

Appendix 9.1 Visual Impact Assessment Table

(Refer to Figure 8 for Viewpoint Locations)

View	Description	Year	Receptor Sensitivity	Level of View's Importance				Degree of Visibility	Degree of Prominence	Confidence	Likely Magnitude	Impact Significance	Direction of Change	Comments
				N	R	D	L							
	PENRHOS													
1	View from IOACP at Penryn, approximately 1.7 miles as the crow flies from the Penrhos site boundary.	1	High	x				2	2	Medium	Low	Minor	Adverse	Positive - distance between viewpoint and site minimises impact. Majority of development screened within retained woodland. Agricultural strip of land retained along headland edge avoids substantial change in character. Negative - Partial visibility of headland lodges on a clear day.
2	View from IOACP at Penial Fawr, approximately 1.5 miles as the crow flies from the Penrhos site boundary. WIRELINE PHOTOMONTAGE VIEW	1	High	x				2	2	High	Low	Minor	Adverse	Positive - distance between viewpoint and site minimises impact. Majority of development screened within retained woodland. Agricultural strip of land retained along headland edge avoids substantial change in character. Negative - Partial visibility of headland lodges on a clear day.
3	View from IOACP at Tywyn-gwy, approximately 1 mile as the crow flies from the Penrhos site boundary.	1	High	x				2	2	Medium	Low	Minor	Adverse	Positive - distance between viewpoint and site minimises impact. Majority of development screened within retained woodland. Agricultural strip of land retained along headland edge avoids substantial change in character. Negative - Partial visibility of headland lodges on a clear day.
4	View from Valley/IOACP approximately 1 mile as the crow flies from the Penrhos site boundary.	1	High		x			3	3	Medium	No Change	Negligible	N/A	Positive - distance between viewpoint and site, and position of viewpoint at lower ground levels avoids impact. Majority of development screened within retained woodland. Agricultural strip of land retained along headland edge avoids substantial change in character.
5	View from Stanley Embankment at the Penrhos Coastal Park entrance, approximately 150 metres from the site boundary.	1	High	x				3	3	Medium	No Change	Negligible	N/A	Positive - Development screened by retained woodland.
6	View from pedestrian footbridge over the A55. View north towards Penrhos, approximately 340 metres south-west of the site boundary.	1	Low				X	3	3	Medium	No Change	Negligible	N/A	Positive - Development screened by retained woodland.

7	View from the A5 looking directly into the main site entrance. Approximately 30 metres from the site boundary.	1	Medium			x		3	3	Medium	No Change	Negligible	N/A	Positive - Existing access to site retained and managed.
8	View from the A5153 looking east towards the Penrhos site, approximately 0.65 miles west of the Penrhos site boundary.	1	Medium			x		3	3	Medium	No Change	Negligible	N/A	No impact
9	View from IOACP parking area adjacent to Penrhos Beach, approximately 0.4 miles west of the Penrhos site boundary.	1	High	x				2	2	Medium	Low	Neutral	N/A	Positive - location of viewpoint at lower ground levels avoids impact. Majority of development screened within retained woodland. Potential glimpsed partial views only. Agricultural strip of land retained along headland edge and substantial set back of development avoids change in character.
10	View from The Battery, IOACP adjacent to the Penrhos site's north-western boundary. VERIFIED PHOTOMONTAGE VIEWPOINT	1 - 3	High	x				1	2	High	Medium	Moderate	Adverse	Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will partially screen views of remnant buildings within former Penrhos Estate, and reduce the overall area of agricultural land.
		5 - 8						1	2	High	Medium	Minor	Adverse	
		10+						1	2	High	Medium	Minor	Adverse	
11	View from the IOACP to the immediate north/north-east of the site boundary PHOTOMONTAGE VIEWPOINT	1	High	x				1	2	Medium	Low	Minor	Adverse	Positive - retention of agricultural land in foreground and existing woodland retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land.

12	View from the IOACP to the immediate north/north-east of the site boundary PHOTOMONTAGE VIEWPOINT	1 - 3	High	x					1	2	High	Medium	Moderate	Adverse	Positive - retention of agricultural land in foreground retains the character of the view. Viewers are likely to focus their views primarily away from the development, ie out to sea and along the Coastal Path. Sensitive layout, orientation and design of lodges embeds them into the landscape. Planting provides visual screening over time. Use of typical local species, stone walling and mounding contributes positively to landscape character. Negative - The lodges will reduce the overall area of agricultural land.
		5 - 8							1	2	High	Medium	Moderate	Adverse	
		10+							1	2	High	Medium	Minor	Adverse	
13a	View from within the red line boundary, from Arthur's Seat looking west towards the headland towards Holyhead. PHOTOMONTAGE VIEWPOINT	1 - 3	High	x					1	1	High	High	Moderate	Adverse	Positive - Use of natural materials and appropriate scale of lodges is beneficial in reducing impact. The proposed new Bathing House forms a high quality element in the foreground of the view. Negative - Planting will have minimal effect over time to reduce overall impacts due to the slightly elevated viewpoint and angle of view. The visual benefit of the retained agricultural land around the headland edge cannot be appreciated from this location.
		5 - 8							1	1	High	High	Moderate	Adverse	
		10+							1	2	High	High	Moderate	Adverse	
13b	View from within the red line boundary, from Arthur's Seat	1	High	x					2	2	High	No Change	Negilgible	N/A	No impact
14	View from within the red line site boundary, from the existing Penrhos coastal park car park, looking north-east into the site.	1	High	x					2	2	Medium	No Change	Negilgible	N/A	No impact
15	View from IOACP to the east of Holyhead looking east towards the Penrhos site, approximately 0.6 miles from the western site edge. PHOTOMONTAGE VIEWPOINT	1 - 3	High	x					2	2	High	Low	Minor	Adverse	Positive - The low height of the proposed lodges, the use of natural materials the substantial set back from the coastal edge and retained agricultural land mean that visual impacts are very minor overall. Negative - Proposed planting will mitigate against the potential negative impacts on the setting/backdrop of the Battery, but this is likely to take time to establish fully.
		5 - 8							2	2	High	Low	Minor	Adverse	
		10+							2	2	High	Low	Neutral	N/A	
16	SEASCAPE VIEW. View from Penrhos Beach, located approximately 0.25 miles west of the Penrhos red line site boundary. WIRELINE PHOTOMONTAGE VIEWPOINT	1	High	x					2	3	Medium	Low	Neutral	N/A	Positive - the position of the viewpoint on lower ground means that the set back of the proposed lodges from the coastal edge mitigates against potential visual impacts.

17	SEASCAPE VIEW. View from the inland sea looking west towards the headland and beyond towards Holyhead. Approximately 180 metres north/north-east of the Penrhos red line boundary.	1	High			x	2	2	Medium	Low	Minor	Beneficial	Positive - the vast majority of the proposed development will be screened from this viewpoint. However, the proposed new building in the location of the poor quality Bathing House will add a high quality new element to the view.	
18	SEASCAPE VIEW. View from Bedmannarch Bay looking back towards the site to the west, approximately 165 metres from the site boundary.	1	High			x	3	3	Medium	No Change	Negilgible	N/A	No impact - location of viewpoint at lower ground levels avoids impact. Majority of development screened within retained woodland.	
19	View from high ground on the opposite side of the inland sea, located approximately 2 miles north-east of the Penrhos red line site boundary.	1	Medium				x	2	3	Medium	Low	Neutral	N/A	Positive - distance between viewpoint and site minimises impact. Majority of development screened within retained woodland. Agricultural strip of land retained along headland edge avoids substantial change in character. Negative - Potential partial visibility of headland lodges on a clear day.
20	View from IOACP to the immediate west of the Penrhos red line boundary.	1	High	x				NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No view
21	View from Penrhos Coastal Park immediately adjacent to the site's eastern edge.	1	High	x				NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No view
22	View from the Stanley Embankment from the IOACP from the A5 London Road WIRELINE PHOTOMONTAGE VIEWPOINT	1	High	x				3	3	High	No Change	Negilgible	N/A	No impact - Development screened by retained woodland.
23	View from Valley on the IOACP looking across the inland sea towards the eastern edge of the Penrhos site, approximately 0.65 miles from the southern tip.	1	High	x				3	3	Medium	No Change	Negilgible	N/A	No impact - Development screened by retained woodland.
24	View approximating the view from ferries leaving and arriving in Holyhead. Varied location but approximately 0.8 miles from the north eastern edge.	1	Medium			x		2	3	Low	Medium	Moderate	Adverse	Positive - Agricultural strip of land retained along headland edge avoids substantial change in character. Majority of development screened within retained woodland. Negative - Partial visibility of headland lodges on a clear day.

25	View from cruise ships/Salt Island, approximately 1.6 miles north-west of the site.	1	Medium		x			2	3	Low	Low	Minor	Adverse	Positive - distance between viewpoint and site minimises impact. Agricultural strip of land retained along headland edge avoids substantial change in character. Majority of development screened within retained woodland. Negative - Partial visibility of headland lodges on a clear day.	
26	View from the end of the breakwater, approximately 2 miles to the north/north-west of the site. WIRELINE PHOTOMONTAGE VIEWPOINT	1 - 3	High			x		2	3	Medium	Low	Minor	Adverse	Positive - distance between viewpoint and site minimises impact. Agricultural strip of land retained along headland edge avoids substantial change in character. Majority of development screened within retained woodland. Negative - Partial visibility of headland lodges on a clear day.	
27	View from the top of Holyhead Mountain, approximately 3 miles from Penrhos, 2.6 miles from Cae Glas, and 2.1 miles from Kingsland. PHOTOMONTAGE VIEWPOINT	1 - 3	High	x				2	1	High	Low	Neutral	N/A	Positive - the 3 sites are clearly visible. Proposed development is seen against the backdrop of existing development. The photomontage demonstrates the appropriateness of the masterplans for the differing characters of the 3 sites. The view clearly demonstrates how the AAM plant forms a major visual detractor in the view due to the scale and industrial character of the development. The impacts of the AAM plant, the consented Biomass plant, and the proposed development of Parc Cybi has the potential for substantial negative cumulative visual impacts.	
CAE GLAS															
1	View from Snowden View Road looking east/north towards the inland sea. Viewpoint located on the south-western site boundary.	1	High					x	2	3	Medium	No Change	Negligible	N/A	No impact
2	View from Park Cybi looking east from adjacent to the site boundary.	1	Medium					x	2	3	Medium	Low	Minor	Adverse	Positive - existing tree cover and proposed new planting and subtle integration of the proposed new access to the site will minimise potential visual impacts.
3	View from pedestrian footbridge over the A55. View south/south-west over Cae Glas, immediately north of the site boundary. PHOTOMONTAGE VIEWPOINT	1 - 3	High					x	1	1	Medium	Medium	Minor	Beneficial	Positive - the view will potentially only be available to holiday makers travelling from Penrhos to Cae Glas. The view of high quality lodges and landscape will provide a positive orientation and viewpoint.
		5 - 8							1	1	Medium	Medium	Minor	Beneficial	
		10+							1	1	Medium	Medium	Moderate	Beneficial	

4	View from the IOACP coastal path at Clyn Dwr, looking west towards the site, approximately 0.7 miles east of the site boundary.	1	High		x			3	3	Medium	No Change	Negligible	N/A	No impact
5	View from Four Mile Bridge south-east of the site, approximately 0.95 miles south-east of the site boundary.	1	Medium			x		3	3	Medium	No Change	Negligible	N/A	No impact
6	View from B4545 Lon St Ffraid, approximately 0.6 miles south of the southern edge of the Cae Glas site boundary.	1	Medium			x		3	3	Medium	No Change	Negligible	N/A	No impact
7	View south -west from Tyddyn Uchaf from within the site boundary.	1	Medium				x	3	2	Medium	Low	Neutral	N/A	No impact
8	View north -east from Tyddyn Uchaf from within the site boundary. PHOTOMONTAGE VIEWPOINT	1 - 3	Medium				x	2	3	High	Low	Neutral	N/A	Positive - the proposed Hub will be agricultural in character, appropriate to the rural context, and will help to screen views of the Alpoco powder coating plant, which adds a negative industrial element to the view.
	5 - 8	2						3	High	Low	Neutral	N/A		
	10+	2						3	High	Low	Minor	Beneficial		
9	View east from the burial chamber within the site boundary to the north-west. VERIFIED PHOTOMONTAGE VIEWPOINT	1 - 3	High			x		2	3	High	Low	Minor	Adverse	Positive - the vast majority of the proposed development is not visible from this point. Views of the car park are only partially available, due to the sensitive design to visually screen it at lower ground levels, and to integrate naturalistic planting. The photomontage represents the 'worst case' i.e when the car park is full of vehicles. The impact will be reduced when not fully in use. Negative - partial views of the car park have a cumulative negative impact with the AAM plant. Planting is unlikely to significantly reduce impact over time due to proposed low native planting.
	5 - 8	2						3	High	Low	Minor	Adverse		
	10+	2						3	High	Low	Minor	Adverse		

10	View west along the A55 and south-west towards the site, directly north of the site boundary. WIRELINE PHOTOMONTAGE VIEWPOINT	1	Medium		x			2	2	High	Medium	Moderate	Adverse	Positive - the viewpoint represents a travelling view experienced by people going past the site in vehicles. Viewers therefore have reduced sensitivity. Maturation of appropriate native planting to the bund will reduce negative impacts over time Positive - the character of the view will change, restricting current long-range views.
11	View from A5153 to the north-west of the Cae Glas site. Approximately 0.5 miles from the site's north-western boundary.	1	Medium		x			2	3	Medium	Low	Minor	Adverse	Positive - travelling view from a less sensitive viewpoint location. Development will appear embedded in the landscape behind the substantial infrastructure in the foreground. Negative - a visible change in the open, agricultural character of the view will be evident from this point.
12	View from Penrhyn Geiriol residential street looking north-east towards the site, approximately 0.3 miles south-west of the site. WIRELINE PHOTOMONTAGE VIEWPOINT	1	High				x	3	3	High	No Change	Negilgible	N/A	No impact
13	View from Lon Towyn Capel, Trearddur Country Park Caravan site. View looking north approximately 250 metres from the site boundary.	1	Medium				x	NO VIEW	NO VIEW	Medium	No Change	Negilgible	N/A	No impact
14	View from standing stone at Trearddur, approximately 0.3 miles south of the site boundary. WIRELINE PHOTOMONTAGE VIEWPOINT	1	High		x			3	3	Medium	No Change	Negilgible	N/A	No impact
KINGSLAND														
1	View north along Kingsland Road, approximately 145 metres south of the site's eastern edge.	1	Medium				x	3	3	Medium	No Change	Negilgible	N/A	No impact

2	View south from Kingsland Road, approximately 240 metres north of the site's eastern edge. PHOTOMONTAGE VIEWPOINT	1 - 3	Medium				x		1	1	High	High	Moderate	Adverse	Positive - High quality design and use of natural materials which reflect local character. Positive frontage onto Kingsland Road. Potential to further minimise impacts at the detailed design stage. Negative - the character of the view will change from agricultural to residential, and long-range views will be blocked. Maturation of planting is unlikely to significantly minimise negative impacts.
		5 - 8							1	1	High	High	Moderate	Adverse	
		10+							1	1	High	High	Moderate	Adverse	
3	View from Kingsland Road, directly adjacent to the site boundary, looking into the site at the approximate site boundary.	1	Medium				x		1	1	Medium	Medium	Moderate	Adverse	Positive - High quality design and use of natural materials which reflect local character. Potential to further minimise impacts at the detailed design stage. Negative - the character of the view will change from agricultural to residential, and long-range views will be blocked. Maturation of planting is unlikely to significantly minimise negative impacts.
4	View from Kingsland Road at the roundabout junction with the A5153, looking directly south-west towards the leisure centre and site. Approx. 0.2 miles from the site edge.	1	Medium				x		3	3	Medium	Low	Neutral	N/A	Positive - The leisure centre complex has a significant negative impact on the view. High quality design and use of natural materials for the proposed housing, which reflect local character, will add a positive built element to the view.
5	View from Mill Road, to the north of the site, approximately 180 metres from the site boundary. PHOTOMONTAGE VIEWPOINT	1 - 3	High				x		3	3	High	Medium	Moderate	Adverse	Positive - High quality design and use of natural materials which reflect local character. Potential to further minimise impacts at the detailed design stage. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked.
		5 - 8							3	3	High	Medium	Moderate	Adverse	
		10+							2	3	High	Medium	Minor	Adverse	
6	View from Mill Road, to the north of the site, at the junction with the public footpath, approximately 50 metres from the site boundary. PHOTOMONTAGE VIEWPOINT	1 - 3	High				x		1	1	Medium	High	Moderate	Adverse	Positive - Careful consideration of the edge of the proposed housing, and incorporation of green space and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked.
		5 - 8							1	1	Medium	High	Moderate	Adverse	
		10+							1	1	Medium	High	Moderate	Adverse	

7	View from the public footpath which cuts across the western half of the site on a roughly on a roughly north-south axis. View looking north from within the site boundary. PHOTOMONTAGE VIEWPOINT	1 - 3	High					1	1	High	Medium	Moderate	Adverse	Positive - Careful consideration of the edge of the proposed housing, and incorporation of a green buffer and houses more rural in character help to minimise potential impacts. A strong landscape framework will help to embed the development into the landscape and will reduce impacts over time. Views of the poor quality leisure centre will be screened. Negative - the character of the view will change from agricultural to more developed in nature, and long-range views will be blocked.
		5 - 8						1	1	High	Medium	Minor	Adverse	
		10+						1	1	High	Medium	Minor	Adverse	
8	View west from the burial chamber, located approximately 0.5 miles east of the eastern site boundary.	1	High		x			2	3	Medium	Low	Minor	Adverse	Positive - new development will be view relatively distant, and viewed as an extension in keeping wit existing development. Negative - the existing agricultural character of the site will change to residential.
9	View from Parc Cybi, within close proximity of the Standing Stone, approximately 0.3 miles east of the site's eastern site boundary.	1	High		x			3	3	Medium	Low	Neutral	N/A	Positive - views will be screened by existing landform and development.
10	View from Porthdafarch Road to the north-west of the site, approximately 0.25 miles from the site boundary.	1	Medium				x	NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No impact
11	View from the public footpath to the north of the site, approximately 210 metres north of the site boundary.	1	Medium				x	NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No impact
12	View from within the leisure centre complex, immediately north of the site.	1	Medium				x	1	1	Medium	High	Moderate	Adverse	Positive - High quality design and use of natural materials which reflect local character. Potential to further minimise impacts at the detailed design stage. Negative - the character of the view will change from agricultural to residential, and long-range views will be blocked. Maturation of planting is unlikely to significantly minimise negative impacts.

13	View from the public footpath along the western edge of Holyhead Golf Course, approximately 230 metres south of the site boundary.	1	High				x	NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No impact
14	View from Kingsland Road on the northern fringes of Trearddur looking north towards the site's eastern edge, approximately 0.2 miles	1	Medium			x		NO VIEW	NO VIEW	Medium	No Change	Negligible	N/A	No impact
15	View from Penrhyn Geiriol residential street in Trearddur from the south-east of the site, approximately 0.35 miles from the site's south-eastern tip.	1	High				x	3	3	Medium	No Change	Negligible	N/A	No impact