain Model (DTM) data with a contours 5m intervals used to model the 'Bare Earth'. The ZTV was calculated to an eye height of 1.7m above ground level for surrounding visual receptors based on the midpoint of average heights for men and women.

A Zone of theoretical visibility (ZTV) was based on several proposed roof pitch points around the perimeter of the proposed development. Points used to generate the ZTV were based at an ultimate proposed height of 9m high in keeping with the general roof pitch height of a two-storey residential dwelling.

## **Photography Methodology**

Site context images and viewpoint photography were taken on 25<sup>th</sup> November 2022 in cloudy and windy conditions with sunny intervals. The site context images and the annotated viewpoint photographs were taken in November when deciduous trees were starting to or losing their leaves. The landscape and visual appraisals within this report have considered the effects at worst case scenario during the dormant period when deciduous trees, woodland and hedges obtain no leaves.

Type 1 Annotated viewpoint photographs have been prepared based upon suggested viewpoint locations.

Type 1 Annotated viewpoint photographs were prepared and templated in reference to Technical Guidance Note 06/19 Visual Representation of Development Proposals by the Landscape Institute. The Technical Guidance Note by the Landscape Institute identifies and describes visualisation types 1-4:

- *“Type 1 Annotated Viewpoint Photograph*
- *Type 2 3D Wireline / Model*
- *Type 3 Photomontage / Photowire*
- *Type 4 Photomontage / Photowire (survey / scale verifiable)”* (LI, para 3.5.2, page 9).

Ascerta consider Type 1 visualisations to be appropriate for this appraisal based on the purpose and users.

Photography has been taken with a full frame sensor digital SLR (Nikon D610) using a 50mm fixed lens (Nikon AF-S Nikkor 50mm F/1.8G). Panoramic photography was taken with approximately 50% overlap with the camera in portrait. The viewpoint location was recorded using a handheld GPS unit (Satmap active 10). The photography was saved as jpegs and raw files. The panoramic images were stitched to the correct degree in cylindrical projection using Microsoft Image Composite editor software. The degrees of the panoramic photography are worked out by calculating how many pixels are in 1 degree of the horizontal field of view and then times that by the required horizontal field of view required (e.g. 90°).

Based on TGN 06/19 by the Landscape Institute, type 1 photography has been produced for each viewpoint location. Wide 90° horizontal field of view panoramas have also been produced for certain representative viewpoints when the site cannot be captured within one single image. The 90° panoramic image is templated on extended A3 sheets equivalent to the width of an A1 sheet.

All annotated viewpoint photographs were templated using Indesign software and are in Appendix 3.

The photography templates list the following technical information:

- Viewpoint No.
- Viewpoint Description
- Visualisation Type
- Date and Time Taken
- Projection
- Enlargement Factor
- Camera Make, Model, and Sensor Format
- Lens Make, Focal Length used
- Horizontal Field of View
- Vertical Field of View
- Direction of View

# Appendix 2

**Key**

- Site Boundary
- - - 2km radius Study Area
- Zone of Theoretical Visibility (ZTV)
- Listed Buildings/ Features
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Site of Special Interest (SSSI)
- Special Ancient Monument (SAM)
- Registered Historic Parks and Gardens (RHPG)
- Significant Views of Registered Historic Parks and Gardens
- Ancient Woodland
- Conservation Areas (CA)
- Historic Landscapes (HL)
- Snowdonia National Park

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points located on proposed roof tops, at an ultimate height of 9m. The ZTV was calculated based on an average eye level of 1.7m above ground level for surrounding visual receptors.

25K Ordnance Survey Mapping used. Shapefile data of designations are sourced from datasets by © Natural England or Historic England, 2022.

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DO NOT SCALE. ALL COORDINATES RELATED TO LOCAL GRID. LOCATED TO NG BY BEST FIT TO DETAIL. EXTRACTED FROM OS DIGITAL DATA.

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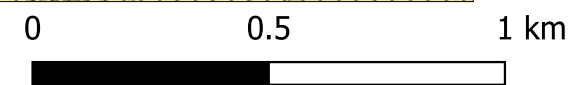
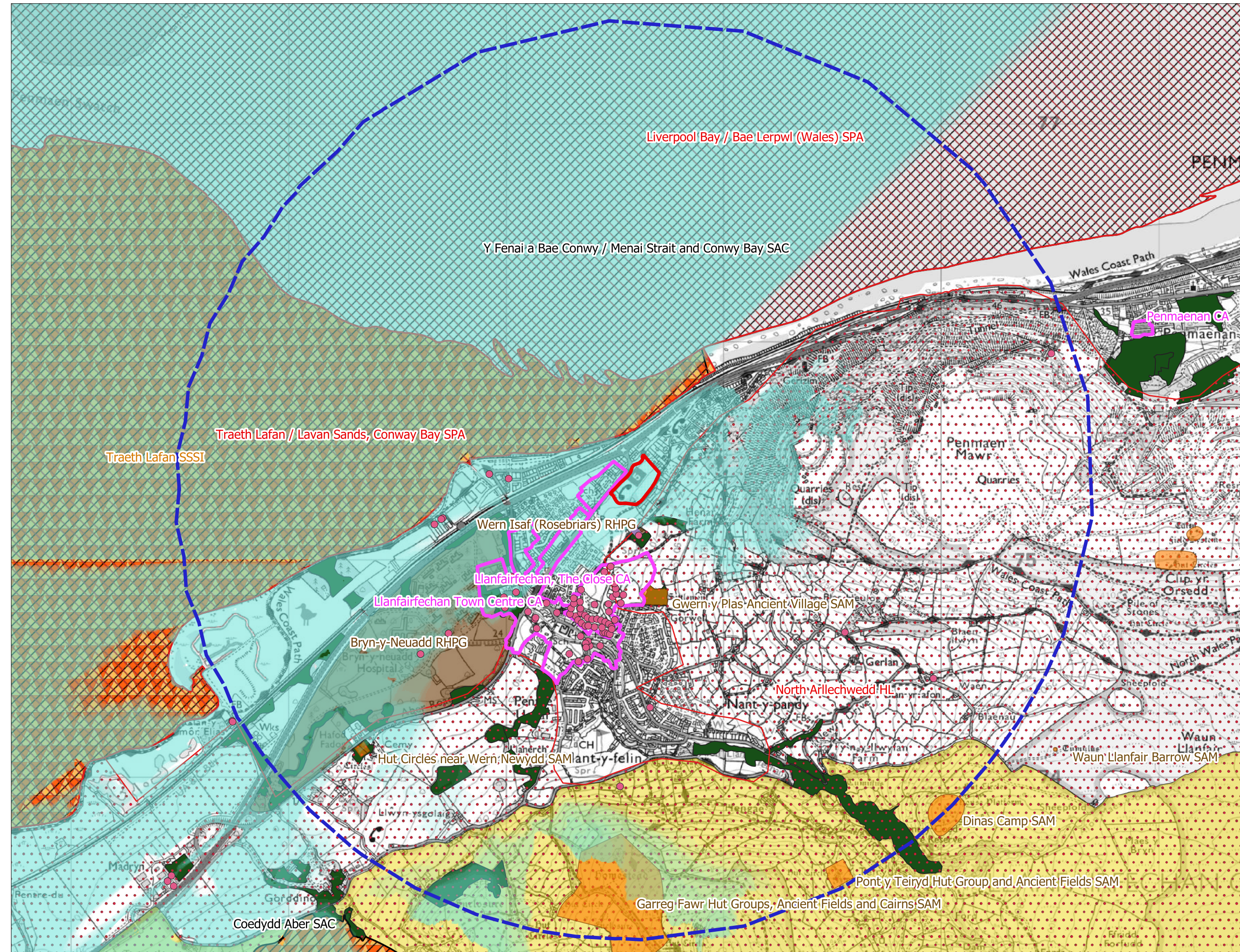
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CLIENT:  
Castle Green Homes

PROJECT:  
Land at Penmaenmawr Rd, Llanfairfechan

DRAWING TITLE:  
Fig 2.1 Landscape Designations with ZTV

SCALE: NTS@A3	DRAWN BY: CN	REF No: P.1759.22
DATE: 12/12/2022	CHKD BY: AC	REV: -



# Key

- Site Boundary
  - 2km radius Study Area
  - Zone of Theoretical Visibility (ZTV)
  - National Landscape Character Areas (NLCAs)
- LDP11 - Landscape Sensitivity and Capacity Assessment by Conwy County Borough Council
- Lowland Areas LCA
- A8 Coastal Unit (Penmaenmawr to Llanfairfechan)
- SPG7 - Landscape and Seascapes of Eryri by Snowdonia National Park
- LCA1 Ucheldir Y Gogledd

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points located on proposed roof tops, at an ultimate height of 9m. The ZTV was calculated based on an average eye level of 1.7m above ground level for surrounding visual receptors.

25K Ordnance Survey Mapping used. A8 coastal unit digitised using imagery from LDP11 - Landscape Sensitivity and Capacity Assessment by Conwy County Borough Council (2014). LCA1 digitised from SPG7 - Landscape and Seascapes of Eryri by Snowdonia National Park (2014). Outlines of NLCAs are from a shapefile by NRW 2022.

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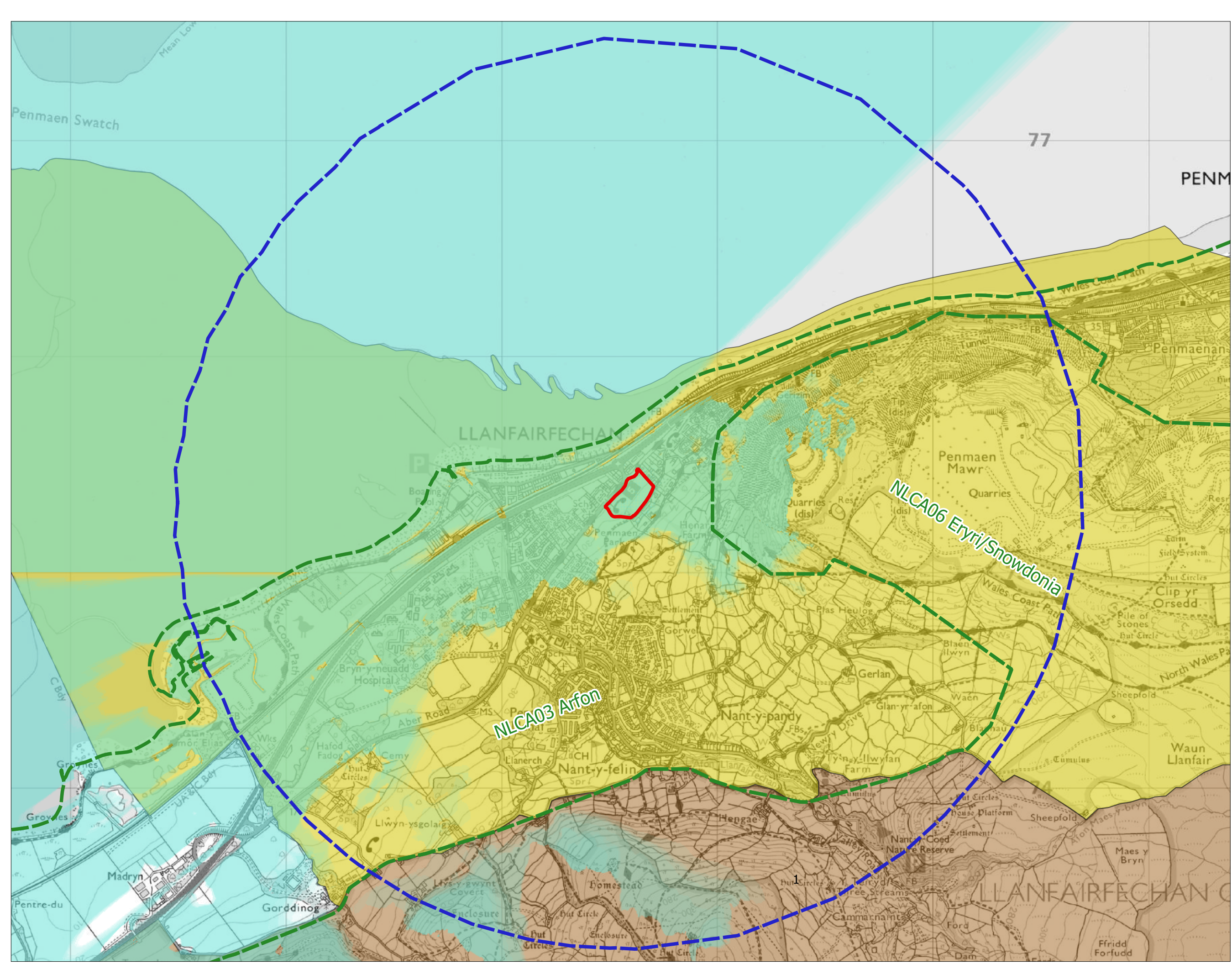
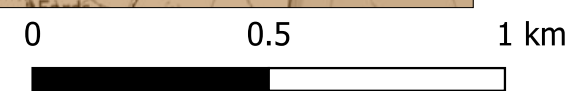
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CLIENT:  
 Castle Green Homes

PROJECT:  
 Land at Penmaenmawr Rd, Llanfairfechan

DRAWING TITLE:  
 Fig 2.2 Landscape Character with ZTV

SCALE: NTS@A3	DRAWN BY: CN	REF No: P.1759.22
DATE: 12/12/2022	CHKD BY: AC	REV: -



# Key

- Site Boundary
- - - 2km radius Study Area
- Zone of Theoretical Visibility (ZTV)
- - - National Cycle Network (Public)
- Other Statutory Land
- - - Public Rights of Way in Conwy

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points located on proposed roof tops, at an ultimate height of 9m. The ZTV was calculated based on an average eye level of 1.7m above ground level for surrounding visual receptors.

25K Ordnance Survey Mapping used. Conwy Rights of Way is sourced from an ESRI shape file by Conwy Council in 2021. The Other Statutory Land shapefile is sourced from NRW (2022). The national cycle network shapefile was sourced from Sustrans (2022). Shapefiles used are available under Open Government Licence v3.0.

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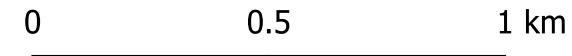
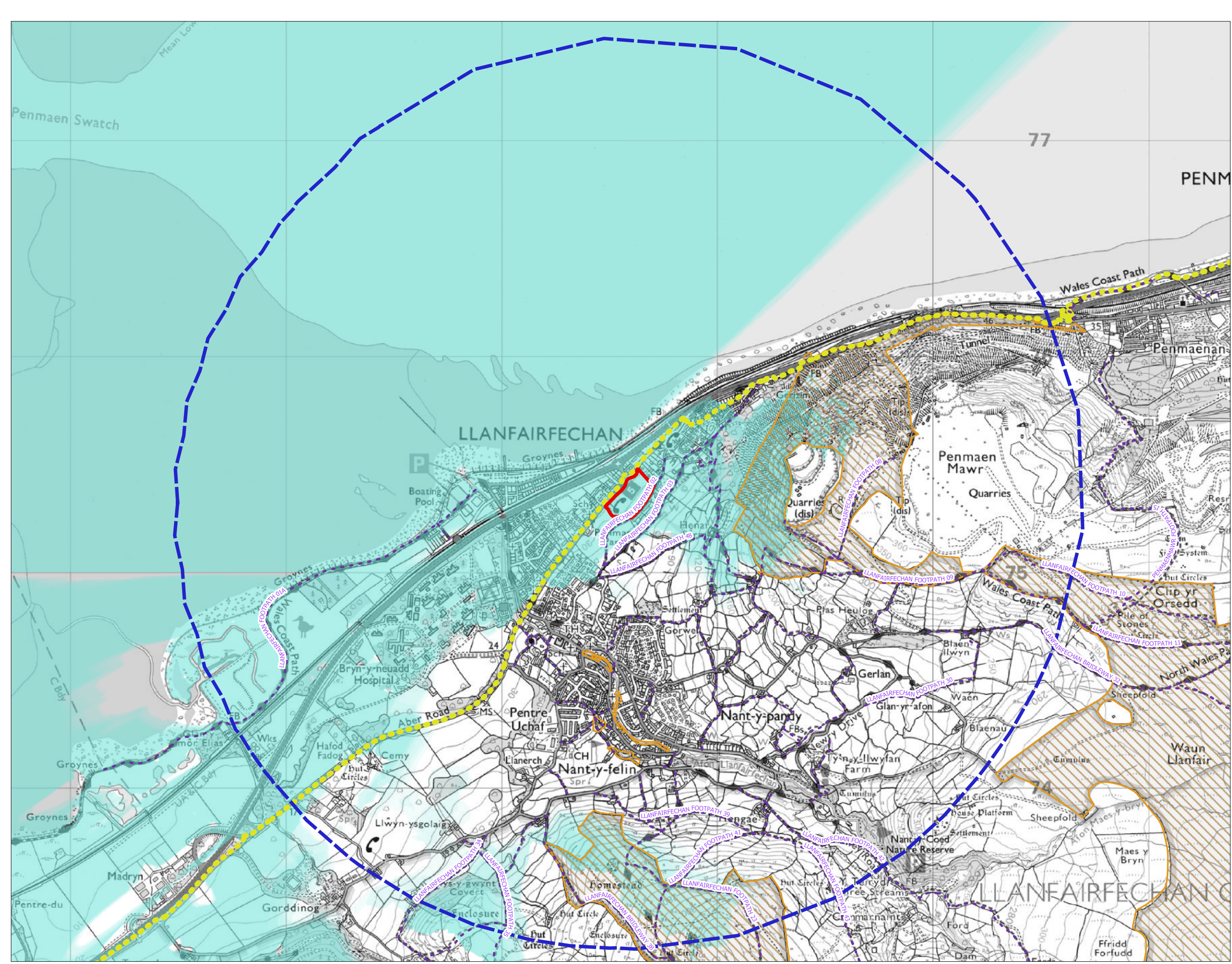
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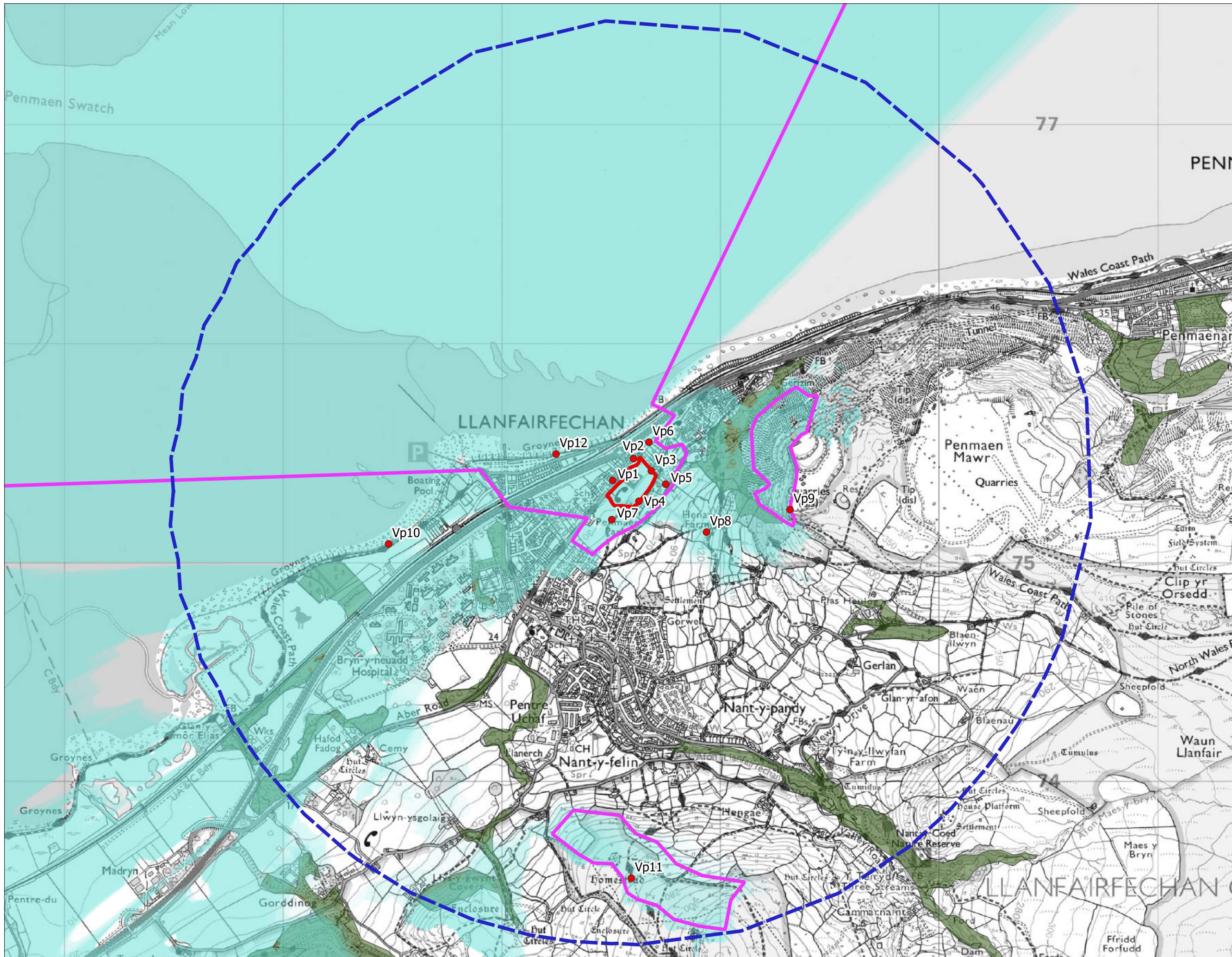
CLIENT:  
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PROJECT:  
Land at Penmaenmawr Rd, Llanfairfechan

DRAWING TITLE:  
Fig 2.3 Access Plan with ZTV

SCALE: NTS@A3	DRAWN BY: CN	REF No: P.1759.22
DATE: 12/12/2022	CHKD BY: AC	REV: -





- Key**
- Site Boundary
  - - - 2km radius Study Area
  - Zone of Theoretical Visibility (ZTV)
  - Visual Envelope
  - Viewpoint Locations
  - National Inventory of Woodland and Trees

The ZTV was produced using QGIS software, and OS Terrain 5 Data (DTM). The ZTV was based on the reference points located on proposed roof tops, at an ultimate height of 9m. The ZTV was calculated based on an average eye level of 1.7m above ground level for surrounding visual receptors.

25K Ordnance Survey Mapping used. The National inventory of woodland and trees shapefile is sourced from NRW (2022) and available under Open Government Licence v3.0.

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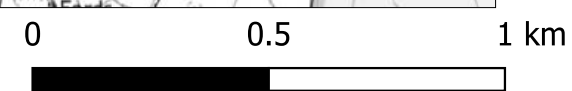
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CLIENT:  
Castle Green Homes

PROJECT:  
Land at Penmaenmawr Rd, Llanfairfechan

DRAWING TITLE:  
Fig 2.4 Viewpoint Locations with ZTV

SCALE: NTS@A3	DRAWN BY: CN	REF No: P.1759.22
DATE: 12/12/2022	CHKD BY: AC	REV: -





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## Appendix 3



Properties to the immediate south east of the site along Penmaen Park

Bus stop on Penmaenmawr Road

The Proposal Site (Behind hedgerows)

Existing trees within the southern part of the site

Existing hedgerow along the western site boundary

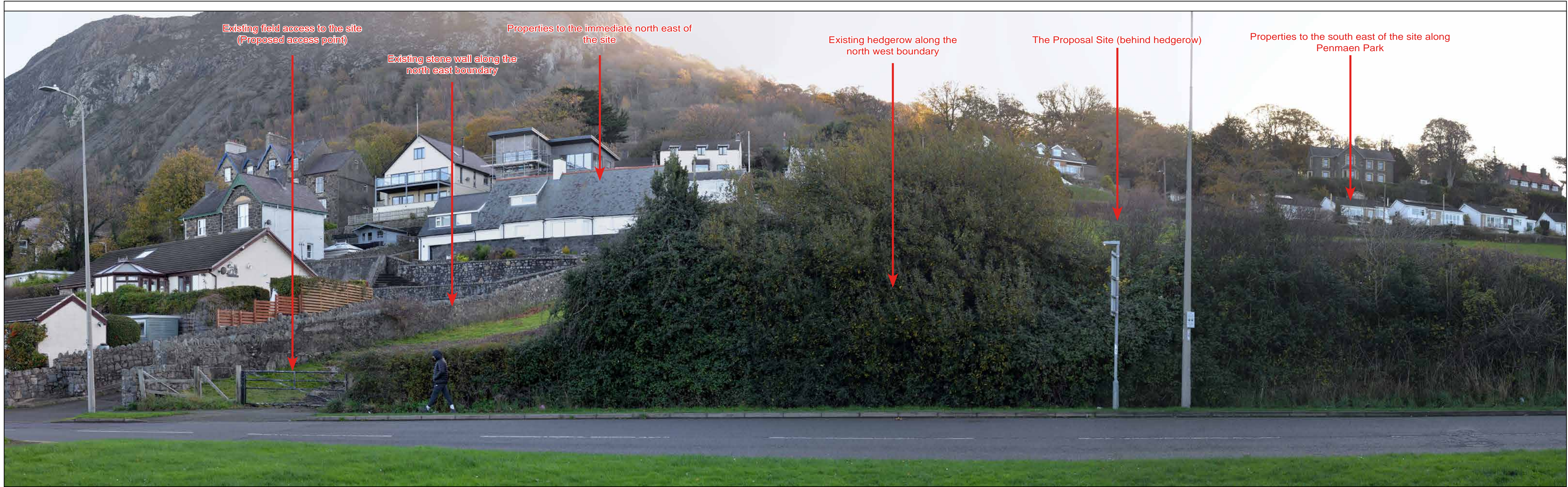
Viewpoint No.: Viewpoint 1  
 Viewpoint Description: Penmaenmawr Road, near Victoria House and the boundary of Llanfairfechan Town Centre Conservation Area  
 Visualisation Type: Type 1  
 Date and Time Taken: 25/11/22 at 09:58

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G  
 Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°  
 Direction of View: Looking South-East  
 Vp Coordinates (X,Y): 268506,375374

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.1 Viewpoint 1			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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Existing field access to the site  
(Proposed access point)

Properties to the immediate north east of  
the site

Existing hedgerow along the  
north west boundary

The Proposal Site (behind hedgerow)

Properties to the south east of the site along  
Penmaen Park

Existing stone wall along the  
north east boundary

Viewpoint No.: Viewpoint 2  
Viewpoint Description: From Penmaenmawr Road, near properties Fern  
Bank, Glan Seiriol  
Visualisation Type: Type 1  
Date and Time Taken: 25/11/22 at 09:48

Projection: Cylindrical Panoramic Image  
Enlargement Factor: 96% @ A1 width  
Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm  
F/1.8G

Horizontal Field of View (HFoV): 90°  
Vertical Field of View (VFoV): 27°  
Direction of View: Looking South-East  
Vp Coordinates (X,Y): 268601,375474

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.2 Viewpoint 2			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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Properties to the south east of the site

Existing trees within the southern part of the site

Existing post and wire fencing along the south west boundary

Existing hedgerows and fencing along the western site boundary

Properties along Penmaenmawr Road

Viewpoint No.: Viewpoint 3  
 Viewpoint Description: From the north east site boundary, near property Plas Tirion  
 Visualisation Type: Type 1  
 Date and Time Taken: 26/04/22 at 10:33

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G  
 Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°  
 Direction of View: Looking South-West  
 Vp Coordinates (X,Y): 268683,375418

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.3 Viewpoint 3			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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Existing trees within the southern part of the site

Properties to the north west of the site along Penmaenmawr Road

Roandabout junction (5) along the A55 dual carriageway

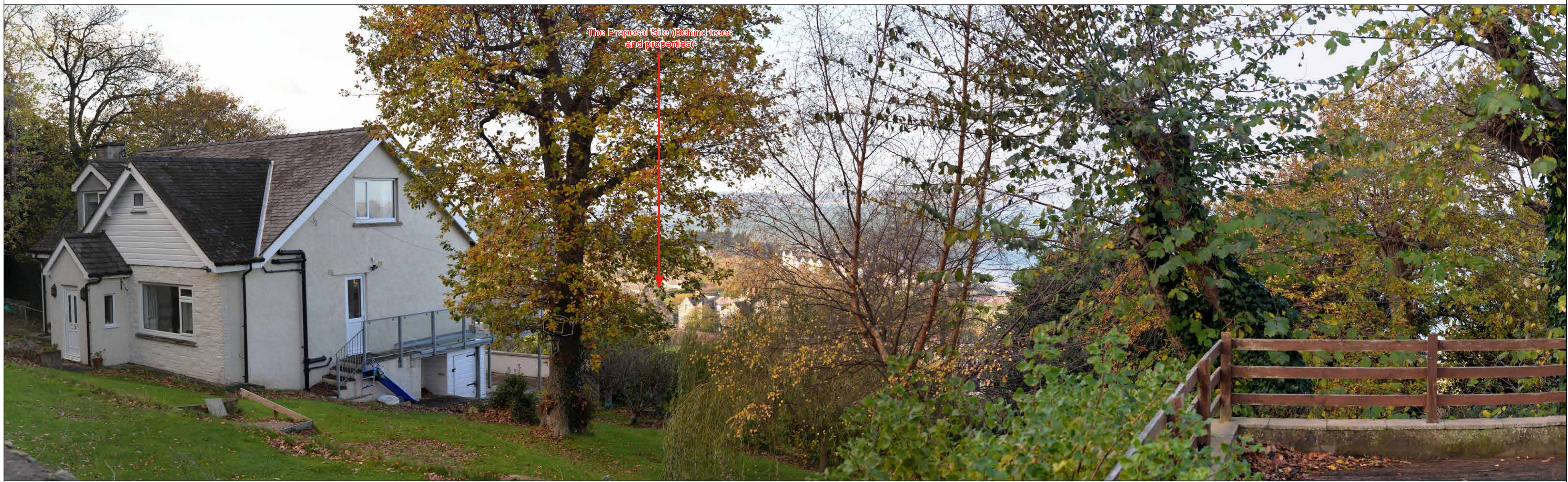
Viewpoint No.: Viewpoint 4  
 Viewpoint Description: Penmaen Park near properties No. 1-4  
 Visualisation Type: Type 1  
 Date and Time Taken: 25/11/22 at 10:53  
 Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G  
 Horizontal Field of View (HFOV): 90°  
 Vertical Field of View (VFOV): 27°

Direction of View: Looking North-West  
 Vp Coordinates (X,Y): 268626,375279

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.4 Viewpoint 4			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site (Behind trees and properties)

Viewpoint No.: Viewpoint 5  
 Viewpoint Description: From PRoW 18/03, near North Clyde Cottages  
 Visualisation Type: Type 1  
 Date and Time Taken: 25/11/22 at 11:25

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°  
 Vertical Field of View (VFOV): 27°  
 Direction of View: Looking West  
 Vp Coordinates (X,Y): 268749,375357

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairtechan			
DRAWING TITLE: Figure A3.5 Viewpoint 5			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site (behind properties and hedgerow)

Viewpoint No.: Viewpoint 6  
 Viewpoint Description: Penmaenmawr Road and National Cycle Network – Route 5.  
 Visualisation Type: Type 1  
 Date and Time Taken: 26/11/22 at 09:41

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°  
 Vertical Field of View (VFOV): 27°  
 Direction of View: Looking South  
 Vp Coordinates (X,Y): 268672,375549

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.6 Viewpoint 6			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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Properties along Penmaenmawr Road to the north west of the site

Existing post and wire fencing along the south west boundary

The Proposal Site (Behind tree belt)

Existing trees within the southern part of the site

PRoW 03

Viewpoint No.: Viewpoint 7  
 Viewpoint Description: From PRoW Footpath 18/02  
 Visualisation Type: Type 1  
 Date and Time Taken: 26/04/22 at 11:03

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°  
 Vertical Field of View (VFOV): 27°  
 Direction of View: Looking North  
 Vp Coordinates (X,Y): 268502,375195

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.7 Viewpoint 7			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site is screened by  
intervening trees, woodland, hedgerow  
and land form

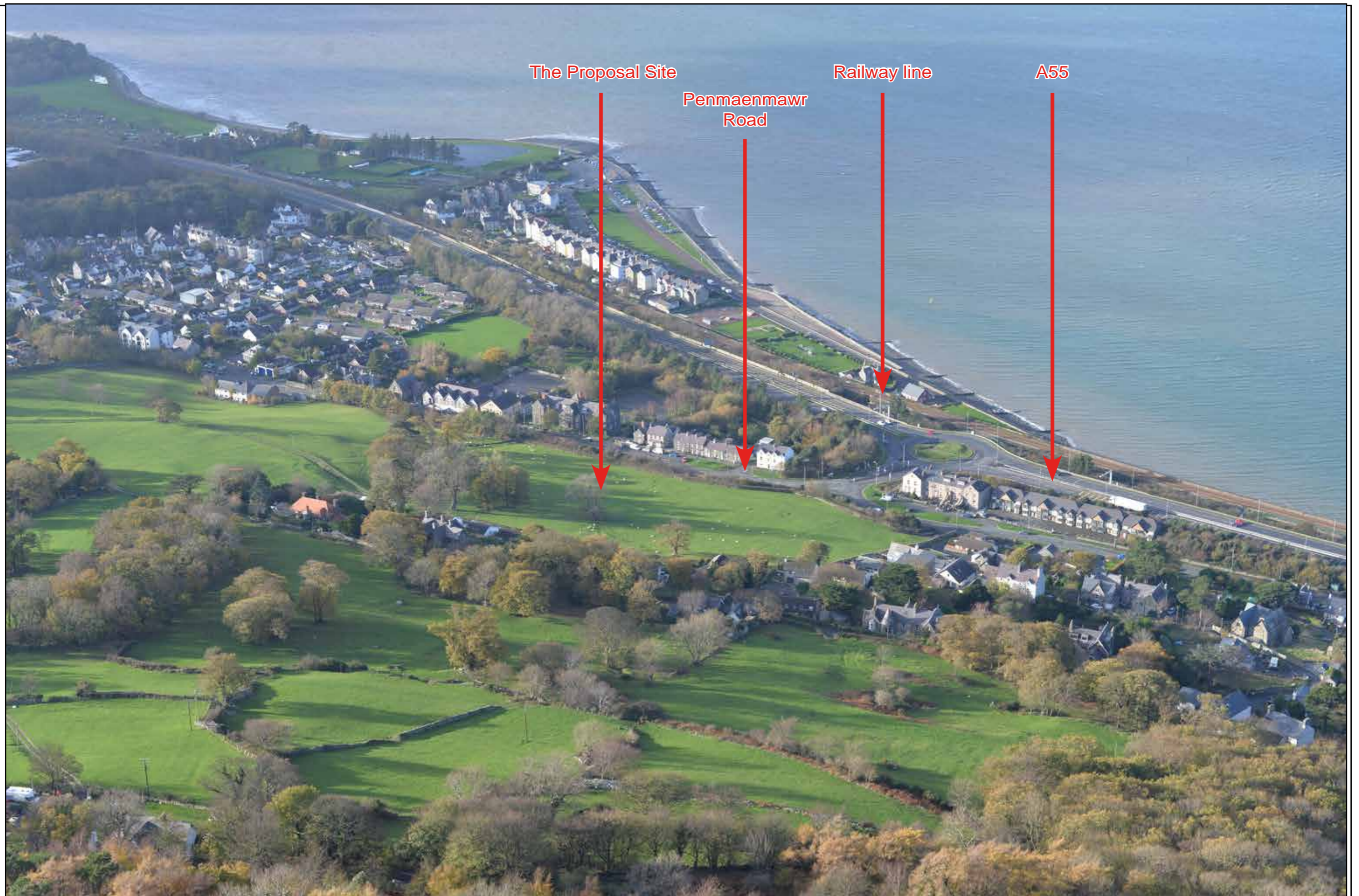
Viewpoint No.: Viewpoint 8  
Viewpoint Description: From PRoW 18/05  
Visualisation Type: Type 1  
Date and Time Taken: 25/11/22 at 11:50

Projection: Cylindrical Panoramic Image  
Enlargement Factor: 96% @ A1 width  
Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G

Horizontal Field of View (HFOV): 90°  
Vertical Field of View (VFOV): 27°  
Direction of View: Looking North-West  
Vp Coordinates (X,Y): 268935,375138

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.8 Viewpoint 8			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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Viewpoint No.: Viewpoint 9  
 Viewpoint Description: From permissive path at Brundrit's West Quarry (disused)  
 Visualisation Type: Type 1  
 Date and Time Taken: 25/11/22 at 13:03

Projection: Planar  
 Enlargement Factor: 100% @ A3  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon 50mm

Horizontal Field of View (HFOV): 39.6°  
 Vertical Field of View (VFOV): 27°  
 Direction of View: Looking West  
 Vp Coordinates (X,Y): 269317,375241

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.9 Viewpoint 9			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site is screened by  
intervening trees

Viewpoint No.: Viewpoint 10  
 Viewpoint Description: Footpath PRoW 18/01A, north of the  
 allotments along the A55  
 Visualisation Type: Type 1  
 Date and Time Taken: 25/11/22 at 14:03

Projection: Planar  
 Enlargement Factor: 100% @ A3  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon 50mm  
 Horizontal Field of View (HFOV): 39.6°

Vertical Field of View (VFOV): 27°  
 Direction of View: Looking North-East  
 Vp Coordinates (X,Y): 267481,375084

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.10 Viewpoint 10			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site is partially screened  
by intervening woodland



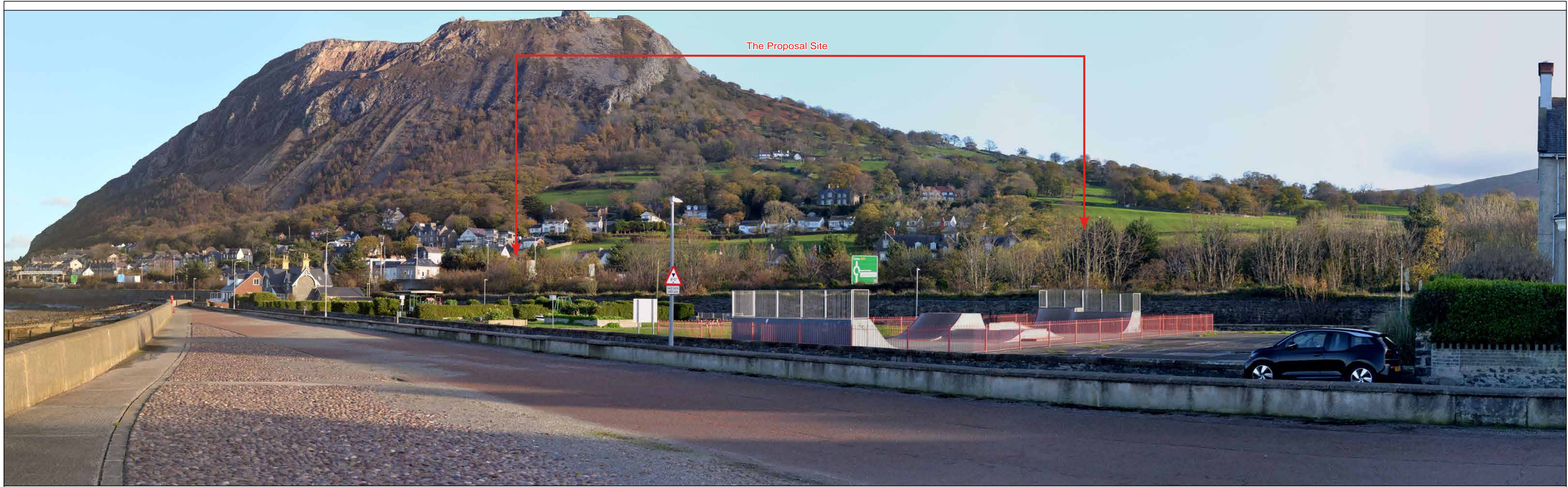
Viewpoint No.: Viewpoint 11  
Viewpoint Description: From PRow Footpath 18/23 and Garreg Fawr Hut Circle Groups, Ancient Fields and Cairns Scheduled Monument  
Visualisation Type: Type 1

Date and Time Taken: 25/11/22 at 14:58  
Projection: Planar  
Enlargement Factor: 100% @ A3  
Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
Lens Make and Focal Length used: Nikon 50mm

Horizontal Field of View (HFoV): 39.6°  
Vertical Field of View (VFoV): 27°  
Direction of View: Looking North  
Vp Coordinates (X,Y): 268591,373556

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.11 Viewpoint 11			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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The Proposal Site

Viewpoint No.: Viewpoint 12  
 Viewpoint Description: From the Promenade along Llanfairfechan beach, near Victoria Gardens Playground  
 Visualisation Type: Type 1  
 Date and Time Taken: 26/04/22 at 14:19

Projection: Cylindrical Panoramic Image  
 Enlargement Factor: 96% @ A1 width  
 Camera Make, Model, and Sensor Format: Nikon, D610, FFS  
 Lens Make and Focal Length used: Nikon AF-S Nikkor 50mm F/1.8G  
 Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°  
 Direction of View: Looking South-East  
 Vp Coordinates (X,Y): 268247,375495

CLIENT: Castle Green Homes			
PROJECT: Land at Penmaenmawr Road, Llanfairfechan			
DRAWING TITLE: Figure A3.12 Viewpoint 12			
DATE: 13/12/22	DRAWN: AC	CHKD BY: CN	DRG NO: Appendix 3

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