

**NORTH WALES BCP  
PLOT 9 PARC CYBI**

**Landscape and Visual Appraisal**

**for**

**WELSH GOVERNMENT**

**September 2021**

**BCP21-002-04-00**

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## 1 INTRODUCTION

### 1.1 Landscape and Visual Appraisal (LVA)

- 1.1.1 This document is a Landscape and Visual Appraisal (LVA) that describes the anticipated and likely landscape and visual effects of a proposed Border Control Post (BCP) on land at Plot 9 of Parc Cybi Industrial Estate, Holyhead, Anglesey. (Refer to Appendix A – Figure 1: Site Location Plan).
- 1.1.2 The LVA has been undertaken by a Chartered Member of the Landscape Institute in accordance with the Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment<sup>1</sup>.
- 1.1.3 Landscape and Visual Impact Assessment (LVIA) is defined in the Guidelines for Landscape and Visual Assessment<sup>2</sup> (GLVIA3) as a;
- “tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”.*
- 1.1.4 The GLVIA guidance also refers to the European Landscape Convention (ELC) and its definition of a landscape as *“Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*<sup>3</sup>.
- 1.1.5 LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA) or informally, as a contribution to the appraisal of development proposals and planning applications. The principles and processes of LVIA can be used to assist in the appraisal of development and changes in land use that fall outside the requirements of the EIA Directive and Regulations, helping to develop the design of proposed developments that may bring about change to the landscape and visual amenity of a particular site or area. This is referred to as a Landscape and Visual Appraisal (LVA) and is used to assess the likely significant effects<sup>4</sup> of the development. This approach can be used where a ‘standalone’ appraisal is required and where other environmental topics are not needed as part of a wider assessment process (as in an EIA).

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<sup>1</sup> “Guidelines for Landscape and Visual Impact Assessment” –Third Edition by The Landscape Institute and Institute of Environmental Management & Assessment (GLVIA3)

<sup>2</sup> Para 1.1 GLVIA3

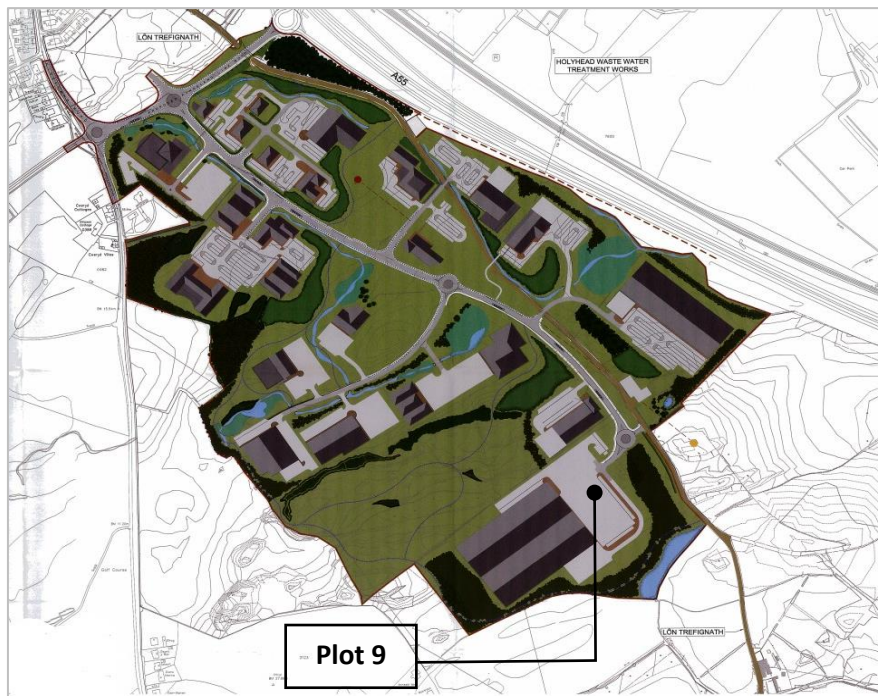
<sup>3</sup> Para 2.2 GLVIA3

<sup>4</sup> 4th bullet point – page 12 GLVIA3



## 1.2 Site Location (Refer to Appendix A – Figure 1: Site Location Plan)

- 1.2.1 The site is located within Parc Cybi Industrial Estate, a strategic employment site on the outskirts of the town and port of Holyhead, Anglesey. The site, and indeed the whole of Parc Cybi Industrial Estate, lies within the Anglesey Area of Outstanding Natural Beauty (AONB). Parc Cybi represents a key gateway and a strategic site for all vehicles travelling to and from the port of Holyhead from the UK mainland along the A55. The A55 forms part of the Euroroute E22 Trans-European Transport Network (TEN-T) that runs from Ishim in Russia to Dublin in Ireland, and provides a vital connection to the Port of Holyhead.
- 1.2.2 The Anglesey and Gwynedd Joint Local Development Plan (JLDP) 2011-2026 was adopted on 31<sup>st</sup> July 2017 and Parc Cybi designated as a primary Strategic Regional Site of circa 109.2ha, of which 53ha has been brought forward as Parc Cybi Industrial Estate for land uses classified as B1, B2 and B8. Under Policy CYF 1, land such as that at Parc Cybi is safeguarded for employment and business enterprises.
- 1.2.3 The proposed BCP is located wholly and within Plot 9 of Parc Cybi Industrial Estate. Plot 9 at Parc Cybi formed part of a previous planning consent (ref 19C842A/EIA) for a mixed-use scheme approved on 7<sup>th</sup> March 2005. Plot 9 has previously received outline planning consent for one large storage/distribution depot up to 15 metres high set on a development plateau of 6.4ha with associated access off the main spine road, service areas and car parking facilities.



**Figure 1: Plot 9 previously had planning consent (ref 19C842A/EIA) for Business/General Industry, approved in March 2005 as part of the wider Parc Cybi Industrial Estate.**

### **1.3 The Study Area (Refer to Appendix A – Figure 2: Study Area)**

- 1.3.1 The study area has been established at the outset of the appraisal and extends beyond the physical limits of the proposed development but limited to what is necessary to assess the potential significance of the effects of the proposed development. The study area therefore extends beyond the area required to establish the effects on the landscape, to encompass the area and receptors likely to experience visual effects. A study area of 5-km radius from the centre of the site was established as a suitable distance for the assessment of potentially significant landscape and visual effects. A 1-km buffer was also established to identify any more local or significant effects.

### **1.4 Site Description**

- 1.4.1 The site, also referred to as Plot 9, lies at the southern end of Parc Cybi, a designated employment and enterprise zone site that has previously received outline planning consent (2005) for a range of development and is already partially developed. Parc Cybi is accessed via new infrastructure opened in October 2008, including an internal spine road (circa 900 metres long) and cycle path that runs along the former lane of Lon Trefignath. The spine road terminates at a roundabout where Lon Trefignath continues south-east towards Lon Towyn Capel and the eastern outskirts of Trearddur.
- 1.4.2 Plot 9 is a former greenfield site on the south-western fringe of Parc Cybi at the end of the spine road and accessed off a two-armed roundabout. Part of the site has previously been developed (February 2021) as a temporary storage facility for HGV's and the remaining area of the plot disturbed by archaeological investigations. This area has subsequently been reinstated and grass seeded.
- 1.4.3 Access to the site is via a short spur road south-west off the roundabout. North of the site the land rises slightly with rock outcrops forming a linear escarpment along the north-western boundary of the site. East of the site runs the Parc Cybi spine road and roundabout, beyond which lies the Trefignath Burial Chamber largely screened by plantation woodland. South of the site lies a small attenuation lagoon with broadleaved woodland plantation along the southern boundary, beyond which lies rough grazing land. To the west and south-west the land rises towards the residential area of Trearddur Bay.

## 2 PLANNING POLICY

### 2.1 The Anglesey and Gwynedd Joint Local Development Plan (2011-2026)

2.1.1 The Anglesey and Gwynedd Joint Local Development Plan (2011-2016) was adopted on 31 July 2017. The LDP is a land use development strategy for a period of 15 years which concentrates on sustainable development. It aims to achieve the following:

- Guide the development of housing, retail, employment and other uses;
- Include policies which will aid the Local Planning Authority's decisions on planning applications;
- Protect areas to ensure the maintenance and enrichment of the natural and built environment.

### 2.2 Statutory Development Plan Policies - Anglesey and Gwynedd Joint Local Development Plan (JLDP), adopted 31st July 2017

2.2.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) and Section 70(2) of the Town and Country Planning Act (1990) require applications for planning permission to be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

2.2.2 It is considered that the following policies from the Anglesey and Gwynedd Joint Local Development Plan are relevant to the consideration of the proposed development in considering aspects relating specifically to landscape and visual matters:

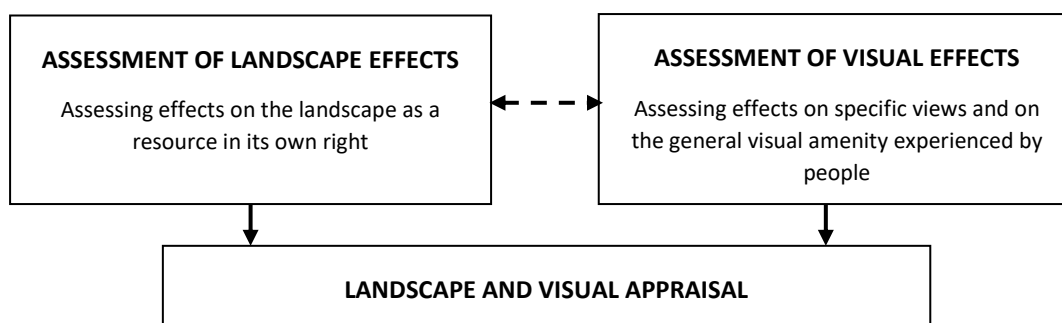
- **Strategic Policy PS 5** – Sustainable Development
- **Strategic Policy PS 19** - Conserving and Where Appropriate Enhancing the Natural Environment;
- **Policy AMG 1** - Area of Outstanding Natural Beauty Management Plans;
- **Policy AMG 3** - Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character;
- **Policy PCYFF 4** – Design and Landscaping

2.2.3 These policies will be given due consideration in the development of design proposals for the development.

### 3 LANDSCAPE AND VISUAL APPRAISAL (LVA) METHODOLOGY

#### 3.1 Introduction to LVA methodology

- 3.1.1 This LVA has been undertaken with reference to 'Guidelines for Landscape and Visual Impact Assessment (Third Edition 2013)' (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 3.1.2 The focus of this LVA is to identify and predict the key landscape and visual effects that the proposed development may, or may not have, on the landscape assets and features of the site and surrounding area including the AONB and its setting. The appraisal also seeks to identify whether the proposed development is likely to result in significant landscape and visual effects.
- 3.1.3 GLVIA3 (para 6.2) states that in all cases, the approach to the assessment/appraisal should be '*proportional to the scale and nature of the proposed development*'. A landscape and visual appraisal is considered proportional to the development and consideration of significant environmental effects will be made using professional judgement, rather than using prescriptive significance criteria as used in the more formal EIA process.
- 3.1.4 An assessment of the existing baseline conditions provides a record at a point in time, against which potential landscape and visual effects can be assessed. Landscape and visual appraisals address two separate but related topics and should be clearly distinguished from each other:
- **Assessment of Landscape Effects:** assessing effects on the landscape as a resource in its own right; and
  - **Assessment of Visual Effects:** assessing visual effects on specific views and on the general visual amenity experienced by people;



- 3.1.5 Landscape effects are defined by the GLVIA 3, paragraphs 5.1 and 5.2 as follows:

*'An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The concern here is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects on the landscape and its distinctive character. ...*

*The area of landscape that should be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner'.*

## **4 LANDSCAPE AND VISUAL BASELINE**

### **4.1 Landscape Baseline**

4.1.1 The initial process in undertaking the assessment of landscape and visual effects is to establish the baseline landscape conditions. The information collated forms the basis for the assessment of landscape effects likely to be caused as a result of the development proposals. The assessment of the landscape baseline within the study area considers the following:

- Review of National and Local Authority Character Areas and Assessments including LANDMAP;
- A description of the existing landscape elements that contribute to the landscape character including physical components of the landscape such as man-made features, topography, watercourses, existing vegetation and field patterns;
- Establishing the value of the existing landscape including references to statutory and non-statutory designations, landscape quality, amenity and recreational value;
- Identification of landscape receptors that could potentially be affected by the scheme proposals.

### **4.2 Landscape Character Areas**

#### *National Landscape Character Area NLCA 1: Anglesey Coast*

4.2.1 There are 48 National Landscape Character Areas (NLCAs) defined at a broad landscape scale throughout Wales. The descriptive profiles for each area highlight what distinguishes one landscape from another with reference to their regionally distinct natural, cultural and perceptual characteristics.

4.2.2 The proposed development site and surrounding area lies within NLCA1 Anglesey Coast that encompasses the entire coastline around Anglesey and a limited distance inland. The area generally coincides with the Anglesey AONB. This NLCA is noteworthy for the varying rock types and coastal scenery with sheer coastal cliffs and dramatic rock headlands and sandy bays. It acknowledges that there are man-made influences within the NLCA with some prominent landmarks such as Beaumaris Castle, Wylfa Nuclear Power Station and the former Anglesey Aluminium works at Holyhead.

*Landscape Character Areas: Anglesey Landscape Character Area 2 (LCA2) – Holy Island*

- 4.2.3 Plot 9 and the wider Parc Cybi lie within Landscape Character Area 2<sup>5</sup> (LCA 2) that covers the majority of Holy Island (apart from Holyhead Mountain that lies in LCA 1) and includes the town and port of Holyhead, the coastline to the south-west around Trearddur and the former factory of Anglesey Aluminium, and Penrhos Coastal Park. The LCA description suggests that the area falls into two distinctive sub-units, separated by the development corridor of Holyhead-Trearddur along the B4545. The description acknowledges Holyhead as a major port with associated activities but there is no reference to Anglesey Aluminium or Parc Cybi.

### 4.3 LANDMAP

- 4.3.1 LANDMAP is an all-Wales resource that is administered by Natural Resources Wales. It records and evaluates landscape characteristics, qualities and influences on the landscape in a nationally consistent data set.
- 4.3.2 The site lies within two Visual and Sensory data set areas as described in LANDMAP, namely:
1. YNSMNVS084: Aluminium Works; and
  2. YNSMNVS007: Holy Island YNSMNVS091.
- 4.3.3 The site lies within YNSMNVS084: Aluminium Works and can be considered as the most relevant to the site as it also includes Parc Cybi Enterprise Zone. The aspect area description also refers to major new retail/business developments in the western part (Penrhos Industrial Estate/Holyhead Retail Park) and new business/industrial estate being developed on the other side of A55 (Parc Cybi). It refers to the Aluminium Works as ugly and intrusive and that the area is subject to substantial night-time pollution from streetlights and chimney lights. The overall evaluation of this area is considered to be of low value.
- 4.3.4 The aspect area YNSMNVS007: Holy Island is a much larger area and similar in coverage to LCA2. The area lies immediately south and west of Parc Cybi and is described as “Generally quiet unspoilt rural landscape with attractive mix of rough knolls, marshy and small-scale fields, and coastal views”. It identifies the A55 and Anglesey Aluminium as visual detractors, but the aspect area relates more to undeveloped land and to the scenic qualities and coastal setting of Penrhosfeilw to the north-west and Beddmanarch Bay and the Inland Sea to the south-east. The overall evaluation of this area is considered to be of high value.
- 4.3.5 The site also lies close to the settlement of Trearddur Bay that lies within aspect area YNSMNVS-064. Trearddur is primarily a coastal settlement focussed around the rugged coastline of Trearddur Bay. Most of the built form is white render with slate roofs with natural stone wall boundaries although there is some unsightly development site and some new housing developments which are out of character. Some sites awaiting development are in poor condition.

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<sup>5</sup> Anglesey Landscape Strategy - Update 2011

Table 4.1 LANDMAP Aspect Areas<sup>6</sup>

LANDMAP Aspect Area	Area Code	Name	Description/Features	Overall Value
Landscape and Visual (Refer to Figure 3)	YNSMN-VS-084	Aluminium Works (AA)	Large factory and adjacent industrial estate AA single tall chimney is a major landmark Large areas of broadleaved woodland – some plantations	<b>Low</b> Ugly and intrusive but distinctive landmark
	YNSMN-VS-007	Holy Island	High scenic value close to coast but with visual detractors such as Anglesey Aluminium Low-lying with pattern of low craggy ridges and marshy bottoms	<b>High</b> Generally quiet unspoilt rural landscape
	YNSMN-VS-064	Trearddur	A dispersed settlement located on the narrowest part of Holyhead consisting of various housing estates, areas of bungalow development, caravan parks and holiday accommodation with fields in between	Moderate Settlement in generally good condition -some developments out of scale.
Landscape Habitats (Refer to Figure 4)	YNSMN-VS-105	Farmland - Trearddur to Holyhead	Low value - 88% improved grassland Reedbeds as BAP Habitat	<b>Low</b> Largely improved grassland which is not a valuable ecological habitat
	YNSMN-LH-062	W. of Holyhead	Moderate Value - SSSI's and large areas (40%) of broadleaved woodland	<b>Moderate</b> Limited ecological designations but almost exclusively AONB
Historic Landscape (Refer to Figure 5)	YNSMN-HL-073	Penrhos Park	Occupation of area dates back to Neolithic period Now processing/manufacturing and communications	<b>Moderate</b> Much of the area occupied by huge industrial estate and sprawl of Holyhead
	YNSMN-HL-029	Penrhos	Occupation of area dates back to Neolithic period Area redefined in 2017	<b>Moderate</b> Much of the area occupied by huge industrial estate and sprawl of Holyhead
Geological Landscape (Refer to Figure 6)	YNSMN-GL-083	Trearddur (N)	Lowland hills and valleys Craggy surface outcrops of metamorphic bedrock Although adjacent to geological SSSI in coastal exposures (YNSMNG115), area does not have additional features highlighted to of particular significance.	<b>Moderate</b> Adjacent to geological SSSI
Cultural Landscape (Refer to Figure 7)	YNSMN-CLS-100	Aluminium Works	Substantial night-time pollution Strong sense of place – low scenic quality	No entry
	YNSMN-CLS-008	Holy Island	Slight night-time pollution Tranquil and spiritual qualities	No entry
	YNSMN-CLS-079	Trearddur	Slight night-time pollution but outside of Dark Sky Reserve	No entry

<sup>6</sup> <https://naturalresources.wales/evidence-and-data/maps/wales-environmental-information>



#### 4.4 Landscape Designations (Refer to Appendix A – Figure 3 Landscape Designations)

4.4.1 There is one primary landscape designation, Anglesey AONB, within the 1km study area together with three Scheduled Monuments. These are described in more detail in the following paragraphs. Beyond the 1 km study area and within the 5km buffer zone are areas of heritage coast, ancient woodland, open access areas and protected open space but these are at a distance to not be directly or indirectly affected by the development proposals. There are also a number of Scheduled Monuments within the wider area of Holyhead towards Penrhosfeilw and South Stack that are so distant as to be unaffected by the proposed development.

##### *Anglesey Area of Outstanding Natural Beauty (AONB)*

4.4.2 Areas of Outstanding Natural Beauty (AONB's) were established as a result of the National Parks and Access to the Countryside Act (1949). The Anglesey AONB is primarily a coastal designation that covers most of Anglesey's coastline and was designated in 1966 and confirmed in 1967. It was designated in order to protect the aesthetic appeal and variety of the island's coastal landscape and habitats from inappropriate development.

*"Local Authorities have a statutory duty to have regard to the Area of Outstanding Natural Beauty's (AONB) purposes, which is the conservation and enhancement of their natural beauty"*<sup>7</sup>.

4.4.3 The primary objective for designating AONBs is to conserve and enhance the natural beauty of the landscape. It is crucial that any development scheme that affects the AONB or its setting favours the safeguarding of an area's natural beauty. Proposals for major development would have to satisfy three tests which are:

1. the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; -
2. the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; -
3. any detrimental effect on the environment and the landscape, and the extent to which that could be moderated<sup>8</sup>.

##### *Policy AMG1 – Area of Outstanding Beauty Management Plans*

4.4.4 The policy states that: -

*"Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty must, where appropriate, have regard to the relevant Area of Outstanding Natural Beauty Management Plan."*

<sup>7</sup> Anglesey and Gwynedd JLDP – para 6.5.1 Conserving and Enhancing the Natural Environment

<sup>8</sup> Anglesey and Gwynedd JLDP – Table 23: Schedule of nature conservation designations - Obligations



## 4.4.5 An explanation of the Policy states;

*“This policy aims to ensure that the aims and objectives of the AONB Management Plans are fully taken into account when considering development proposals. The Management Plan will provide a clear and agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty. The Plans will carry significant weight in determining planning applications.”<sup>9</sup>*

4.4.6 The principle of development at Parc Cybi has been accepted through the approval of planning application 19C842A/EIA in 2005. Plot 9 has previously been earmarked for one large storage/distribution depot on a development plateau of 6.4ha with associated access off the main spine road, service areas and car parking facilities.

4.4.7 The masterplan that accompanied the outline planning application sought to preserve many of the existing landscape features that contributed to the landscape character of the area, and the design of the site infrastructure and development plateaux also sought to avoid such landscape features. These included features such as areas of plantation woodland, rocky outcrops and areas of marshland and wetland. The setting of the Scheduled Monuments (SM's) within the site was also a consideration and lines of intervisibility between the two SM's were integrated into the site masterplan.

4.4.8 Policy AMG 1 states that the AONB Management Plan will provide “a clear agreed description of those features that constitute the special character, appearance and historic value that contribute to their natural beauty”.

4.4.9 Anglesey AONB's Features and Special Qualities as set out in the Management Plan Review are listed below:

- Expansive Views/Seascapes;
- Peace and Tranquility;
- Islands around Anglesey;
- Broadleaved Woodlands;
- Lowland Coastal Heath;
- Species Rich Roadside Verges;
- Ecologically Important Coastal and Wetland habitats (including rocky shores mudflats and estuaries, saltmarshes, beaches and dunes);
- Built Environment including Conservation Areas and Listed Buildings;
- Archaeology and Ancient Monuments/ Historic Landscapes, Parks and Gardens;
- Rural Agricultural/Coastal Communities;
- Welsh Language;
- Soil, Air and Water Quality;
- Public Rights of Way Network;
- Accessible Land and Water.

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<sup>9</sup> Anglesey and Gwynedd JLDP – para 6.5.9

- 4.4.10 In the case of Parc Cybi, none of the special features listed above, apart from Ancient Monuments, appear on the site and it is assumed that the issue of retaining special features was considered as part of the previous outline and consented planning application 19C842A/EIA.
- 4.4.11 The AONB Management Plan Review states (in 3.11) that “No major development is situated within the AONB, however, a nuclear power station; former aluminium smelting plant, and an RAF Training Base are located on the boundary of the designation”. The AONB Management Plan Review is dated 2015-2020 and the final public consultation regarding the Management Plan took place between April and June 2015.<sup>10</sup> It is not known why the Parc Cybi development is not specifically referred to in the review as by the time the final consultation was undertaken, the Parc Cybi scheme had been approved and infrastructure constructed.
- 4.4.12 Section 4 of the Management Plan Review titled “Guiding Principles and Forces for Change” (para 4.10) acknowledges that the AONB “faces some major developmental pressures over this plan period and further into the future”.
- 4.4.13 Policy CCC 3.1<sup>11</sup> states that “All development proposals within and up to 2km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites.”
- 4.4.14 Policy CCC 3.2 states that “All new developments and re-developments within and up to 2km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported.”
- 4.4.15 Guidance Note 30<sup>12</sup> states that “The conservation of the natural beauty and heritage should be integrated with the local needs for economic and social well-being, thus making sure that sustainable development principles form the basis for the planning, management and further development of the island’s AONB.”
- 4.4.16 It is therefore assumed that in granting outline planning consent, the design for Parc Cybi passed these tests of policy and was considered to embrace the principles of sustainable development and therefore subsequently permitted. This has in turn had a significant effect on influencing the baseline landscape conditions and will in turn have a significant influence in assessing the potential effects of the proposed development on the landscape character of the site and surrounding area.

<sup>10</sup> The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) – Management Plan Review 2015 – 2020 – para 1.5

<sup>11</sup> The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) – Management Plan Review 2015 – 2020 – Policies CCC 3.1 and 3.2

<sup>12</sup> IACC – Supplementary Planning Guidance: Design Guide for the Urban and Rural Environment  
Guidance Note 30: Development in the Area of Outstanding Natural Beauty – Adopted on 11th December

### *Scheduled Monuments*

- 4.4.17 There are three Scheduled Monuments within the 1 kilometre study area, namely:
1. The Ty-Mawr Standing Stone (AN012);
  2. Trefignath Burial Chamber (AN012); and
  3. Tre-Arddur Hut Group (AN092)
- 4.4.18 The Trearddur Hut Group is an enclosed hut circle located approximately 1 kilometre to the south-east of Parc Cybi and within Trearddur Bay Country Park, a caravan park close to the Inland Sea on the eastern edge of the settlement Trearddur Bay. The SM that dates back to the 1<sup>st</sup> century BC is located on an east-facing knoll and is thought to have possibly had connections with a similar hut group on the far bank of the Inland Sea (Ynys Leurad peninsula) (AN035) and possibly indicates the two sides of a ferry route. For these reasons it seems unlikely that there were any connections with the Ty Mawr Standing Stone or the Trefignath Burial Chamber.
- 4.4.19 The two most prominent SM's are the Ty Mawr Standing Stone and Trefignath Burial Chamber that lie within Parc Cybi Industrial Estate and Enterprise Zone; both SM's are nationally significant monuments. The history and status of the two monuments is well documented in various reports one of which is a Heritage Impact Assessment (HIA) prepared by Archaeology Wales<sup>13</sup> for the proposed (Premier Inn) hotel at Parc Cybi. The report considers the impact of the proposed hotel (now built and operational as the Premier Inn, Holyhead) on the two SM's and their setting.
- 4.4.20 Technical Advice Note 24: The Historic Environment (Welsh Government, May 2017) and the Setting of Historic Assets in Wales (Welsh Government/Cadw May 2017) considers the importance of setting and the way in which historic assets are understood, appreciated and experienced, and contributes to their significance. *"National planning policy encourages local planning authorities to take the settings of historic assets into account when preparing development plans and when determining planning applications."*<sup>14</sup>
- 4.4.21 The masterplan prepared for Parc Cybi and the consented outline application considered the setting of the two SM's and was planned to ensure that intervisibility between the two monuments was retained as part of the wider development framework. Although this has been adhered to, the setting of the two SM's has been affected by the development of Parc Cybi. The HIA<sup>15</sup> prepared for the proposed Premier Inn states that:

*"There has been considerable development within the scheme area over the past few decades, notably the construction of the A55 North Wales Expressway along the eastern site boundary and surrounding commercial development which include the Parc Cybi Enterprise Zone. The cumulative effects on the settings of Ty-Mawr Standing Stone and Trefignath Burial Chamber represent at least a major adverse overall impact."*

<sup>13</sup> Archaeology Wales: Proposed Hotel at Parc Cybi Enterprise Zone, Holyhead, Anglesey – Report No. 1589

<sup>14</sup> Setting of Historic Assets in Wales – Fast Facts 3

<sup>15</sup> Archaeology Wales: Proposed Hotel at Parc Cybi Enterprise Zone, Holyhead, Anglesey – Report No. 1589 – Page 1

*Physical, Perceptual and Cultural and Social Characteristics*

- 4.4.22 Landscape elements combine and contribute to the landscape character of a particular site or wider area. They can be a combination of characteristics that are summarised in Table 4.2. These all contribute to the landscape character areas described above.

*Value and Sensitivity*

- 4.4.23 The Guidelines for Landscape and Visual Impact Assessment state that *“As part of the baseline landscape description the value of the potentially affected landscape should be established”*.<sup>16</sup> The guidelines also state that (in para 5.24) *“Desk study of relevant documents will often, although not always, provide information concerning the basis of designation. But sometimes, at the more local scale of an LVIA study area, it is possible that the landscape value of that specific area may be different from that suggested by the formal designation”*.
- 4.4.24 It has been established that the proposed development site lies within the Anglesey AONB, a national landscape designation that is primarily a coastal designation covering most of Anglesey’s coastline in order to protect the aesthetic appeal and variety of the island’s coastal landscape and habitats. Sites that lie within nationally designated are usually associated with a high value landscape.
- 4.4.25 The proposed development site is not considered to represent a landscape of high value despite the national designation. The AONB status focuses on the highly scenic coastal areas and the site lies over 1 kilometre from the coast. The site also lies adjacent to the A55 road corridor, close to the former Anglesey Aluminium Works and within the Parc Cybi employment site that are of low value according to LANDMAP. However, the western section of the site falls within an adjacent and much wider area of Holy Island (LANDMAP YNSMN-VS-007) that is evaluated by LANDMAP as being of high value. Plot 9 lies within the context of this changing landscape that is evolving to a more industrial land use and urban landscape character. With Plot 9 partially developed, it is considered that the site itself and immediate area is considered to be of low value and sensitivity with a landscape of high value immediately to the south and west. The neighbouring landscape of Trearddur as defined by LANDMAP is classified as being of medium value.

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<sup>16</sup> GLVIA 3 – Guidelines for Landscape and Visual Impact Assessment – Third Edition para 5.19

**Table 4.2 - Landscape Elements**

<b>Physical Characteristics</b>	<b>Settlements and Built Environment</b>	<ul style="list-style-type: none"> <li>Site lies within Plot 9 that has been partially developed as an HGV storage facility (2021) at the southernmost end the wider Parc Cybi employment site and Enterprise Zone and is accessed off the main spine road via a small roundabout junction. Recent development of the employment zone includes Roadking truck stop, Premier Inn Holyhead and an Electricity Sub-Station.</li> <li>The residential area of north Trearddur lies approximately 150 metres to the south-west of the site on elevated land with clear unobstructed views of the site.</li> <li>The Parc Cybi spine road forms the north east boundary of the site with a rocky outcrop and scrub vegetation along this boundary.</li> <li>The former lane of Lon Trefignath, now a shared use footpath/cycleway terminates at the end of the spine road and continues south-east and connects to Lon Towyn Capel that in turn runs west towards the settlement of Trearddur.</li> </ul>
	<b>Landform, Geology and Hydrology</b>	<ul style="list-style-type: none"> <li>The topography of site is primarily of an elevated plateau with intrusions of rocky outcrops colonised by gorse scrub. Approximately 50% of Plot 9 has been levelled and surfaced with asphalt for the HGV storage facility.</li> <li>The plateau sits in an elevated position at circa 16.0 – 16.5 metres compared to the Roadking site. Some areas of the Plot 9 have been filled with additional aggregate in order to form the HGV storage facility.</li> <li>LANDMAP Geological Aspect Area YNSMN-GL-083 Lowland hills and valleys with craggy surface outcrops of metamorphic bedrock.</li> <li>There is a surface water attenuation lagoon close to the entrance and the southern boundary of the site.</li> </ul>
	<b>Land cover, vegetation and land use</b>	<ul style="list-style-type: none"> <li>The site is currently set to predominantly semi-improved grassland that is occasionally grazed by sheep. There are areas of standing water/marshland suggesting that the drainage of the site is poor;</li> <li>Some broadleaved woodland plantations/hedgerows primarily of sycamore have been planted along the southern and western boundary of the site.</li> <li>Rock outcrops along the north-eastern boundary of the site with gorse scrub.</li> </ul>
<b>Perceptual Characteristics</b>	<b>Scale and Appearance</b>	<ul style="list-style-type: none"> <li>The site is flat and with a generally open aspect towards the west and north-west. Plot 9 is a former greenfield site previously used for rough grazing that has now been partially developed as an HGV storage facility</li> </ul>
	<b>Scenic Quality;</b>	<ul style="list-style-type: none"> <li>Open views to the west-north-west towards the residential area of north Trearddur and more distant views towards Kingsland and beyond towards hills of Penrhosfeiliw.</li> <li>No significant visual detractors. No views towards Anglesey Aluminium works due to topography and intervening woodland plantations. Trefignath Burial Chamber (SM) also obscured by woodland planation and hedgerow.</li> <li>Scenic quality diminishes with views from the northern boundary of the site across Parc Cybi towards Premier Inn, Electricity Sub-Station and Roadking Truck Park from elevated sections of site.</li> </ul>
	<b>Tranquillity</b>	<ul style="list-style-type: none"> <li>The site is not tranquil due to the proximity of the A55, Penrhos Industrial Estate and its location within Parc Cybi employment site;</li> </ul>
	<b>Discordant/Intrusive Features</b>	<ul style="list-style-type: none"> <li>No major intrusive features.</li> </ul>
	<b>Night-time light sources</b>	<ul style="list-style-type: none"> <li>Nearby residential area of north Trearddur</li> </ul>
<b>Cultural &amp; Social Characteristics</b>	<b>Historic Features and Elements</b>	<ul style="list-style-type: none"> <li>Scheduled Monuments (SM's) of Ty Mawr Standing Stone and Trefignath Burial Chamber not visible from the site</li> </ul>
	<b>Human Interaction</b>	<ul style="list-style-type: none"> <li>The Parc Cybi employment site has recently experienced a significant change in land use since early 2000 and is in a constant state of change from a scenic rural landscape into an extensive industrial estate and employment site;</li> <li>The spine road and Lon Trefignath are popular routes for general amenity and used by residents of Kingsland and Holyhead and the local community;</li> <li>No other Public Rights of Way cross or run alongside the site;</li> </ul>

## 4.5 Visual Baseline

- 4.5.1 The baseline visual conditions of the site and surrounding area have been established through a combination of desk-based studies and observations made in the field. Field visits were undertaken in April 2021 following the completion of the HGV storage facility.
- 4.5.2 The ZTV clearly and understandably, demonstrates a close relationship between the topography of the site and surrounding area. The site is on an elevated plateau (circa 16.0 – 18 metres ASL) and has an open aspect.
- 4.5.3 There are few significant man-made features that are visible from the site. The residential area of north Trearddur is the main man-made visual influence. Other than this the area is generally rural and open in character and of good scenic quality with few visual detractors.
- 4.5.4 From the northern boundary of the site the new developments within Parc Cybi can also be considered as visual detractors, but views of these are not readily visible from within the main site area.
- 4.5.5 The ZTV (refer to Appendix A - Figure 8) indicates that there are several locations where there is likely to be intervisibility between the proposed development and visual receptors. These are summarised below:
- North and eastern sections of Parc Cybi;
  - Holyhead Retail Park and Penrhos Industrial Estate;
  - Anglesey Aluminium Works;
  - Lon Trefignath and property of Tyddyn Uchaf;
  - Trearddur Bay Country Park (Caravan Site);
  - Trearddur Mews;
  - Agricultural land to the south;
  - Residential area of north Trearddur including properties on Penrhyn Geiriol;
  - Holyhead Golf Course;
  - Settlements and open access land to the north-west around Penrhosfeilw.

### *Sensitivity of Visual Receptors*

- 4.5.6 The potential visual receptors identified have been allocated as having high, medium or low sensitivity. Visual receptors who are most susceptible to change are generally considered as being<sup>17</sup>:
- Residents at home;
  - People engaged in outdoor recreation including users of public rights of way;
  - Visitors to heritage assets where views of the surroundings are an important contributor to the experience.

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<sup>17</sup> GLVIA 3 – Guidelines for Landscape and Visual Impact Assessment – Third Edition para 6.33

- 4.5.7 The Zone of Theoretical Visibility (ZTV) indicates that there are potentially visual receptors (people) to the northern, eastern, southern and western aspects as follows:

<b>Table 4.3 - Potential Visual Receptors</b>		<b>Sensitivity of Visual Receptor</b>
<b>North</b>	• Parc Cybi Industrial Estate	Low
	• Workers at the Electricity Sub-Station	Low
	• Users of the A55 and Junction 2	Low
	• Holyhead Retail Park and Penrhos Industrial Estate	Low
<b>East</b>	• Pedestrians, walkers and cyclists along Lon Trefignath	High
	• Visitors to Trefignath Burial Chamber and setting of the SM	High
	• Residential property of Tyddyn Uchaf	High
	• Workers at Anglesey Aluminium	Low
<b>South</b>	• Pedestrians, walkers and cyclists along Lon Trefignath	High
	• Residential properties at Trearddur Mews	High
	• Trearddur Bay Country Park (Caravan Site)	Medium
	• Residential properties of Hunters Chase (north Trearddur)	High
<b>West</b>	• Residential properties of Penrhyn Geiriol (north Trearddur)	High
	• People enjoying recreational activity at Holyhead Golf Course	High

- 4.5.8 The ZTV has been generated using a digital ground terrain model. This does not record surface features such as man-made elements (eg roads or buildings), walls, hedgerows or areas of woodland plantation. It only provides an indication of what the ZTV would be if there are no surface features such as those described. In order to establish the influence of these surface features site visits have been undertaken to verify the ZTV and to make a judgement as to where the site and HGVs would likely to be most visible from and by what potential visual receptor. In addition to field observations, photographs have been taken from a number of locations and are presented as illustrative viewpoints in Appendix B.

#### *Illustrative Viewpoints*

- 4.5.9 Illustrative viewpoints have been recorded as panoramic photographs from a number of locations to illustrate the visual baseline conditions, and these are presented in Appendix B. Descriptions of the viewpoints are summarised in Table 4.4.



**Table 4.4 Plot 9 – LVA Illustrative Viewpoints**

<b>Illustrative Viewpoint</b>	<b>Title of the Viewpoint</b>	<b>Description of the Viewpoint</b>
Viewpoint – A	View south-east from entrance to Parc Cybi	View south-east along spine road with Premier Inn left in view and Roadking to the right. Plot 9 lies behind the Roadking site on an elevated plateau behind the rocky escarpment that appears on the horizon behind the roof of the Roadking building. The spine road has a cycle path/footway along the northern verge that is lit with lighting columns a noticeable feature that contribute to the man-made elements of the view. The Scheduled Monuments of the Ty Mawr Standing Stone and Trefignath Burial Chamber are not readily visible from this viewpoint. The spine road rises in the middle distance towards the south-eastern section of Parc Cybi towards the entrance to Plot 9 with distant views of Snowdonia limited by deciduous plantation on the skyline.
Viewpoint – B1	View south-east along Parc Cybi Spine Road from entrance to Premier Inn	View south-east along spine road with electricity sub-station left in view towards Trefignath Burial Chamber that is not readily visible to the left of Lon Trefignath. Plot 9 is not visible from this location, but the site is located behind the rocky escarpment behind the Roadking site right in view. The proposed entrance to Plot 9 would be off the spine road beyond the roundabout located close to the lighting columns that appear the furthest to the right in view and in front of the tree line that defines the horizon.
Viewpoint – B2	View south-south east from Ty Mawr Standing Stone (SM)	View south across Parc Cybi towards Plot 9 with welfare facilities of HGV temporary storage site visible on the horizon. Plot 9 extends to the right of these welfare facilities and lies behind the rocky outcrop that appears above the Roadking Truck Stop. Some of the residential properties of Penrhyn Geiriol and buildings of Holyhead Golf Course are visible on the horizon above the truck park.
Viewpoint – C	View south from Electricity Sub-Station	View south from Lon Trefignath close to the entrance to the Electricity Sub-Station towards Plot 9. Welfare facilities for the temporary HGV park are visible on the horizon with the remaining area of Plot 9 lying behind the rocky outcrop.
Viewpoint – D	View south-west from site of Trefignath Burial Chamber (SM)	View west towards site of Plot 9 with HGV temporary storage facility visible in the middle distance. The residential area of north Trearddur (on Penrhyn Geiriol) and Holyhead Golf Club visible on the horizon behind a windblown hedgerow that runs along the northern boundary of Lon Trefignath. The Roadking development is visible right in view with a cluster of HGVs visible in the lorry parking area. Beyond Roadking lies the residential area of Kingsland.
Viewpoint – E	View north-west from Lon Trefignath	View from field gate along Lon Trefignath towards Plot 9 HGV temporary storage facility and beyond to Holyhead Mountain.
Viewpoint – F	View north-east across Parc Cybi from Penrhyn Geiriol	There are expansive views north and north-east across the Parc Cybi industrial estate from the elevated residential area of northern Trearddur across Plot 9 and the temporary HGV park. The view from this location is generally of good scenic quality but with some detractors such as the truck park, Anglesey Aluminium and the Holyhead Retail Park.
Viewpoint – G1	View east south-east from B4545 (opposite layby)	View towards Plot 9 from B4545 with Roadking Truck Park visible left in picture and beyond towards the former Anglesey Aluminium works with the chimney stack a distinctive landmark. Plot 9 lies behind the rock outcrop centre in picture with the highest point close to Penrhyn Geiriol standing at circa 28 metres AOD.
Viewpoint – G2	View east south-east from B4545 (opposite entrance to golf course)	A similar viewpoint to G1 with Roadking Truck Park visible left in picture partially screened and beyond towards the former Anglesey Aluminium works with the chimney stack a distinctive landmark. Plot 9 lies behind the rock outcrop centre in picture with the highest point close to Penrhyn Geiriol standing at circa 28 metres AOD.
Viewpoint – H	View east-south-east from Mill Road (at entrance to Penrhyn Owen)	View towards Parc Cybi from Mill Road to the north-west of the site across low lying land. The football club and nearby Leisure Centre are visible centre in picture with Holyhead Premier Inn to the left and the distinctive Kingsland Mill on the horizon.
Viewpoint – I1	View south-east from Mynydd celyn bach	Distant views towards Plot 9 from viewpoint circa 2 km distant on open access land.
Viewpoint – I2	View south-east from Mynydd-celyn-mawr	Distant views towards Plot 9 from viewpoint circa 2.5 km distant from public right of way.
Viewpoints J1 and J2	View east from Park Road	Distant views towards Plot 9 from viewpoints circa 2.8 km from public road.



## **5 THE PROPOSED DEVELOPMENT**

### **5.1 Description of the proposed development**

- 5.1.1 The proposed development is a Border Control Post (BCP) at Plot 9 Parc Cybi to serve the Port of Holyhead. It will include inspection facilities for consumable and non-consumable produce, small animals, large animals and horses. A description of the proposed development is summarised below and is also described in Chapter 2 of the Environment Report (BCP21-002-00-00).
- 5.1.2 The entrance to the proposed development will be via an existing roundabout at the end of the existing spine road that serves Parc Cybi industrial estate. The entrance to the site will be secured by access and egress barriers and will have a security fence around the perimeter of the operational area.
- 5.1.3 The inspection facilities will be housed within large storage buildings, building heights would be restricted, split in to three zones, 33m AOD, 28m AOD and 23m AOD, the highest limit roughly equating to 15m high. There will also be a number of smaller buildings for stables, offices and welfare facilities and other utilities including a sub-station.
- 5.1.4 The proposed development will need to accommodate the inspection of incoming goods vehicles. This will be organised as a series of swim lanes, which are lanes within which vehicles will wait prior to being instructed on where to go within the site, and internal circulation routes to the inspection facilities.
- 5.1.5 The eastern edge of the site is composed of rock outcrop and has ecological and amenity value. Most of this area will be retained and protected. There will be an attenuation pond and swale in the southern corner of the site together with an existing attenuation pond.
- 5.1.6 There will be a minimum 10-metre-wide area of dense tree planting along part of the southern boundary and along the western boundary. The woodland plantation will be of mixed deciduous and evergreen species.
- 5.1.7 An existing landscaped bund defines the southern and western boundary of the site. This will be retained and enhanced with additional tree planting.

### **5.2 Landscape Mitigation**

- 5.2.1 The design proposals for the BCP have been prepared using a set of limits that will need to be adhered to in the detailed design stage of the project. These effectively form assumptions made in the early stages of the project. During the development of the design limits, the design team has identified some potentially adverse effects on the visual amenity of local residents, in particular to the south and south-west of the proposed development on Plot 9.
- 5.2.2 In order to lessen these potential adverse effects, landscape mitigation measures have been identified and incorporated into the scheme proposals. Due to the elevated position of many

of the properties above the proposed BCP development, instant mitigation and the screening of views is difficult to achieve in the short term. However, given time to establish, landscape mitigation can be effective and provide many other benefits such as to biodiversity enhancement and contribute to carbon reduction.

5.2.3 The following landscape mitigation measures have been incorporated into the scheme proposals.

1. The existing rocky outcrop and scrub along the north-eastern boundary of the site will be retained and protected.
2. The existing landscaped bund along the south and western boundary of the site will be retained and protected and further planting undertaken to reinforce the existing planting. The new planting will be maintained and managed for a minimum period of 15 years in order to ensure its successful establishment and to maintain its ongoing growth and vigour.
3. A minimum of 10m landscape buffer of native mixed tree species shall be planted between the existing bund of trees and the developable area to screen the development from West-South-West views of the site from sensitive visual receptors living in nearby residential properties. Towards the eastern part of the site the landscape buffer shall comprise of two linear elements, one south of the main access road and another section parallel to the existing bund with trees. In total both elements combined, at any single point, will provide a minimum 10m landscape buffer. The existing landscape bund shall be retained and enhanced affording a degree of screening during the construction period and early operational period and until the landscape buffer becomes established. This will also be actively maintained and managed for a minimum period of 15 years in order to ensure its successful establishment and to maintain its ongoing growth and vigour. Following the 15-year maintenance period, ongoing management of the planting will be continued for the lifetime of the BCP.
4. An Environmental Colour Assessment (ECA) (refer to Appendix C (BCP21-002-04-03)) has been undertaken in parallel with this landscape and visual appraisal and has identified the most prevalent colours in the landscape surrounding the site. The buildings of the proposed BCP are likely to be a collection of large to medium sized buildings that would be difficult to camouflage and are likely to be utilitarian in nature. Therefore, the most appropriate approach considered to colour treatment would be to minimise the visual appearance of the buildings through careful selection of colour palettes. These are presented as recommendations for the building roofscape and façade treatments in the ECA. It should be noted that the colours proposed will need to be applied to the various components of all the buildings during the detailed design stages. Consideration should also be given to other external components of the development such as the security fencing, acoustic fencing, ancillary buildings, lighting columns and other street furniture.

- 5.2.4 The potential effects of the proposed development will be considered with the landscape mitigation measures in place during the construction and operational phases of the project.

## **6 LANDSCAPE AND VISUAL APPRAISAL**

### **6.1 Generally**

- 6.1.1 The landscape and visual appraisal of the proposed development has been undertaken with the assumption that the proposed development within the broad limits described in section 5 and with landscape mitigation measures in place.
- 6.1.2 The partial development of Plot 9 in early 2021, an area of approximately 5ha within the wider Parc Cybi employment zone, represents a further decline to the landscape character area that has already been witness to a gradual change, due to the evolution of the Parc Cybi industrial estate that was first developed in 2008.
- 6.1.3 The proposed BCP will require the total development of Plot 9 including the existing and temporary HGV storage facility. The proposed development is composed of several buildings of varying heights, areas of hardstanding for HGV's and carparking and circulatory space. The BCP will also have various security measures including a secure site boundary and will be lit at night for operational reasons. There will be a minimum 10-metre landscape buffer between the existing bund of trees and the developable area along the western and southern boundaries.

### **6.2 Landscape Appraisal**

- 6.2.1 The description of the baseline landscape conditions has considered the overall sensitivity of the site and has established that the site lies within Parc Cybi Industrial Estate. This industrial estate in turn lies within the wider Anglesey Area of Outstanding Natural Beauty (AONB). It is considered that while the AONB remains a nationally important landscape designation, the site and surrounding area does not contain any of the important and special features that the AONB status seeks to protect and enhance, with the exception of the two Scheduled Monuments that are not directly affected by the proposed development.
- 6.2.2 The landscape character of the eastern section of the site and area to the east is described (in LANDMAP Visual and Sensory Aspect Area YNSMNV084) as being generally of a low value. The influences of the former Anglesey Aluminium Factory, A55 road corridor, Penrhos Industrial Estate and Holyhead Retail Park and the more recent Parc Cybi. These have combined to exert a major man-made influence over this area of the AONB that is irreversible. The partial development of Plot 9 as a temporary HGV storage facility has also seen the introduction of additional man-made elements into this area that has led to further erosion of the landscape character on a localised level.
- 6.2.3 The western half of the site lies within LANDMAP Visual and Sensory Aspect Area YNSMN-VS-007 Holy Island and is considered as being of high value. This area is extensive and covers a wide area to the north and west stretching from the residential area of Kingsland west towards Penrhosfeilw and the coast and Abraham's Bosom. This area is generally valued as being unspoilt and with a feeling of 'maritime and openness'. The trend for the area is described as

being in decline due to the encroachment of development at edges and in the south-east of housing on the edge of Holyhead and a new industrial estate, presumed to be a reference to Parc Cybi. It should be noted that the LANDMAP survey of this area was undertaken in January 2007 and the first phase of Parc Cybi opened for business in 2008.

- 6.2.4 It has been established by LANDMAP from a survey undertaken in 2007 that this area is in decline due to the encroachment of development. Since 2007, Parc Cybi has seen the development of the Roadking Truck Stop (2015) Premier Inn Holyhead (2019), and the temporary HGV storage facility (2021). The proposed development will be of further detriment to the local landscape character of the site and surrounding area but this is not considered as being significant due to the location of the site within Parc Cybi industrial estate.
- 6.2.5 The proposed BCP development is not likely to cause further detriment to the setting or intervisibility of the two Scheduled Monuments, namely the Ty Mawr Standing Stone and the Trefignath Burial Chamber. Measures previously designed as part of the Parc Cybi masterplan to mitigate against the impact on the two monuments will not be affected.
- 6.2.6 The proposed BCP development is not considered likely to have a significant adverse effect on the wider AONB. The development is located inland and sits within the context of existing industrial and employment land. It is considered unlikely therefore to be of further detriment to the AONB designated primarily to protect the coastal zone of Anglesey.

### **6.3 Visual Appraisal**

- 6.3.1 The visual appraisal has considered the potential visual effects of the development on specific views and on the general visual amenity experienced by people. As a result of the appraisal, mitigation measures described in section 5.2.3 have been incorporated into the development proposals to integrate the proposed development into the localised landscape. The ECA has also identified a range of colours for application to the building facades and roofs of the buildings for consideration at the detailed design stage of the project to aid integration into the wider landscape from more distant visual receptors.
- 6.3.2 The proposed development will cause adverse visual effects to a limited number of people who live in some properties of north Trearddur that overlook the site, in particular the properties on Penrhyn Geiriol and those on the eastern side of Hunters Chase. The views (refer to Illustrative Viewpoint F) from these properties are from an elevated position that varies between approximately 6-10 metres above the proposed development site depending on the exact location of the property. The wider settlement of Trearddur Bay with the exclusion of the properties described above, are unlikely to experience any change in visual amenity as a result of the proposed development during either the construction or operational stages of the development.
- 6.3.3 A limited number of properties most affected by the proposed development are highly likely to experience a degree of change due to the scale of the proposed BCP buildings that will become the dominant feature in the view. These properties already experience the temporary

HGV park at Plot 9, and the buildings of the proposed BCP are likely to obscure views of this existing development together with areas of Holyhead Retail Park, the former Anglesey Aluminium Works, and possibly more distant views of the sea and the north coast of Anglesey.

- 6.3.4 There will also be open views from the elevated properties to the south-west of the lower-level elements of the proposed development such as the collection of smaller buildings, car parking areas and swim lanes. These areas will also be lit at night due to night-time operational requirements and although the lighting is likely to be directional, there will inevitably be views of the proposed development illuminated at night. Landscape mitigation measures will progressively lessen these adverse effects experienced from the south-west and form an effective screen during the operational phase of the development.
- 6.3.5 The site is not readily visible from areas within the wider AONB or from other nearby residential areas of Kingsland to the west and north-west and from the other development within Parc Cybi to the north. There are likely to be some distant views of the site from vantage points such as Holyhead Mountain, but these are so distant (circa 4.5 km) that these are not considered likely to be significant.
- 6.3.6 There are likely to be some glimpsed views of the roofs of the BCP buildings from some public rights of way and the local road network, to the north-west, but these are not considered to be significant due to distance and intervening features such as topography and other features of low visual quality such as the Roadking Truck Stop.
- 6.3.7 The proposed development will lead to the further development of Plot 9, currently occupied by the temporary HGV site. Plot 9 lies within Parc Cybi and the Anglesey AONB. The further development of Plot 9 is not considered to have adverse visual effects on the wider AONB and localised landscape features that contribute to the scenic value of the site and surrounding area.
- 6.3.8 In the construction phase of the proposed development, there is likely to be some disruption to nearby visual receptors caused by movement of plant and machinery. There will also likely be disturbance due to noise caused by construction activity. The construction period is likely to take a period of up to 8 months pending detailed design and procurement of a contractor.
- 6.3.9 In the operational phase of the project there is likely to be a progressive reduction in adverse visual effects as the landscape mitigation becomes established and starts to mature. By year 15 the planting should be fully established and will form an effective year-round screen around the western and southern boundaries of the proposed development. The mitigation planting, in combination with the colours selected for the building facades and roofscape will combine to integrate the proposed development into the Parc Cybi Industrial Estate to the north and the wider landscape setting.

## **7 SUMMARY AND CONCLUSIONS**

- 7.1.1 The proposed development is located within the Ynys Môn/Anglesey Area of Outstanding Natural Beauty (AONB) which categorises the development as being within a sensitive area.
- 7.1.2 The proposed BCP development is located on Plot 9, a parcel of land measuring approximately 6.4ha within the Parc Cybi employment site, Holyhead. Parc Cybi lies within the AONB and is located inland from the coast and is located close to the A55 road corridor and the southern industrial area of Holyhead. Following completion of Parc Cybi in 2008, the site lay unused for many years until the development of Holyhead Premier Inn and Roadking between 2015 and 2019.
- 7.1.3 In early 2021, Plot 9 was partially (approximately half) developed as a temporary HGV storage facility with the remaining half investigated for archaeology and then reinstated. The proposed BCP development will cover the entire site and will be a collection of buildings and covered in hard standing. Landscape mitigation measures in the form of a minimum 10-metre buffer of native mixed deciduous and evergreen tree planting between the existing bund of trees and the developable area are incorporated into the scheme proposals.
- 7.1.4 The proposed development is of a similar character and nature to that of the adjacent land uses and the ongoing development of Parc Cybi. The landscape of the industrial estate is in a state of transition from a predominantly greenfield site lying within Anglesey AONB, to an industrial estate providing employment opportunities within the Parc Cybi Enterprise Zone. The proposed BCP development at Plot 9 will represent another element of that change and will replace the existing and temporary HGV storage facility.
- 7.1.5 The proposed BCP development is not considered likely to have a significant effect on the sensitive area of the AONB or on the landscape character of the site and surrounding area due largely to its location within the Parc Cybi industrial estate. The landscape character of the area is considered to be in decline due to the encroachment of the Parc Cybi industrial estate and southern Holyhead. It is also heavily influenced by the extensive site of the former Anglesey Aluminium Works that is a dominant feature to the east. Overall, the landscape value of the area is considered to be low and although the proposed development would be of some further detriment to the local landscape character of the area, it is not considered significant in landscape terms.
- 7.1.6 The proposed development would produce no further detriment to the setting or intervisibility between the two Scheduled Monuments of Trefignath Burial Chamber and the Ty Mawr Standing Stone that are located close to the proposed development and within Parc Cybi Industrial Estate.
- 7.1.7 The proposed development is not considered to have a detrimental effect on the general amenity experienced by people generally or within the wider landscape or nearby settlement of Trearddur. There will be a limited number of residential properties that will experience some

adverse visual effects. However, when considered in the context of existing views across Parc Cybi from private properties and not publicly accessible areas, this is not considered to be significant in landscape or visual terms.

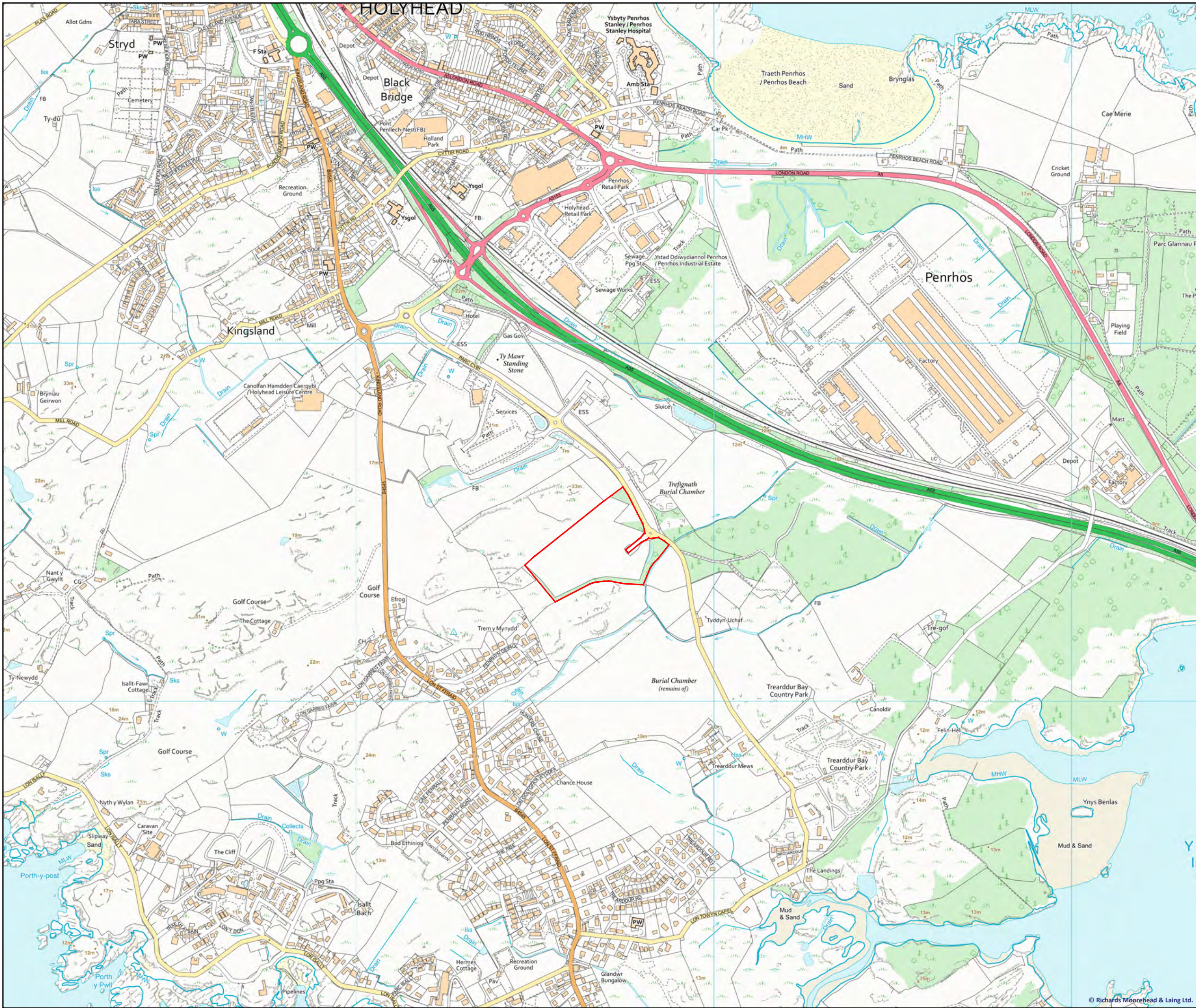
- 7.1.8 The area of landscape that has been covered in the LVA has included the site itself and the wider landscape around it which the proposed development may influence in a significant manner (as referred to in para 3.1.5) and the wider area of landscape that includes the Anglesey AONB classified in the EIA regulations as a sensitive area. It is considered that the proposed development will have no significant effects on the sensitive area or further detriment to the special qualities of the Anglesey AONB due to the location of the proposed development being located within the designated employment site of Parc Cybi industrial estate.



## **APPENDIX A**

### **Figures**





Cleint / Client:

# WELSH GOVERNMENT LLYWODRAETH CYMRU

Enw project / Project name:

## BORDER CONTROL POST (BCP)

Teitl lluniad / Drawing title:

### Landscape & Visual Appraisal Site Location

Eglurhad / Key:

Proposed development  
site boundary

0

100

200

300

500 m

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Graddfa / Scale (A3):

1:10,000 @ A3

Dyddiad / Date:

Jul 2021

Derlunwyd gan:

RhE

Gwirwyd gan:

JS


Rhif lluniad / Drawing number:

Appendix A - Figure 1

Cymeriad / Revision:

02

Darparwyd gan / Prepared by:

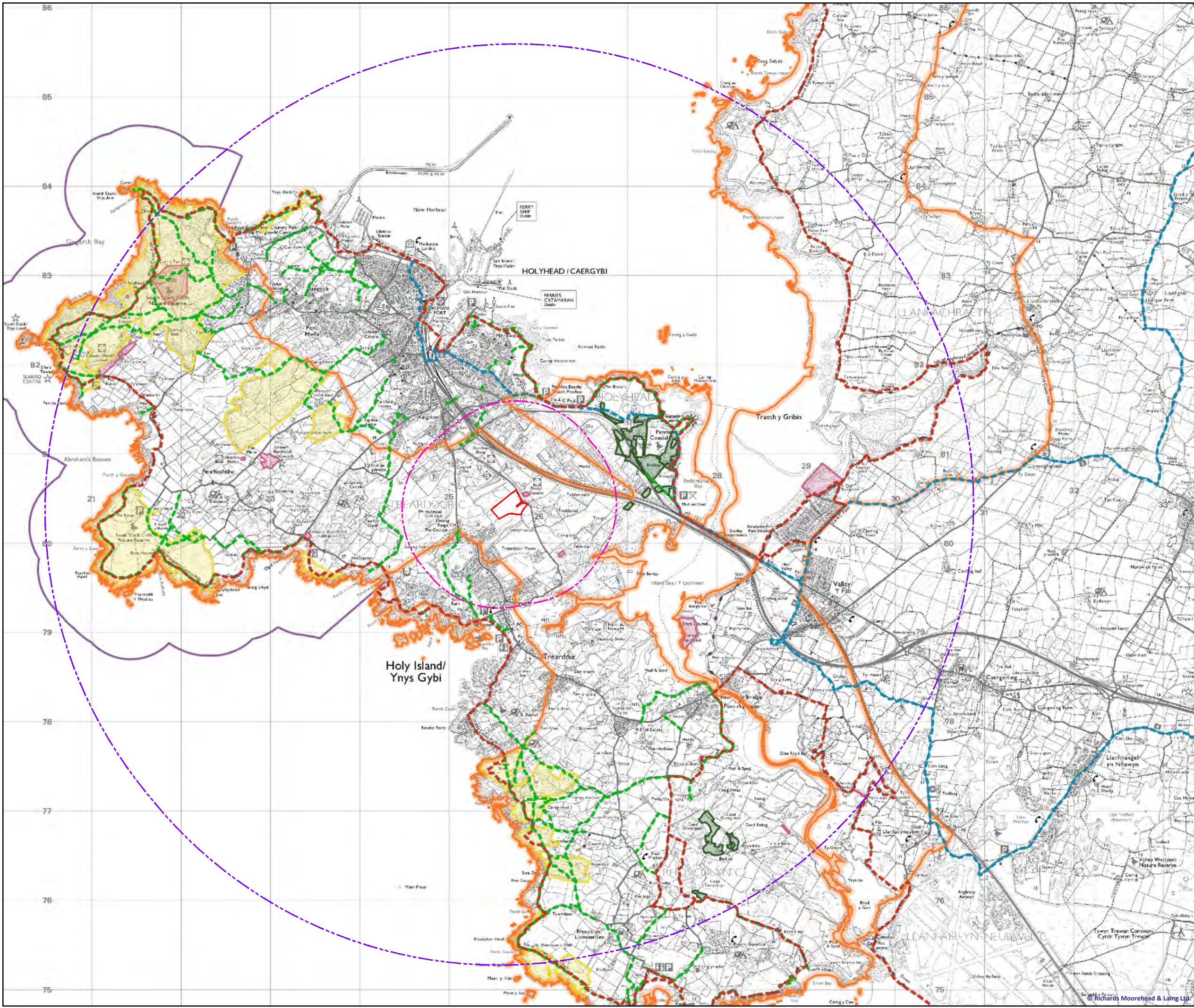


**RML**

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Client / Client:

# WELSH GOVERNMENT LLYWODRAETH CYMRU

Env project / Project name:

## BORDER CONTROL POST (BCP)

Titl lluniad / Drawing title:

### Landscape & Visual Appraisal Landscape Designations (5 km)

Eglurhad / Key:

- Proposed development site boundary
- Study Area 1 km buffer
- Study Area 5 km buffer
- Anglesey Area of Outstanding Natural Beauty<sup>1</sup>
- Scheduled Ancient Monument<sup>2</sup>
- Ancient Woodland<sup>1</sup>
- Open Access Land<sup>1</sup>
- Promoted Route
- Wales Coast Path/Anglesey Coastal Path/O Fon i Fynwy<sup>3</sup>
- Cycle Network
- NCN Routes 5 and 8
- EuroVelo 2 - Capitals Route<sup>4</sup>
- Public Right of Way<sup>5</sup>
- Heritage Coast<sup>1</sup>

Source data used with permission of:

- <sup>1</sup> Natural Resources Wales
- <sup>2</sup> Cadw
- <sup>3</sup> Long Distance Walkers Association
- <sup>4</sup> Sustrans
- <sup>5</sup> Anglesey County Council

0 0.1 0.3 0.5 0.75 1.0 1.5 2.0 km

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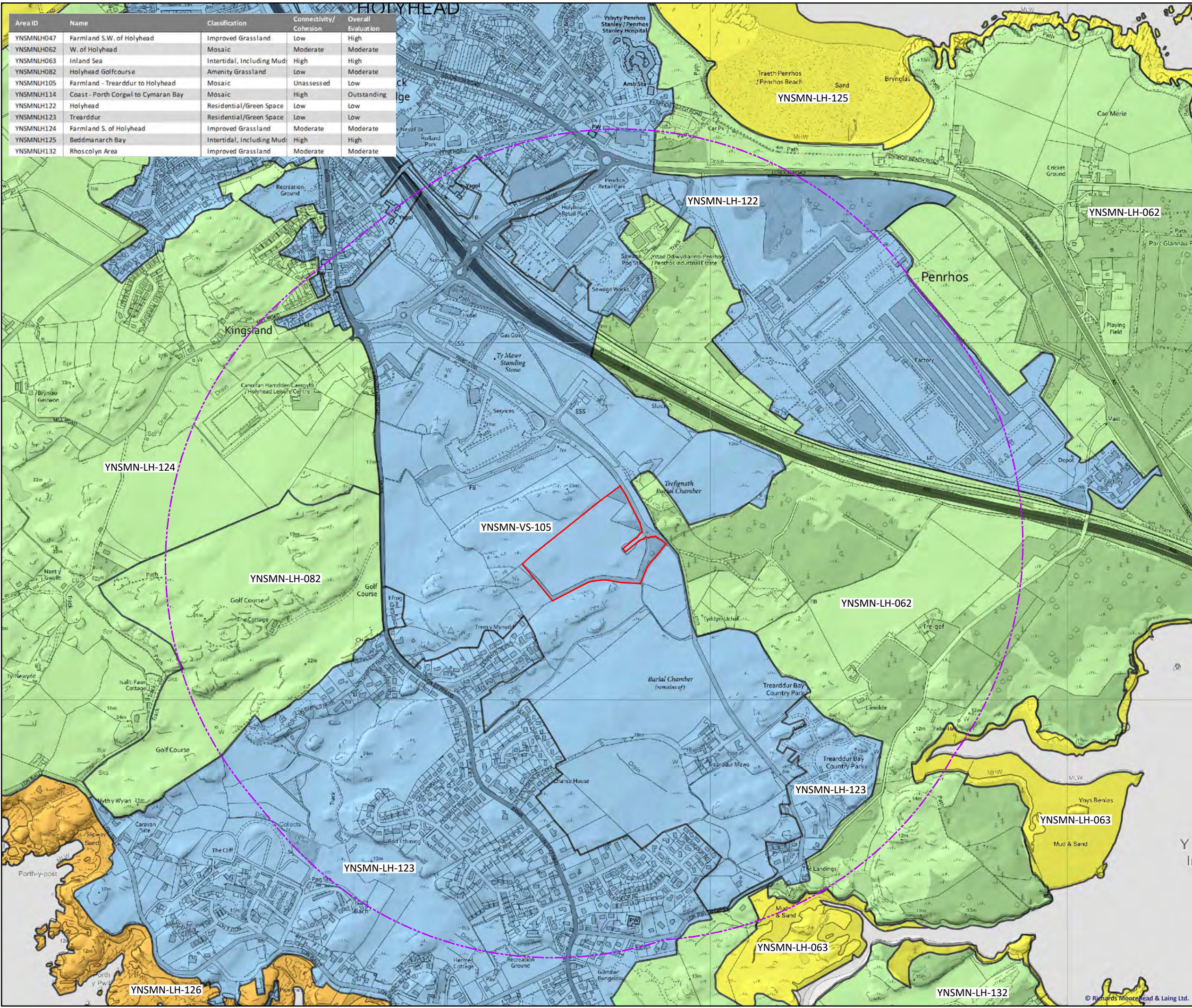
Graddfa / Scale (A3):	Dyddiad / Date:	Darlunwyd gan:
1:40,000 @ A3	Jul 2021	RhE
Rhif lluniad / Drawing number:	Chwiliwyd gan:	Gwilyddwyd gan:
Appendix A - Figure 2	JS	JS
Darparwyd gan / Prepared by:	Cywyrtwyd gan:	Revisiwn:
		02

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Area ID	Name	Classification	Connectivity/ Cohesion	Overall Evaluation
YNSMNLH047	Farmland S.W. of Holyhead	Improved Grassland	Low	High
YNSMNLH062	W. of Holyhead	Mosaic	Moderate	Moderate
YNSMNLH063	Inland Sea	Intertidal, Including Mud:	High	High
YNSMNLH082	Holyhead Golfcourse	Amenity Grassland	Low	Moderate
YNSMNLH105	Farmland - Trearddur to Holyhead	Mosaic	Unassessed	Low
YNSMNLH114	Coast - Porth Corgwl to Cymaran Bay	Mosaic	High	Outstanding
YNSMNLH122	Holyhead	Residential/Green Space	Low	Low
YNSMNLH123	Trearddur	Residential/Green Space	Low	Low
YNSMNLH124	Farmland S. of Holyhead	Improved Grassland	Moderate	Moderate
YNSMNLH125	Beddmanarch Bay	Intertidal, Including Mud:	High	High
YNSMNLH132	Rhoscolyn Area	Improved Grassland	Moderate	Moderate

Client / Client:

WELSH GOVERNMENT  
LLYWODRAETH CYMRU

Enw project / Project name:

BORDER CONTROL POST (BCP)

Teitl lliniad / Drawing title:

Landscape & Visual Appraisal  
LANDMAP Landscape Habitats Aspect

Eglurhad / Key:

Proposed development  
site boundary

Study Area  
1 km buffer

LANDMAP Landscape Habitats Overall Evaluation

Outstanding

High

Moderate

Low

Notes:

1. LANDMAP data sourced from  
Natural Resources Wales

01000200300500

Graddfa / Scale (A3):  
1:10,000 @ A3

Byddiad / Date:  
Jul 2021

Derfnydd gan:  
RhE

Gwirfwrdd gan:  
JS

Cywyddir gan:  
02

Appendix A - Figure 4

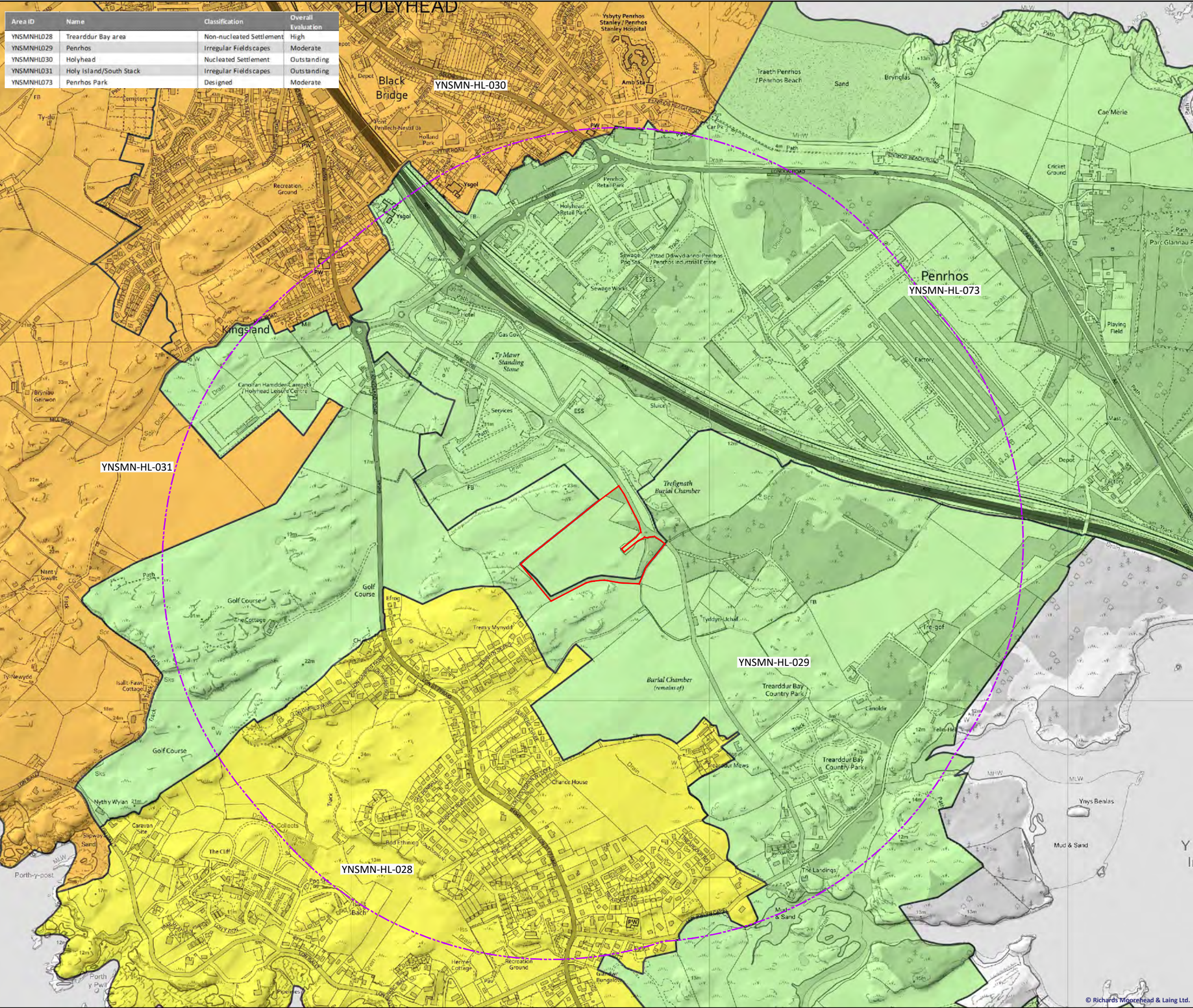
Darparwyd gan / Prepared by:

RML

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Area ID	Name	Classification	Overall Evaluation
YNSMNL028	Trearddur Bay area	Non-nucleated Settlement	High
YNSMNL029	Penrhos	Irregular Fields/capes	Moderate
YNSMNL030	Holyhead	Nucleated Settlement	Outstanding
YNSMNL031	Holy Island/South Stack	Irregular Fields/capes	Outstanding
YNSMNL073	Penrhos Park	Designed	Moderate



Cleint / Client:

WELSH GOVERNMENT  
LLYWODRAETH CYMRU

Enw project / Project name:

BORDER CONTROL POST (BCP)

Teitl lluniad / Drawing title:

Landscape & Visual Appraisal  
LANDMAP Historic Landscape Aspect

Eglurhad / Key:

Proposed development site boundary

Study Area 1 km buffer

LANDMAP Historic Landscape Overall Evaluation

Outstanding

High

Moderate

Low

Notes:

1. LANDMAP data sourced from Natural Resources Wales

0100200300500m

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Graddfa / Scale (A3):

1:10,000 @ A3

Dyddiad / Date:

Jul 2021

Darlunwyd gan:

RhE

Gwirwyd gan:

JS

Rhif lluniad / Drawing number:

Appendix A - Figure 5

Cywyrted:

02

Darparwyd gan / Prepared by:

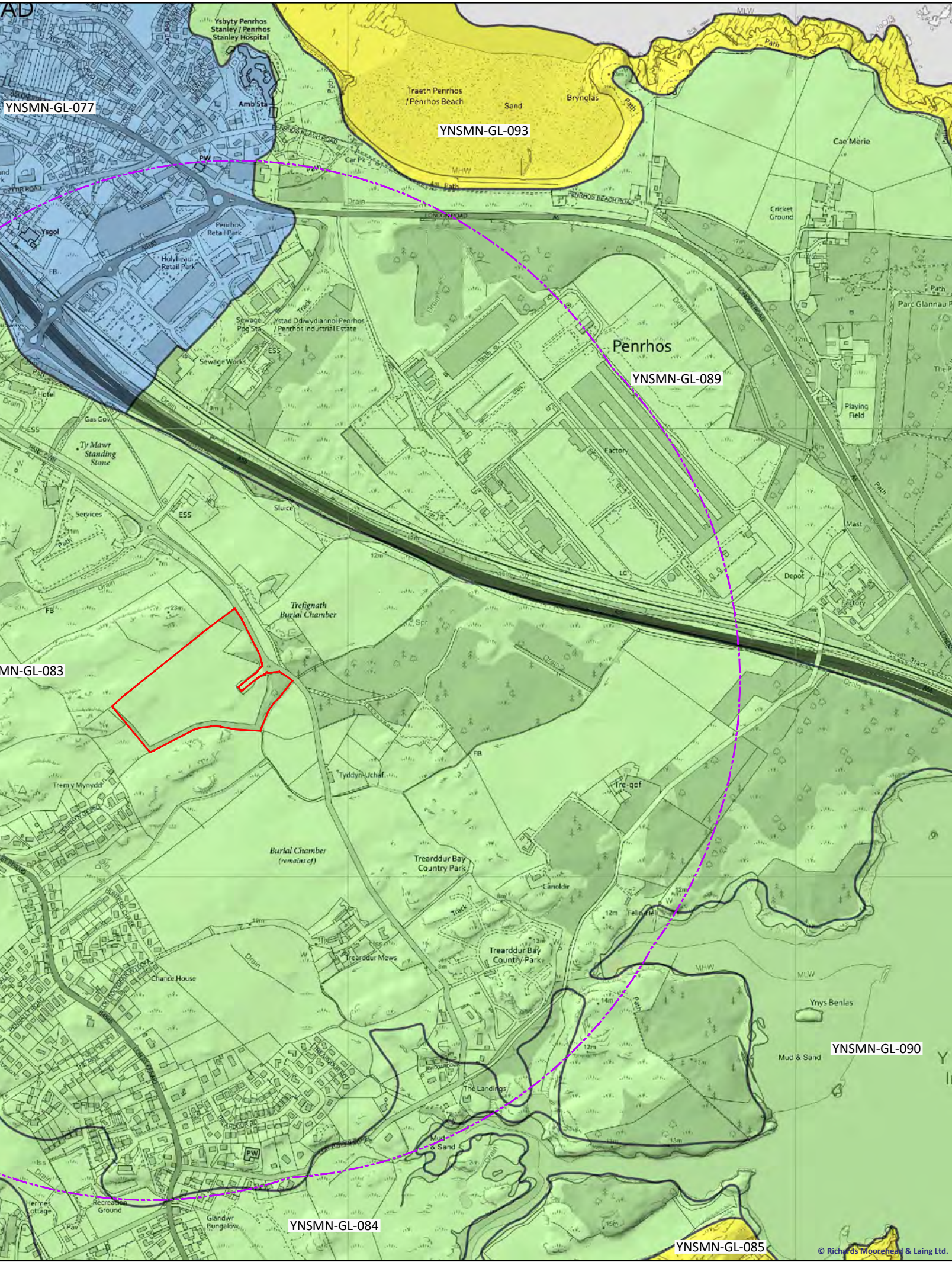
RML

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e-bost/e-mail: [rm@rmlconsult.com](mailto:rm@rmlconsult.com), [info@rmlconsult.com](mailto:info@rmlconsult.com), [www.rmlconsult.com](http://www.rmlconsult.com)

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Area ID	Name	Classification	Rarity/Uniqueness	Overall Evaluation
YNSMNGLO77	Holyhead	Engineered features and reclaimed / infilled land	Low	Low
YNSMNGLO83	Trearddur (N)	Other	Moderate	Moderate
YNSMNGLO84	Trearddur (Bay)	Coastal flat	Low	Moderate
YNSMNGLO85	Trearddur (S)	Other	Moderate	High
YNSMNGLO89	Penrhos	Lowland till plain / field	Low	Moderate
YNSMNGLO90	Four Mile Bridge	Other	Low	Moderate
YNSMNGLO91	Trearddur coast	Rock cliff and shore	High	Outstanding
YNSMNGLO93	Penrhos coast	Soft-sediment cliff and shore	High	High



Cleient / Client:

# WELSH GOVERNMENT LLYWODRAETH CYMRU

Enw project / Project name:

## BORDER CONTROL POST (BCP)

Teitl lluniad / Drawing title:

### Landscape & Visual Appraisal LANDMAP Geological Landscape Aspect

Eglurhad / Key:

Proposed development site boundary

Study Area 1 km buffer

LANDMAP Geological Landscape Overall Evaluation

Outstanding

High

Moderate

Low

Notes:

- LANDMAP data sourced from Natural Resources Wales

0100200300500m

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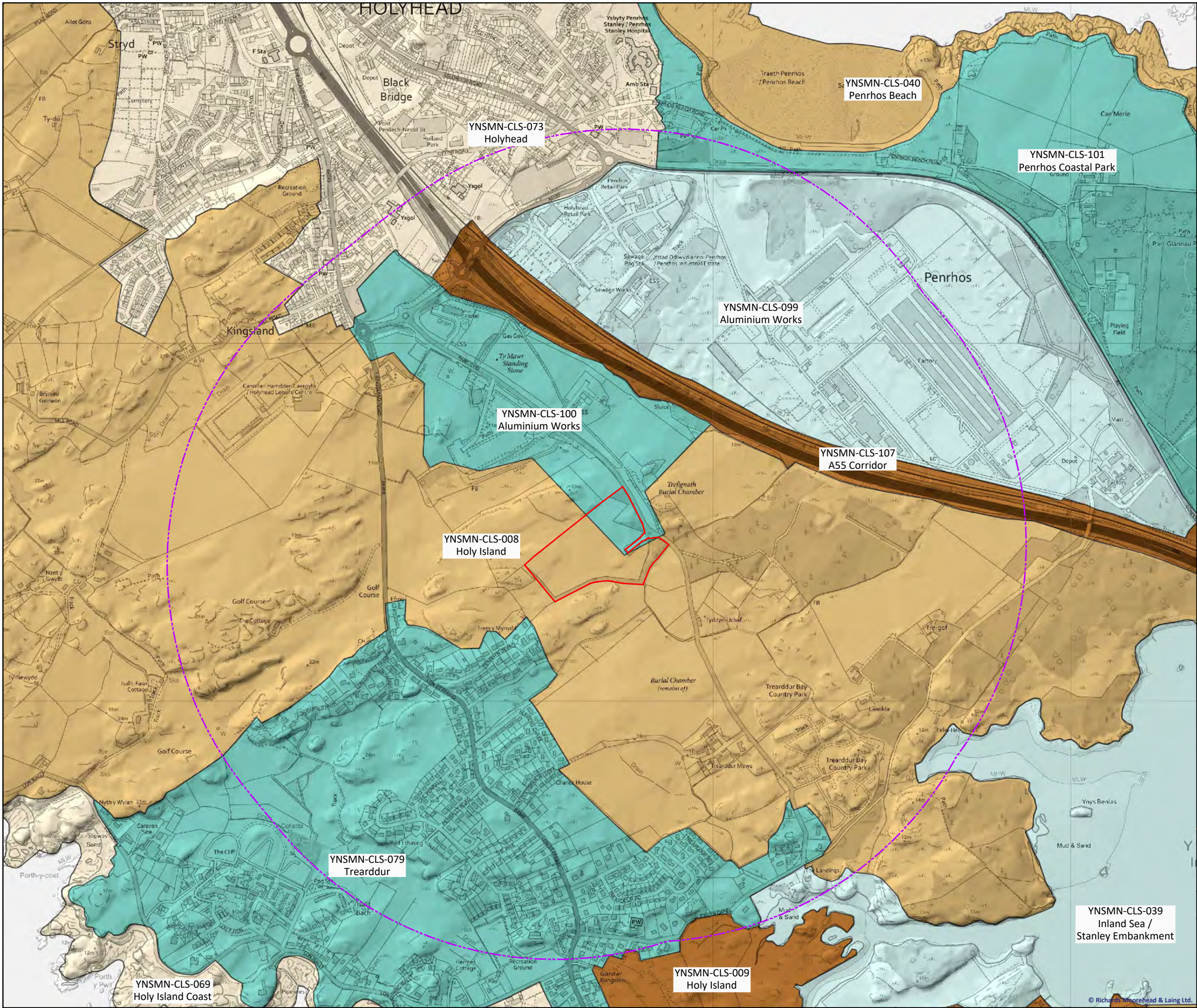
Graddfa / Scale (A3):	Dyddiad / Date:	Darlunwyd gan:
1:10,000 @ A3	Jul 2021	RhE
Rhif lluniad / Drawing number:		Gwirfawyd gan:
Appendix A - Figure 6		JS
		Cymeriad:
		Revision:
		02

Darparwyd gan / Prepared by:

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Client / Client:

WELSH GOVERNMENT  
LLYWODRAETH CYMRU

Enw project / Project name:

BORDER CONTROL POST (BCP)

Teitl lluniad / Drawing title:

Landscape & Visual Appraisal  
LANDMAP Cultural Landscape Services

Eglurhad / Key:

Proposed development  
site boundary

Study Area  
1 km buffer

Notes:

1. LANDMAP data sourced from  
Natural Resources Wales

2. Cultural Landscape Services supersedes  
Cultural Landscape aspect layer.

010004963

0 100 200 300 500 m

Graddfa / Scale (A3):

1:10,000 @ A3

Dyddiad / Date:

Jul 2021

Perfformwyd gan:

RhE

Rhif lluniad / Drawing number:

Appendix A - Figure 7

Gwiriwyd gan:

JS

Darparwyd gan / Prepared by:

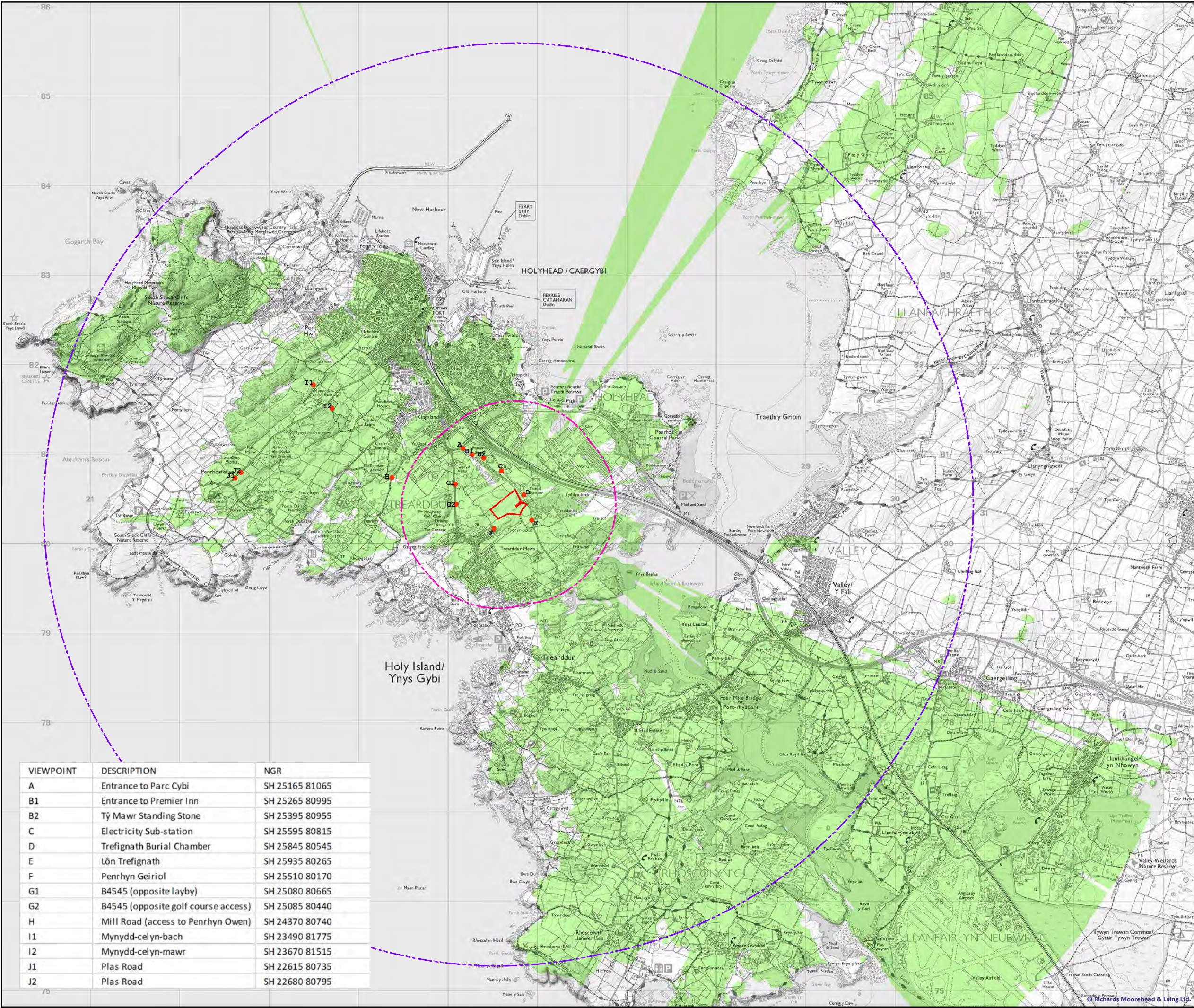
Cywyliad:

02

RML

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VIEWPOINT	DESCRIPTION	NGR
A	Entrance to Parc Cybi	SH 25165 81065
B1	Entrance to Premier Inn	SH 25265 80995
B2	Tŷ Mawr Standing Stone	SH 25395 80955
C	Electricity Sub-station	SH 25595 80815
D	Trefignath Burial Chamber	SH 25845 80545
E	Lôn Trefignath	SH 25935 80265
F	Penrhyn Geiriol	SH 25510 80170
G1	B4545 (opposite layby)	SH 25080 80665
G2	B4545 (opposite golf course access)	SH 25085 80440
H	Mill Road (access to Penrhyn Owen)	SH 24370 80740
I1	Mynydd-celyn-bach	SH 23490 81775
I2	Mynydd-celyn-mawr	SH 23670 81515
J1	Plas Road	SH 22615 80735
J2	Plas Road	SH 22680 80795

WELSH GOVERNMENT  
LLYWODRAETH CYMRU

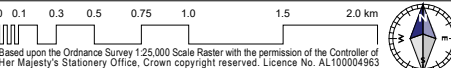
BORDER CONTROL POST (BCP)

Landscape & Visual Appraisal  
Zone of Theoretical Visibility

- Proposed development site boundary
- Study Area 1 km buffer
- Study Area 5 km buffer
- Location of viewpoint

Zone of Theoretical Visibility (ZTV)

- Notes:
- ZTV based upon Ordnance Survey Terrain 5 digital terrain model;
  - ZTV takes account of significant visual barriers including areas of deciduous woodland, conifer plantations, Anglesey Aluminium and Penrhos Retail Park buildings.



Graddfa / Scale (A3): 1:40,000 @ A3	Dyddiad / Date: Jul 2021	Darlunwyd gan: RHE
Rhif lliniad / Drawing number: Appendix A - Figure 8	Gwilyddwyd gan: JS	Gwilyddwyd gan: JS
Darparwyd gan / Prepared by:	Cywyddwyd gan: JS	Revisiwn: 04



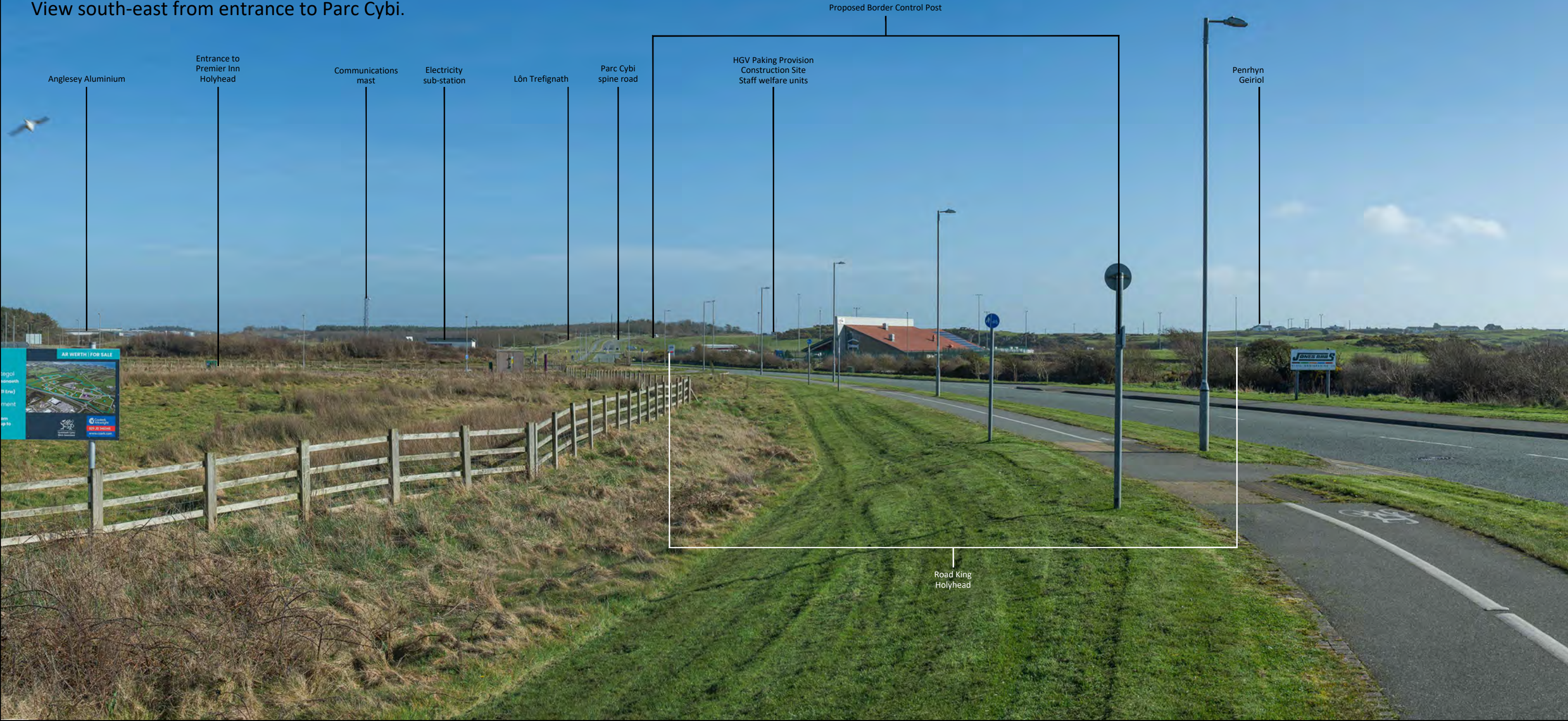


## **APPENDIX B**

### **Illustrative Viewpoints**



Appendix B - Illustrative View Point A  
View south-east from entrance to Parc Cybi.



National Grid Reference: SH 25165 81065  
Date / Time: 16/03/2021, 14:50 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 140° (SE)

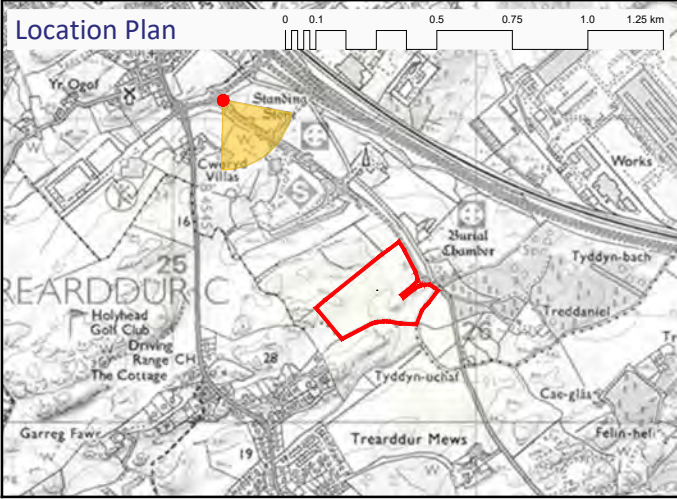
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

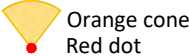
Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



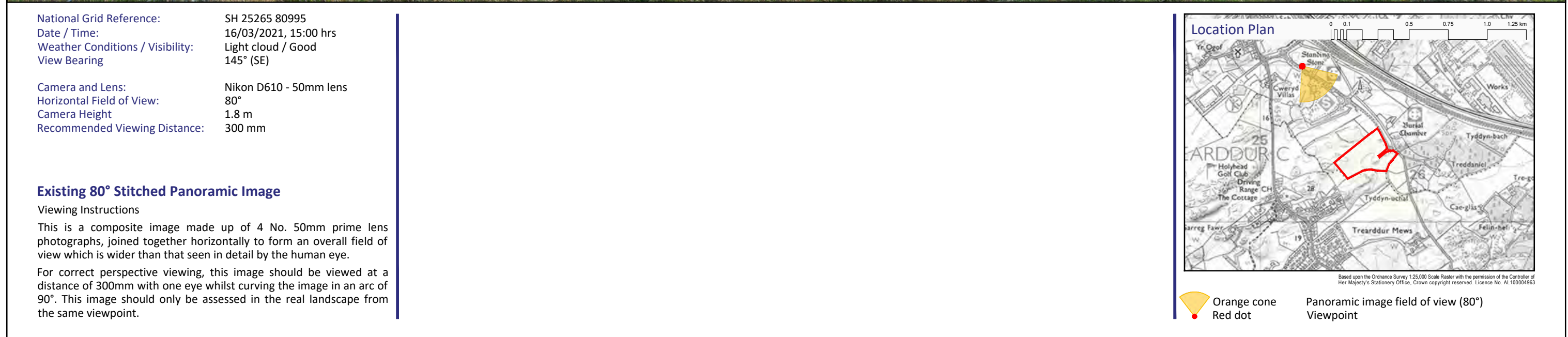
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Panoramic image field of view (80°)  
Viewpoint



View south-east from entrance to Premier Inn.



For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.

Panoramic image field of view (80°)  
Viewpoint



# Appendix B - Illustrative View Point B2

## View south-south-east from Tŷ Mawr Standing Stone (Scheduled Monument).



National Grid Reference: SH 25365 80955  
Date / Time: 16/03/2021, 15:10 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 150° (SSE)

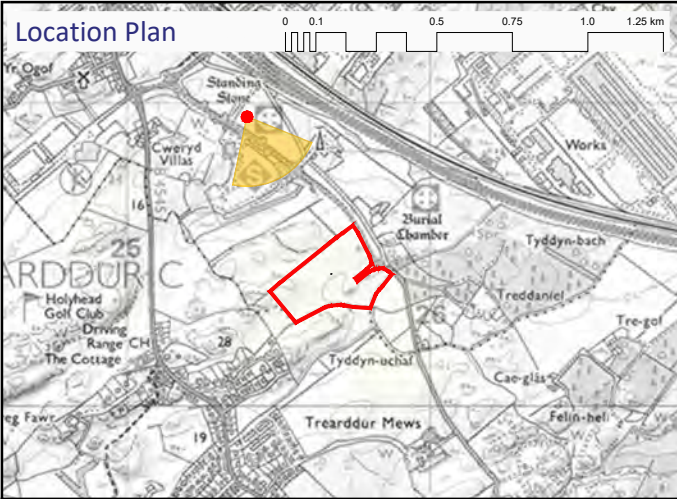
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

### Existing 80° Stitched Panoramic Image

#### Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



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Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point C

View south from Electricity Sub-Station.



National Grid Reference: SH 25595 80815  
Date / Time: 16/03/2021, 15:20 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 170° (S)

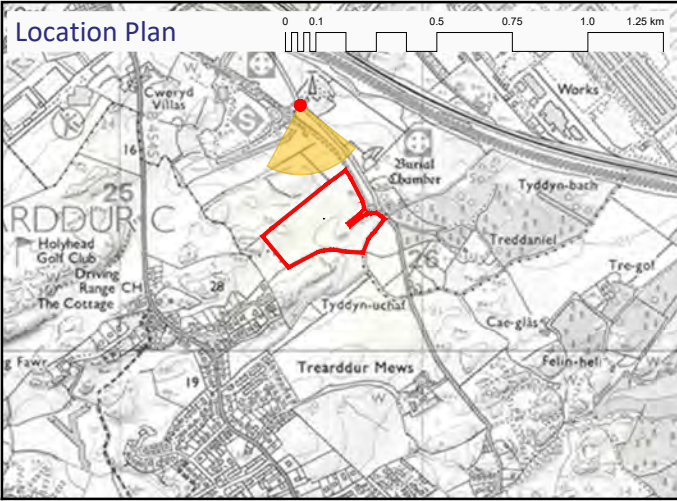
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



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Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point D

View south-west from site of Trefignath Burial Chamber (Scheduled Monument).



National Grid Reference: SH 25845 80545  
Date / Time: 16/03/2021, 11:35 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 235° (SW)

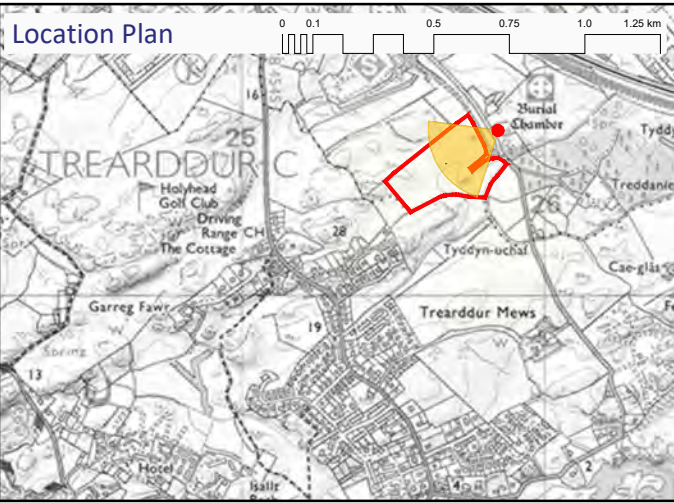
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point E  
View north-west from Lôn Trefignath.



National Grid Reference: SH 25935 80265  
Date / Time: 16/03/2021, 11:15 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 305° (NW)

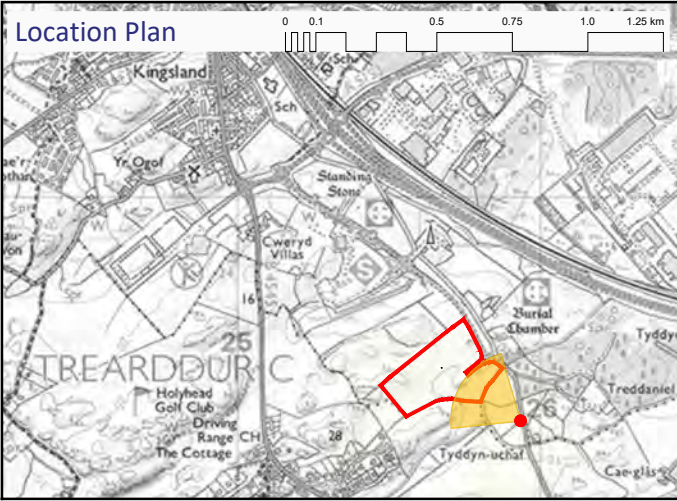
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point F

View north-north-east across Parc Cybi and towards development site from Penrhyn Geiriol.



National Grid Reference: SH 25510 80170  
Date / Time: 16/03/2021, 11:55 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 30° (NNE)

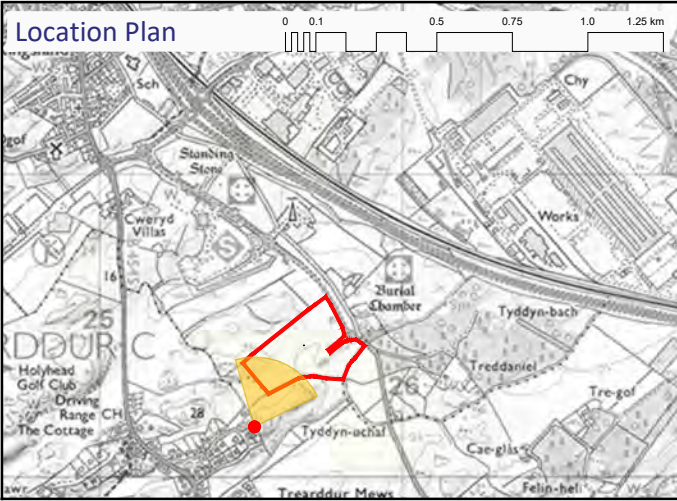
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point G1

View east-south-east from B4545 (opposite lay-by).



National Grid Reference: SH 255080 80665  
Date / Time: 16/03/2021, 12:10 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 110° (ESE)

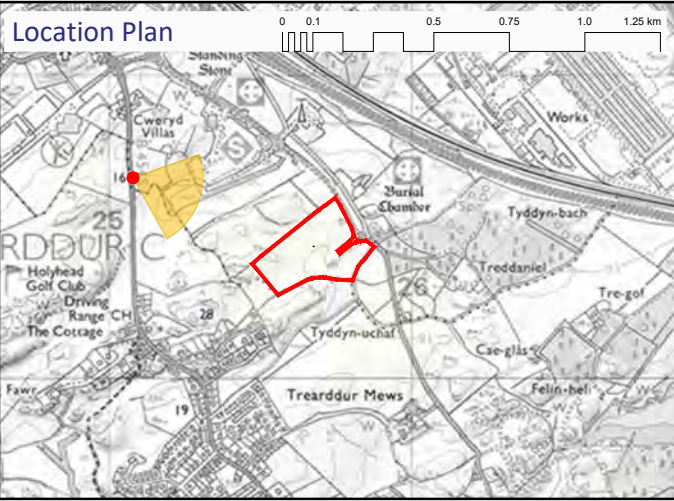
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



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Orange cone  
Red dot  
Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point G2  
View east-south-east from B4545 (opposite entrance to golf course).



National Grid Reference: SH 25085 80440  
Date / Time: 16/03/2021, 12:20 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 90° (E)

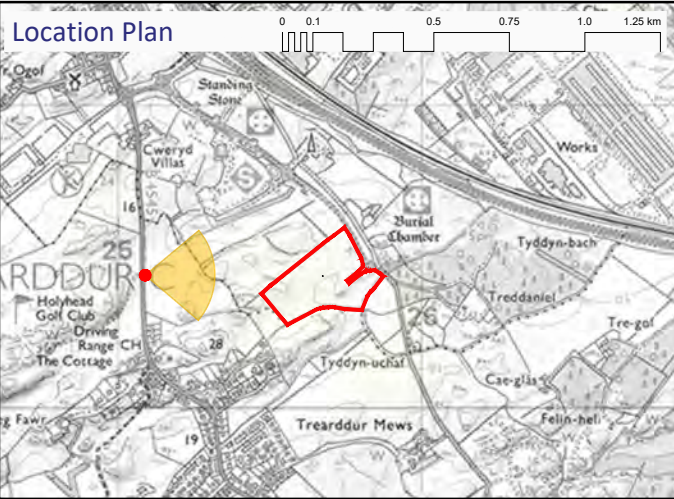
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



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Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point H  
View east-south-east from Mill Road (at entrance to Penrhyn Owen).



National Grid Reference: SH 24370 80740  
Date / Time: 16/03/2021, 12:55 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 105° (ESE)

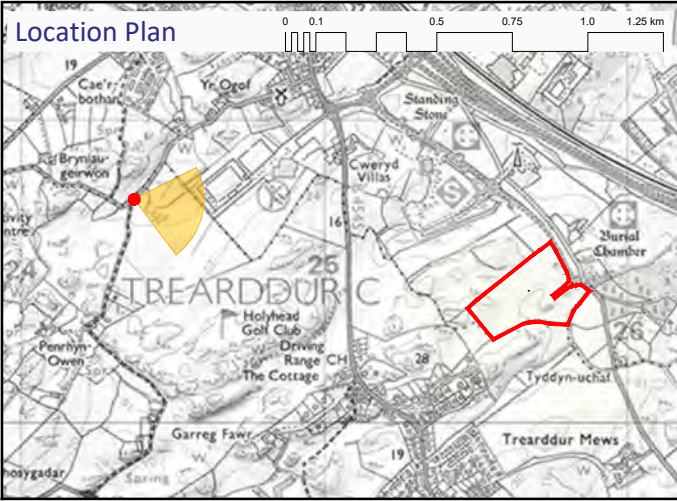
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



Based upon the Ordnance Survey 1:25,000 Scale Raster with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright reserved. Licence No. AL100004963

Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



Appendix B - Illustrative View Point I1  
View east-south-east from Mynydd-celyn-bach.



National Grid Reference: SH 23490 81775  
Date / Time: 16/03/2021, 13:50 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 120° (ESE)

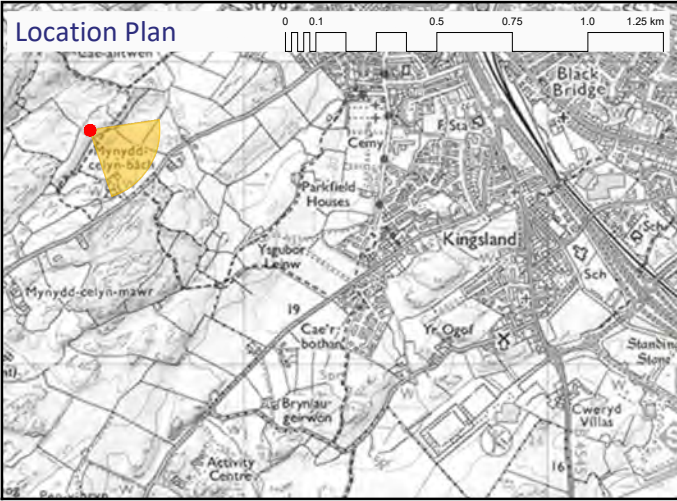
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



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Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



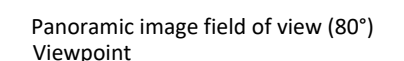
View east-south-east from Mynydd-celyn-mawr



Camera and Lens:	Nikon D610 - 50mm lens
Horizontal Field of View:	80°
Camera Height	1.8 m
Recommended Viewing Distance:	300 mm

### Viewing Instructions

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.





Appendix B - Illustrative View Point J1  
View east from Plas Road



National Grid Reference: SH 22615 80735  
Date / Time: 21/04/2021, 13:50 hrs  
Weather Conditions / Visibility: Light cloud / Good  
View Bearing: 95° (E)

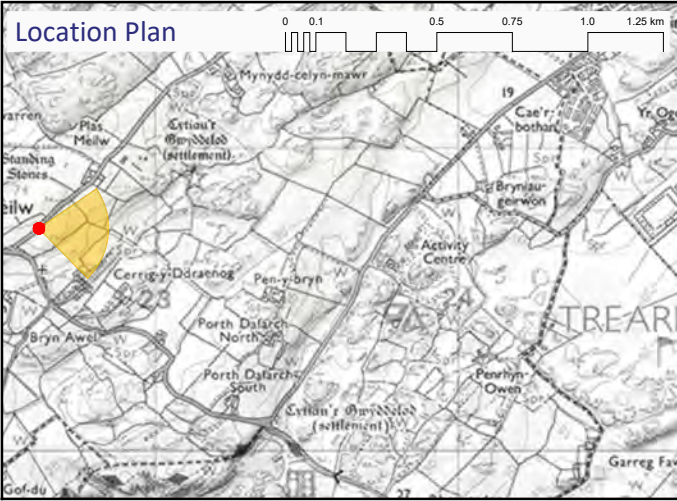
Camera and Lens: Nikon D610 - 50mm lens  
Horizontal Field of View: 80°  
Camera Height: 1.8 m  
Recommended Viewing Distance: 300 mm

Existing 80° Stitched Panoramic Image

Viewing Instructions

This is a composite image made up of 4 No. 50mm prime lens photographs, joined together horizontally to form an overall field of view which is wider than that seen in detail by the human eye.

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.



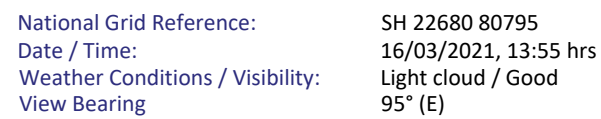
Based upon the Ordnance Survey 1:25,000 Scale Raster with the permission of the Controller of Her Majesty's Stationery Office, Crown copyright reserved. Licence No. AL10004963

Orange cone  
Red dot

Panoramic image field of view (80°)  
Viewpoint



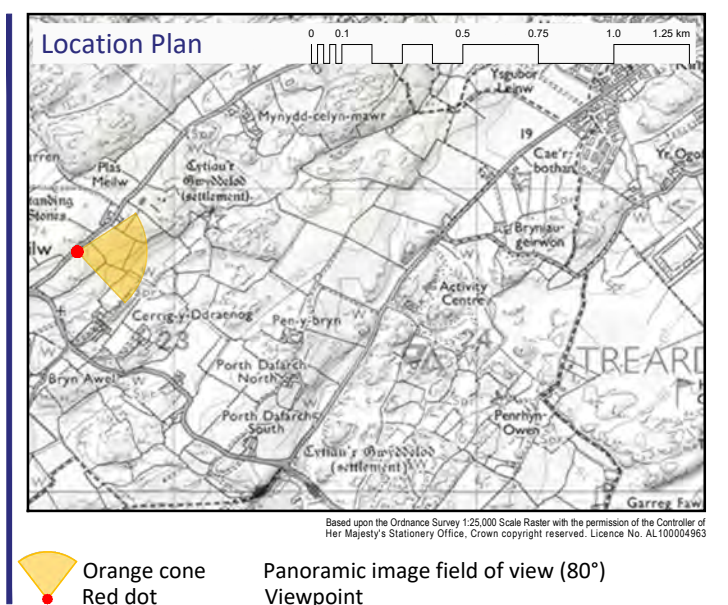
## View east from Plas Road



Camera and Lens:	Nikon D610 - 50mm lens
Horizontal Field of View:	80°
Camera Height	1.8 m
Recommended Viewing Distance:	300 mm

### Viewing Instructions

For correct perspective viewing, this image should be viewed at a distance of 300mm with one eye whilst curving the image in an arc of 90°. This image should only be assessed in the real landscape from the same viewpoint.





## **APPENDIX C**

### **Environmental Colour Assessment**



# **Environmental Colour Assessment**

for the

**Proposed Border Control Post (BCP), Plot 9, Parc Cybi, Holyhead**

**July 2021**

**Richards Moorehead & Laing Ltd**

## Contents

- 1.0 Introduction
- 2.0 The NCS Colour System
- 3.0 Methodology
- 4.0 The proposed development and landscape context
- 5.0 The Natural Environment
- 6.0 The Built Environment
- 7.0 ECA recommendations

## Foreword

*Colour is important, for many different and complex reasons, and most of us have to live with colours other people choose. When planning new development, however, deciding which colours to use can sometimes be problematic: 'The concept of colour is so elusive that it eludes even a majority of designers' says architect, landscape architect and colour consultant Michael Lancaster. Those choices are often highly subjective, influenced by current 'trends' and fashions, and controversial. As a result, the prevailing wisdom tends to err on the side of 'bland and conventional' ; this is reflected in the limited and uninspiring range of colours that are commercially available for man-made building materials. It need not be this way.<sup>1</sup>*

BCP21-002-04-03	Appendix C
Landscape & Visual Appraisal	Environmental Colour Assessment

<sup>1</sup> Environmental Colour Assessment – Technical Information Note 04/2018 – Landscape Institute November 2018



## 1.0 Introduction

- 1.1 This is an Environmental Colour Assessment (ECA) undertaken in parallel with a Landscape and Visual Appraisal (LVA) of a proposed Border Control Post at Plot 9, Parc Cybi, Holyhead, Anglesey.
- 1.2 The concept of ECA's was originally developed in France and Italy in the 1960's and 70's and was introduced in the early 1980's to the UK. It is an objective process that helps to resolve many of the issues associated with colour selection and specification, especially in the external environment.
- 1.3 The main objective of this ECA is to gain an understanding of the composition and prevailing baseline colours in this area of Holyhead that lies within the wider area of the Anglesey Area of Outstanding Natural Beauty (AONB). The purpose of the ECA is to identify a suitable colour palette that can be considered at a later stage of designing the buildings and surface materials of the proposed BCP on Plot 9 at Parc Cybi Industrial Estate, Holyhead.
- 1.4 This ECA was undertaken in April 2021 during settled weather and over a period of two days. While it is reported that winter months gives the best results, when the landscape is at its most elemental, the ECA had to be undertaken during April due to other programming constraints.
- 1.5 The ECA is a snapshot of the colours within the landscape recorded over a very limited period of time. Not only do the colours in the landscape change seasonally, but the prevailing weather

conditions on Anglesey can also change colours within the landscape over a period of a few minutes or even seconds. The prevailing wind on Anglesey is south-westerly and testament to this is, the wind pruned scrub vegetation, hedgerows and trees within the landscape of the Holyhead area.

- 1.6 The coastal location of Anglesey is highly exposed to the south-westerly winds and clouds often laden with rain following passage across the Irish Sea. As such, the landscape is highly dynamic and with constantly changing colours tones and hues.

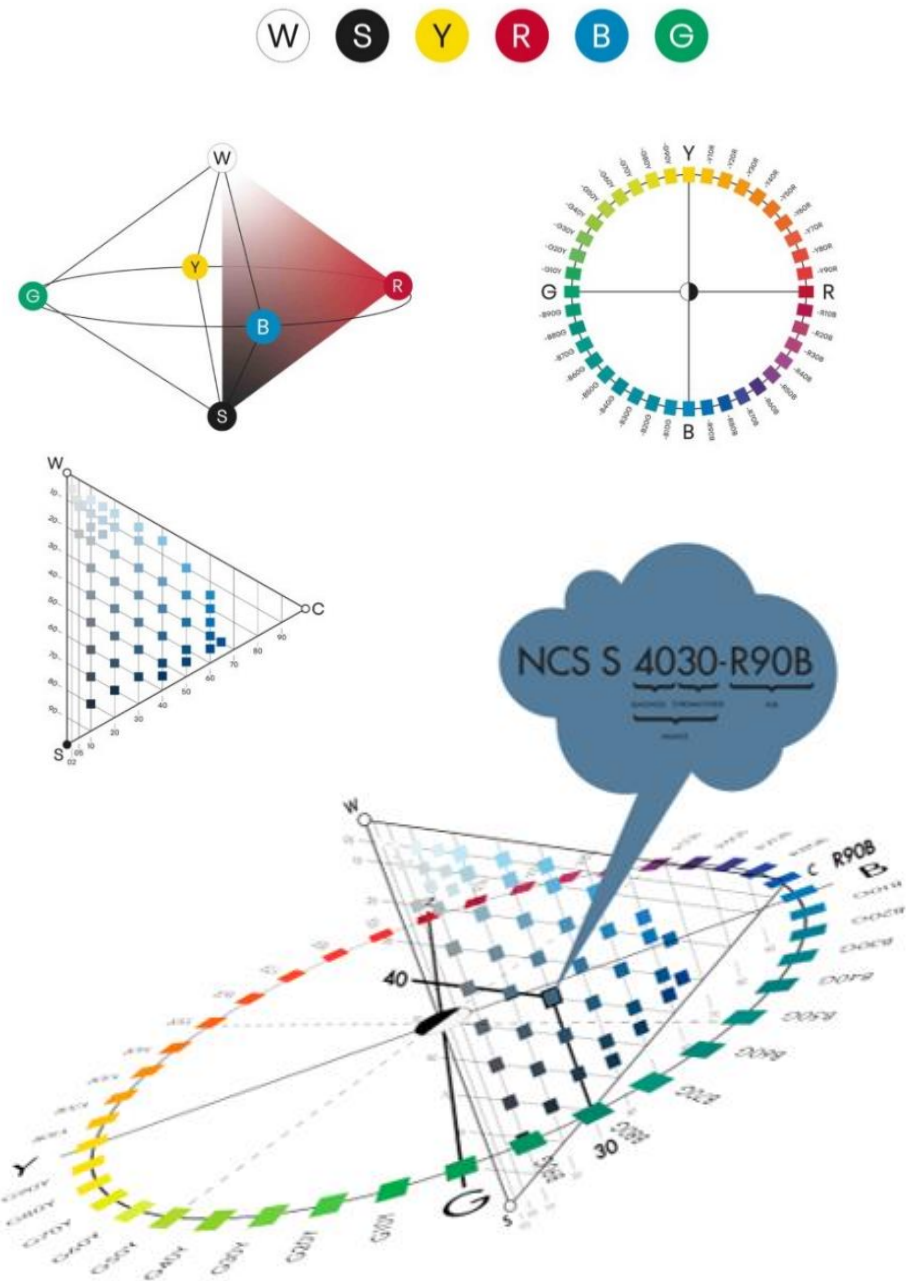


Photograph courtesy of Sue Cameron-Khoshdel



## 2.0 The NCS Colour System<sup>2</sup>

- 2.1 The Natural Colour System®, is a cross-industry colour system used around the world for colour communication between designers and manufacturers, retailers and customers. Since the NCS System is based on how we perceive colours visually the system allows you to describe any imaginable surface colour and be given an NCS Notation. This has made the colour system a global standard for the definition, quality assurance, and communication of colour
- 2.2 The NCS is based on the six elementary colours which are perceived by human beings as being “pure”. E.g. pure green is not perceived to be bluish or yellowish, nor is pure yellow perceived to be greenish or reddish. We can describe all 10 million colours that we can perceive with the six elementary colours
- 2.3 NCS – Natural Colour System is illustrated in a three-dimensional colour space. Within this three-dimensional model, all imaginable surface colour can be plotted and given an NCS Notation
- 2.4 The NCS Colour Circle is a horizontal section through the middle of the colour space. The hue is described as the relation to one or two of the four chromatic elementary colours in the colour circle
- 2.5 The NCS Colour Triangle is a vertical section through the colour space. For each hue in the NCS Colour Circle, there is one NCS Colour Triangle



<sup>2</sup> <https://ncscolour.com/ncs/>

### 3.0 Methodology

3.1 This Environmental Colour Assessment (ECA) has been undertaken in tandem with a Landscape and Visual Appraisal (LVA) and with reference to the following guidelines and technical information note prepared by the Landscape Institute.

- Guidelines for Landscape and Visual Impact Assessment third edition (GLVIA3); and
- Environmental Colour Assessment – Technical Information Note 04/2018.

3.2 The ECA has been prepared using a combination of desk-based appraisals and observations made ‘in the field’ using the Natural Colour System (NCS) described in the previous section and the NCS Index 1950 colour fan.

3.3 The field observations were made from publicly accessible vantage points within a 5-kilometre radius surrounding the proposed development and from locations identified using a Zone of Theoretical Visibility (ZTV). Many of the vantage points visited in the field were the same locations as those identified for the illustrative viewpoints used in the LVA. The field observations for the ECA were undertaken as a separate exercise from the preparation of the illustrative viewpoints used in the LVA. Both field visits were undertaken by the same personnel and suitably qualified landscape architects and members of the Landscape Institute.



## 4.0 Landscape Context

- 4.1 The Landscape and Visual Appraisal (LVA) describes how the site for the proposed BCP development site lies within the Anglesey AONB, a national landscape designation that is primarily a coastal designation covering most of Anglesey's coastline in order to protect the aesthetic appeal and variety of the island's coastal landscape and habitats. Sites that lie within nationally designated areas are usually associated with a high value landscape.
- 4.2 The proposed development site is located within Parc Cybi, a designated employment site that has been partially developed since securing outline planning permission in 2005. On a localised level, the site and immediate area surrounding is not considered to represent a landscape of high value despite the national designation. The AONB status focuses on the highly scenic coastal areas and the site lies over 1 kilometre from the coast. The site has been partly developed as a HGV storage facility and also lies in the vicinity of other recent development within Parc Cybi. There are other significant man-made elements close to Parc Cybi including the A55 road corridor and the former Anglesey Aluminium Works, and according to LANDMAP are consequently areas of low value. In the context of this changing landscape which is evolving to a more industrial land use and urban landscape character, the site is considered to be of low value and sensitivity but with an adjacent landscape of high value to the south and west.

- 4.3 Notwithstanding this, the site and the proposed development still remains within the area designated as an AONB. Consequently, the design of any buildings and structures will need to consider the most appropriate colour and surface finishes to ensure that the development leads to no further, or unavoidable deterioration of the qualities of the remaining AONB. There are also localised visual receptors that are highly sensitive.
- 4.4 Plot 9 lies on the southernmost boundary of Parc Cybi, adjacent to open agricultural land to the south and the residential area of Trearddur to the west. A number of properties are located within 150 metres of the proposed development boundary and on elevated land overlooking the site. Several more properties lie within 500 metres of the proposed development site. These are highly sensitive visual receptors that will experience some adverse visual effects and, that due to their elevated nature, will be difficult to mitigate. However, the wider settlement of Trearddur is unlikely to experience any change to visual amenity as a result of the proposed development as it is concealed from view by the localised topography and the residential area in the vicinity of Penrhyn Geiriol.
- 4.5 For the limited number of properties affected, landscape mitigation through the form of woodland planting may ultimately provide a degree of mitigation. However, until this establishes to create a visual screen, the residents of the nearby properties and publicly accessible areas will inevitably experience some adverse effects. Further afield and to the north and north-west, the proposed development is likely to be partially visible from a further distance.

- 4.4 The ECA will now examine the colour characteristics of the natural and built environment in order to inform potential mitigation of these adverse through the use of colour and materials used in the construction of the buildings required for the BCP.



## 5.0 The Natural Environment

- 5.1 This area of south Holyhead was until relatively recent times, distinctly rural and there are vestiges of the original and natural landscape left visible today with rock outcrops and areas of rough grazing defined by dry stone walls. There are also areas of low-lying marshland that remain unimproved by farming practices.
- 5.2 The advent of Anglesey Aluminium in the 1970's saw the acquisition of large areas of agricultural land that were planted with mixed woodland plantation and many these areas remain in the areas surrounding Parc Cybi. Although these are natural features created by man and are now around fifty years old and are therefore considered to be part of the natural environment.
- 5.3 The mixed woodland plantations are a distinctive colour within the landscape and of muted browns and greens that will change throughout the season. The areas of rough grazing appear as varying shades of moss greens interspersed with the grey blues of the rock outcrops and dry-stone walls.
- 5.4 In the early spring when in flower, gorse provides splashes of yellow and ochre into the landscape often highlighting the areas left ungrazed and along the ridge lines of the rock outcrops.



5A - Natural Environment Example – Rolling lowland with woodland, pasture, and marshland.



S	S	S	S	S
7010	3040	2040	0580	3005
Y90R	G40Y	G40Y	Y10R	Y20R

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.



5B - Natural Environment Example – Rolling lowland with heathland, pasture, and rock outcrops.



S	S	S	S	S
3040	2040	0575	2005	3005
G40Y	G40Y	G90Y	B20G	R80B

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.



5C Natural Environment Example – Rolling upland with scrub, heathland, and rock outcrops.



S	S	S	S	S
7010	1515	2040	0575	2005
Y90R	Y90R	G40Y	G90Y	B20G

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.

## 6.0 The Built Environment

- 6.1 This area of south Holyhead has witnessed the gradual encroachment of the town and port further south towards Trearddur. The industrial development of Anglesey Aluminium is extensive and highly prominent and the chimney stack that stands at a height of 122 metres a local and highly distinctive landmark. These large-scale structures appear as a series of greys and blue greys.
- 6.2 The buildings of Penrhos Industrial Estate are visible within the landscape although not as large in scale as the former Anglesey Aluminium works, the buildings are clad with materials that vary in colour and signage of contrasting colours to the facades and roofs.
- 6.3 The residential area of Kingsland is highly visible in the landscape as a collection of bright white properties and the former windmill another highly distinctive landmark due to its unusual shape and off-white colour. The football ground of Holyhead Hotspur on the southern fringes of Kingsland is highly visible with its distinctive bright blue football stand and social building
- 6.4 Within Parc Cybi the building of Premier Inn is highly visible as a white cuboid building and the Roadking development highly visible and distinctive with its tile red roof colour.





6A Built Environment Example – Large-scale industry.



S	S	S	S	S
1030	0507	0603	0300	3502
Y80R	G80Y	G80Y	N	R

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.

6B Built Environment Example – Commercial developments and residential areas.



S	S	S	S	S
1030	0507	0603	0300	3005
Y80R	G80Y	G80Y	N	G50Y

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.



6C Built Environment Example – Commercial developments and active recreation areas.



S	S	S	S	S
1030	0507	0603	0300	0540
Y80R	G80Y	G80Y	N	Y20R

The information displayed and the colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.

## 7.0 ECA recommendations

- 7.1 The proposed development at Plot 9 Parc Cybi will be a Border Control Post to serve the port of Holyhead. It will include inspection facilities for consumable and non-consumable produce, small animals, large animals and horses. These facilities will be contained within large storage buildings with the tallest buildings being no more than 15 metres in height. There will also be a number of smaller buildings for stables, offices and welfare facilities and sub-station.
- 7.2 The larger buildings will be highly visible from a limited number of residential properties to the south and west. These residential properties are at a higher elevation than the proposed development and will have open uninterrupted views of the buildings, and, in particular the roofscape, will be highly visible until the landscape mitigation measures have established and matured.
- 7.3 The colour of the buildings is therefore an important consideration in order to reduce adverse visual effects as much as possible on day one, following completion of the development.
- 7.4 The following recommendations have been made as a result of this environmental colour assessment and provide a palette of colours to be considered at the detailed design stages for the roofscape and elevations of the building. These are chosen to be recessive colours designed to integrate the buildings into the wider landscape setting.

- 7.5 The lighter colours, such as S-0575-G90Y that was recorded as gorse in the landscape setting, could be used on smaller and incidental architectural elements such as windows, shutters, and doors.

### Recommendations for building roofscape Colours

S 3005 Y20R	S 3005 R80B	S 7010 Y90R	S 3502 R	S 3005 G50Y
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The colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.

### Recommendations for building facades and other external elements

(Including window frames, trims, other architectural features, ancillary structures, security fencing, acoustic barrier fencing, lighting columns and street furniture etc)

S 2040 G40Y	S 2005 B20G	S 3005 Y20R	S 1515 Y90R	S 0575 G90Y
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The colours depicted are for guidance only. The displayed colour will depend on your monitor, browser and angle of the screen and pearl or metallic colours cannot be shown adequately. The finished colour, therefore, may not be as shown here.