

FORMER SEIONT BRICKWORKS

Landscape and Visual Impact Assessment

For

Jones Bros. Ruthin (Civil Engineering) Co. Ltd

August 2023

3250

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Table 1 List of acronyms used.

Acronym	Name
LVIA	Landscape and Visual Impact Assessment
RML	Richards, Moorehead & Laing Ltd
SPEN	Scottish Power Energy Networks
ROMP	Review of Old Mineral Permissions
PPW	Planning Policy Wales
TANs	Technical Advice Notes
LDP	Local Development Plan
LCA	Landscape Character Area
ZTV	Zone of Theoretical Visibility
OS	Ordnance Survey Great Britain
AONB	Area of Outstanding Natural Beauty
SLA	Special Landscape Area
NCR	National Cycle Route
RCR	Regional Cycle Route
PIR	Passive infra-red sensor



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1 INTRODUCTION

1.1 Commission details

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by *Richards, Moorehead & Laing Ltd* ('RML'), on behalf of *Jones Bros Ruthin (Civil Engineering) Co. Ltd*.

1.1.2 The purpose is to assess the likely effects of the retention of concrete batching plant and clay pit restoration material storage and recycling land within brickworks site, retention of internal access and construction of new vehicular access from A4085 Waunfawr Road.

1.2 Background to the project

1.2.1 This LVIA builds upon previous work carried out by RML for Jones Bros and the brickworks' previous owner Hanson. In 2000 RML assessed the landscape and visual effects of the continued use of land within the quarry site and ultimate restoration of the brickworks as part of the Review of Old Mineral Permissions (ROMP) process.

1.2.2 In 2016 RML assessed the effect of the use of the brickworks site as a constructor's site compound and plant area, including mineral extraction for the construction of the A487 Caernarfon and Bontnewydd Bypass.

1.2.3 The former Seiont Brickworks site being used as a temporary site compound contains mobile office and welfare units, mobile concrete batching plant, heavy plant machinery maintenance building, materials processing and recycling areas and parking for road and site vehicles. The proposal is to retain the use of the concrete batching plant and the materials processing area and use the internal haul road to access the A4085. A new portal-frame, metal-clad building matching the existing plant maintenance building to house part of the materials recycling machinery. To comply with highways safety standards a new junction with the A4085 would be required.

1.2.4 Key impacts and effects considered within this report include the following:

- a. Direct physical changes to the landscape in terms of landform and surface elements, fragmentation of landscape features or designated areas.
- b. Indirect effects on the character and quality of the landscape in terms of the change in perception of the landscape through the introduction of new landscape elements.
- c. Direct day time and night-time effects on the amenity of visual receptors in terms of the change in view.
- d. Indirect effects on views and visual receptors in terms of the public attitude and behaviour towards the use of a place.

1.2.5 This report presents the legislation and policy context, describes and evaluates the baseline landscape resource, the views and visual amenity of visual receptors within a



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study area defined by a Zone of Theoretical Visibility (ZTV) and considers the predicted changes brought about by the proposal during construction, operation and decommissioning. The significance of identified effects are identified in terms of change to land-use, loss of landscape features and the scale and duration of the proposal within views. The ZTV is presented in Appendix 1 – Figure 6.

- 1.2.6 This chapter includes a combination of desk study and field survey work carried out during January to March 2023. Field surveys were carried out when deciduous trees and shrubs were leafless, this presents a worst-case in visual impact terms as foliage can provide significant barriers to views. Further visits to the proposal site area were made to review specific receptor impacts and to take photographs from key viewpoints.
- 1.2.7 Mitigation has been assessed as part of an iterative design and assessment process.



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2 LEGISLATION AND POLICY CONTEXT

2.1 Relevant legislation

- 2.1.1 The European Landscape Convention 2000 defines ‘Landscape’ as ‘...an area perceived by people, whose character is the result of natural and/or human factors.’
- 2.1.2 A review of relevant published landscape and townscape policies and guidance has been carried out to inform this assessment. The following documents have been considered:
- a. National Parks and Access to the Countryside Act 1949.
 - b. The Countryside and Rights of Way (CROW) Act 2000.
 - c. Wildlife and Countryside Act 1981.
 - d. The Natural Environment and Rural Communities (NERC) Act 2006.
 - e. Hedgerow Regulations 1997.
 - f. Well Being of Future Generations Act 2015.
 - g. Environment (Wales) Act (2016).

2.2 National planning policy

Planning Policy Wales Edition 11 (February 2021)

- 2.2.1 This document sets out the current land use planning policies for the Welsh Government. The principal sections of relevance to the proposal are Chapter 3 ‘Strategic and Spatial Choices’ and Chapter 5 ‘Productive and Enterprising Places’.
- 2.2.2 The principal chapter of relevance to this LVIA is Chapter 6 ‘Distinctive and Natural Places’. Relevant policies include:
- 6.1.14 Conservation Areas.
 - 6.1.18 Historic Parks and Gardens.
 - 6.1.22 World Heritage Sites.
 - 6.2.4 Integrating Green Infrastructure and Development.
 - 6.3.12 Characteristics of Local Landscapes.
 - 6.3.20 Landscape Information.
- 2.2.3 Planning Policy Wales (‘PPW’) supports the use of LANDMAP information resource. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscape of Wales, and provides the basis of a consistent, quality assured national approach to landscape assessment.
- 2.2.4 PPW is supplemented by a series of Technical Advice Notes (TANs). TANs relevant to this report include:
- TAN12 *Design* provides guidance on how good design should be achieved through the planning process.



TAN24 *The Historic Environment* considers the historic environment during development plan preparation and decision making on planning.

2.2.5 Procedural guidance relevant to LVIA is provided in Welsh Government Circulars. These include the following:

- a. Welsh Office Circular 64/78 *Trees and Forestry* (Department of the Environment, Welsh Office, 1978).
- b. Guidance for Local Authorities on *Public Rights of Way* (Welsh Government, October 2016).
- c. National Assembly for Wales (2002) Circular 30/01 *Countryside and Rights of Way Act (2000)*.

Future Wales: The National Plan 2040

2.2.6 This is the Welsh Government's development plan for addressing key national priorities through the planning system. It is a spatial plan that sets a direction for where investment in infrastructure and development benefits Wales, influenced by the Well-being of Future Generations (Wales) Act 2015.

Policy 21 Regional Growth Area – North Wales Coastal Settlements states that sustainable growth and regeneration will be a focus for managed growth, and that development plans should recognise these places as a focus for housing, employment, tourism, public transport and key services.

2.3 Local planning policy

Anglesey and Gwynedd Joint Local Development Plan 2011-2026

2.3.1 The current Local Development Plan ('LDP') was adopted in July 2017. Strategic policies relevant to the development and this report include:

PS5 Sustainable development
Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.

2.3.2 The Welsh Government is committed to promoting sustainable development in Wales. It is important that the location, scale and type of development follows sustainable development principles and achieves environmental, economic and social gains for current and future generations.

AMG3 Protecting and enhancing features and qualities that are distinctive to the local landscape character.
Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.



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- 2.3.3 Protecting, conserving, and enhancing the features of Gwynedd's landscape is essential for maintaining the unique scenery and sense of place. The policy aims to protect features recognised within Landscape Character Areas. Information sources to be considered should include the Gwynedd Landscape Strategy and LANDMAP.

*AT1 Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.
Proposals within or affecting the setting and/or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens must have regard to relevant Management Plans.*

- 2.3.4 This policy aims to ensure that the findings of assessment documents are taken into consideration when developing proposals.

MWYN5 Buffer zones around mineral sites

- 2.3.5 Part of the proposal site is within an area denoted as a *Mineral Site Buffer Zone*. The purpose of the policy is to protect mineral reserves and mineral resources from development that may sterilise them and also to ensure that the environmental effects of mineral extraction does not adversely affect sensitive development.



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3 INFORMATION SOURCES AND ASSESSMENT METHODOLOGY

3.1 Guidance used

3.1.1 This assessment was carried out using a methodology developed from the following publications and guidance documents:

- a. *Guidelines for Landscape and Visual Impact Assessment*, Third Edition (2013). The Landscape Institute and Institute of Environmental Management and Assessment
- b. *Using LANDMAP in Landscape and Visual Impact Assessments* GN46. Natural Resources Wales -February 2023.
- c. Supplementary Planning Guidance: Landscape Character (November 2019), and Gwynedd Landscape Strategy (Update 2012). Gwynedd County Council.

3.1.2 The method used follows an accepted approach derived from the published guidance outlined above. The guidance is not prescriptive and recognises that each project requires its own set of criteria and thresholds, adapted to suit local conditions and circumstances.

3.1.3 Desk study and field work are required to understand the baseline landscape and to prepare a written or drawn description of the study area. The description addresses forces for change that would occur whether or not the development happens.

3.2 Baseline assessment of landscape character

Identification of Landscape Character Areas

3.2.1 The landscape baseline is derived from Gwynedd County Council's Landscape Character Areas ('LCA') and Natural Resources Wales's LANDMAP data system. Information within Gwynedd's Strategic LCAs and the five LANDMAP aspect layers is combined with field work to define the boundaries and sensitivity of the LCAs relevant to the project.

3.2.2 The first stage in evaluating the sensitivity of LCAs to change of the type proposed is a filtering of LANDMAP aspect areas to determine those to be analysed in more detail and eliminate those unlikely to experience a significant detrimental or beneficial effect.

3.2.3 For the purpose of this assessment, and following guidance set out within GN46 that bases the extent of search and study area on the height of the proposed structure, an initial 2 km study area is defined for Visual & Sensory and Historic Landscape aspect layers.

3.2.4 A Zone of Theoretical Visibility model ('ZTV') is produced to determine which parts of the study area would experience a view of the proposal or a change in view brought about by the development. The ZTV model is created using specialist software and current Ordnance Survey terrain data. The terrain data does not include surface features such as buildings and substantial vegetation so the model generated can be considered as a



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worst-case scenario in terms of potential visibility. The ZTV is then overlaid with the relevant LANDMAP aspect layers. Aspect layers where the ZTV model indicates that there would be no possible change in view can be filtered out from further assessment.

- 3.2.5 LANDMAP aspect areas that intersect the ZTV model are further assessed using evaluation data to determine their sensitivity to change of the type proposed. Those aspect areas that are directly affected by the proposal, are those most likely to experience a significant change. The criteria used for refining the assessment of LANDMAP Aspect Areas is summarised in Table 2.

Table 2 Filtering of LANDMAP Aspect Areas

Aspect	Search Range	Evaluation Filtering	Drawing
Landscape Habitats	Areas that contain site boundary and adjacent ones with good connectivity.	Areas with outstanding or high <i>overall evaluation</i> , or outstanding or high <i>connectivity/cohesion</i> .	Appendix 2 1 of 5
Geological Landscape	Areas that contain site boundary and adjacent ones with special relationship with other areas.	Areas with outstanding or high <i>overall evaluation</i> , or outstanding or high <i>rarity/uniqueness</i> .	Appendix 2 2 of 5
Visual & Sensory	Areas which are theoretically inter-visible with the proposal, and are within 2 km of the proposed development boundary.	Areas with outstanding or high <i>overall evaluation</i> , <i>scenic quality</i> or <i>character</i> .	Appendix 2 3 of 5
Historic Landscape	Areas which are theoretically inter-visible with the proposal and are within 2 km of the development boundary.	Areas with outstanding or high <i>overall evaluation</i> .	Appendix 2 4 of 5
Cultural Landscape Services	Areas which are theoretically inter-visible with the proposal and are within 2 km of the development boundary.	Cultural Landscape Services does not include evaluation information.	Appendix 2 5 of 5

- 3.2.6 Following the filtering exercise, those Aspect Areas identified for further assessment are combined to create project specific LCAs. When combining aspect layers Gwynedd's strategic LCAs and LANDMAP's Visual & Sensory aspect areas are regarded as the starting point, then refined with the four other Aspect layers and field work as appropriate.

Assessment of the significance of landscape effects

- 3.2.7 Direct impact on landscape is measured in terms of the change made to the fabric of the landform, to the pattern of vegetation and field boundaries and to any features of historic



cultural value. Indirect impact on landscape is measured in terms of change to visibility and levels of tranquillity as experienced from LCAs.

- 3.2.8 The significance of effect on landscape character is determined by combining the sensitivity of the LCAs with the magnitude of change that the LCAs would experience.

Susceptibility of landscape receptors to change

- 3.2.9 The susceptibility of the landscape to accept change is assessed on its vulnerability to degradation through the introduction of new and loss of existing elements as a consequence of the proposal. The ability of a landscape to accommodate change depends on the physical nature of the areas affected and their vulnerability, not necessarily the quality of the landscape. For example, a high-quality landscape with enclosed landform and dense woodland cover would have a higher capacity to accommodate change than a flat and open landscape. Adverse effects would be more widely visible in an open landscape even if it was evaluated as being of lower quality.
- 3.2.10 This assessment uses three categories of capacity to accept change, ranging from high to low as shown in Table 3. The LCAs defined as ‘high’ are considered particularly vulnerable to change and those categorised as ‘low’ considered able to accept change of the type proposed.

Table 3 Susceptibility of landscape receptors to change

Susceptibility to change	Descriptor
High	Landscapes which, by nature of their character, would be unable to accommodate change of the type proposed. Typically, these would have distinctive elements and features making a positive contribution to character and sense of place and likely to contain features and elements that are rare and could not be replaced.
Medium	Landscapes which, by nature of their character, would be able to partly accommodate change of the type proposed. Typically, these would have commonplace elements and features creating generally unremarkable character but with some sense of place and contain some features and elements that could not be replaced.
Low	Landscapes which, by nature of their character, would be able to accommodate change of the type proposed. Typically, these would have some features and elements that are discordant, derelict or in decline, resulting in indistinct character with little or no sense of place and likely to contain few, if any, features and elements that could not be replaced.

Value of landscape receptors

- 3.2.11 The value attributed to the landscape is important when assessing the sensitivity of a landscape. The value of each LCA is defined through a combination of professional



judgment, field work and desktop work using LANDMAP. This assessment uses four categories of value ranging from outstanding to low. Values can be determined by applying criteria shown in Table 4.

Table 4 Landscape value criteria and descriptors

Value	Descriptor
Outstanding	Internationally recognised value and importance e.g. World Heritage Site, National Park. Nationally recognised value and importance e.g. Area of Outstanding Natural Beauty. Aesthetically pleasing areas with a strong sense of place and may be rare in terms of character type. Usually containing sites of historic, cultural, geological or natural habitat importance. These areas may be important tourist destinations.
High	Regionally recognised value and importance as defined by local authority designations e.g. Special Landscape Area or Historic Landscape Area. Some picturesque attributes that are aesthetically pleasing and some features that are fragmented and/or spoilt. The area may be associated with tourism although it would not be the main destination.
Moderate	Landscape with some features of value or a distinguishable landscape structure. The areas are unlikely to contain a coherent and aesthetically pleasing composition but may be appreciated locally.
Low	Landscape with limited aesthetically pleasing scenery where characteristics are fragmented and/or spoilt. The areas are unlikely to contain tourist attractions and are unlikely to be rare in character type. Not likely to contain sites of local importance as defined by local authority designations.

Landscape sensitivity

3.2.12 Judgements of the relationship between the susceptibility to change attached to landscape receptors and the value attached are combined to determine the sensitivity of the landscape, using the matrix shown in Table 5.

Table 5 Landscape receptor sensitivity matrix

		Susceptibility to change		
		High	Medium	Low
Value	Outstanding	High	High	Medium
	High	High	Medium	Medium
	Moderate	Medium	Medium	Low
	Low	Medium	Low	Low



Magnitude of landscape impact

- 3.2.13 The magnitude of impact on landscape character is determined by the degree of change that would be introduced by the proposal. It is determined by factors including size or scale, extent of area influenced, duration of the development and reversibility of the proposal site.

Table 6 Magnitude of landscape impact

Value	Descriptor
Major detrimental	Total loss or large-scale damage to existing character or distinctive features and elements and/or the addition of new and uncharacteristic conspicuous feature and elements.
Moderate detrimental	Partial loss or noticeable damage to existing character or distinctive features and elements and/or the addition of new and uncharacteristic features and elements.
Minor detrimental	Slight loss or damage to existing character or features and elements and/or the addition of new and uncharacteristic features and elements.
Negligible detrimental	Barely noticeable loss or damage to existing character or features and elements and/or the addition of new and uncharacteristic features and elements.
No change	No noticeable loss, damage or alteration to character or features or elements.
Negligible beneficial	Barely noticeable improvement in character by the restoration of existing features and elements and/or the removal of uncharacteristic features and elements or by the addition of new characteristic elements.
Minor Beneficial	Slight improvement of character by the restoration of existing features and elements and/or the removal of uncharacteristic features and elements or by the addition of new characteristic features.
Moderate Beneficial	Partial or noticeable improvement of character by the restoration of existing features and elements and/or the removal of uncharacteristic and noticeable features and elements or by the addition of new characteristic features.
Major Beneficial	Large scale improvement of character by the restoration of features and elements and/or the removal of uncharacteristic and conspicuous elements or by the addition of new distinctive features.

Significance of landscape effect

- 3.2.14 The significance of effect on landscape is a combination of the landscape sensitivity assessment and the factors that influence the magnitude of change upon it. The relationship between sensitivity and magnitude informs the effects of the proposal using the matrix shown in Table 7. This process is carried out for three stages of the development, Construction, Operation, and Restoration.



Table 7 Landscape effects matrix

		Sensitivity		
		High	Medium	Low
Magnitude	Major	Very large	Large	Moderate
	Moderate	Large	Moderate	Slight
	Minor	Moderate	Slight	Neutral
	Negligible	Slight	Neutral	Neutral
	No change	Neutral	Neutral	Neutral

3.2.15 Where landscape sensitivity is judged as being low, landscape receptors are unlikely to experience a significant effect unless the magnitude of impact is predicted to be major. The terms used to describe the landscape significance of effect categories are presented in Table 8.

Table 8 Criteria and typical descriptors of landscape significance of effect

Effect	Descriptor of landscape effect
Very large positive effect	The development would: <ul style="list-style-type: none"> • Greatly enhance the character (including quality and value) of the landscape. • Create an iconic, high-quality feature and/or series of elements. • Enable a sense of place to be created or greatly enhanced.
Large positive effect	The development would: <ul style="list-style-type: none"> • Enhance the character (including quality and value) of the landscape. • Enable the restoration of characteristic features and elements lost due to changes from inappropriate management or development. • Enable a sense of place to be enhanced.
Moderate positive effect	The development would: <ul style="list-style-type: none"> • Improve the character (including quality and value) of the landscape. • Enable the restoration of characteristic features and elements lost or due to changes from inappropriate management or development. • Enable a sense of place to be restored.
Slight positive effect	The development would: <ul style="list-style-type: none"> • Complement the character (including quality and value) of the landscape. • Maintain or enhance characteristic features and elements. • Enable a sense of place to be retained.
Neutral	The development would: <ul style="list-style-type: none"> • Maintain the character (including quality and value) of the landscape. • Blend in with characteristic features and elements. • Enable a sense of place to be retained.



Effect	Descriptor of landscape effect
Slight negative effect	The development would: <ul style="list-style-type: none"> • Not quite fit the character (including quality and value) of the landscape. • Be at variance with characteristic features and elements. • Detract from a sense of place.
Moderate negative effect	The development would: <ul style="list-style-type: none"> • Conflict with the character (including quality and value) of the landscape. • Have an adverse impact on characteristic features and elements. • Diminish from a sense of place.
Large negative effect	The development would: <ul style="list-style-type: none"> • Be at considerable variance with the character (including quality and value) of the landscape. • Degrade or diminish the integrity of a range of characteristic features and elements. • Damage a sense of place.
Very large negative effect	The Scheme would: <ul style="list-style-type: none"> • Be at complete variance with the character (including quality and value) of the landscape. • Cause the integrity of characteristic features and elements to be lost. • Cause a sense of place to be lost.

3.3 Baseline assessment of visual effects

Receptors of visual effects

- 3.3.1 The method of visual impact assessment is based on knowledge of the site and surrounding landscape. Surveys are carried out during weather conditions that provide good visibility where possible. The visual survey provides an opportunity to test the ZTV and establish the degree of inter-visibility between the development and visual receptors.
- 3.3.2 Impact on visual amenity is involved with the changes in views and the response of people to these views. From within the study area the views that could experience a significant impact are assessed to represent a variety of receptor groups and noteworthy viewpoints.
- 3.3.3 Visual surveys note the components of the existing view, and a comparison is made with the visual experience of the proposed development. Views could be static or transitory, direct or indirect, extensive or narrow.



Sensitivity of visual receptor

- 3.3.4 The activity and location of the visual receptor experiencing a view determines the viewer's susceptibility to change. Sensitive visual receptors are likely to be located in scenic areas and using public rights of way or visiting popular attractions. Table 9 outlines the general principles used to classify a receptor's susceptibility to change.

Table 9 Visual receptor susceptibility to change and typical descriptors

Value	Descriptor
High	Residential properties. Users of Public Rights of Way or other recreational trails. Users of recreational facilities where the purpose of that recreation is enjoyment of the landscape/townscape.
Medium	Outdoor workers. Users of scenic roads, railways or waterways or users of designated tourist routes. Schools and other institutional buildings, and their outdoor areas.
Low	Indoor workers. Users of main roads or passengers in public transport or main arterial routes. Users of recreational facilities where the purpose of that recreation is not related to the view of the landscape/townscape.

- 3.3.5 A judgment to classify the value attached to a view are shown in Table 10. This considers the recognition of the value attached to particular views by residents and visitors.

Table 10 Value attached to view and typical descriptors

Value	Descriptor
Outstanding	Promoted viewpoint denoted in guidebooks or maps, or one to or from a recognised heritage asset, or referred to in art or literature. Often facilities provided for their enjoyment such as interpretive material, sign boards or car parking. No significant detracting elements.
High	Scenic value of importance to community but one which may not be formally promoted or valued. Very few detracting elements to degrade the view.
Medium	Scenic value of importance to individual or single dwelling. View not promoted or formally valued. Significant detracting factors degrading the view.
Low	View affected by many landscape detractors and not valued.

- 3.3.6 The sensitivity of visual receptors depends on the level of susceptibility to change an individual or group are likely to be affected and the value attached to the view. The



relationship between susceptibility and value informs sensitivity of the visual receptor, using the matrix shown in Table 11.

Table 11 Visual receptor sensitivity matrix

		Susceptibility to change		
		High	Medium	Low
Value	Outstanding	High	High	Medium
	High	High	Medium	Medium
	Medium	Medium	Medium	Low
	Low	Medium	Low	Low

Magnitude of visual impact

- 3.3.7 The magnitude of effect on visual amenity is evaluated as the amount of change that would occur should the proposed development happen. It depends on the size, scale and geographic extent of the change in view and also considers the duration and reversibility.
- 3.3.8 Judgements of how size, scale and geographical extent of the change in landscape as experienced by each receptor group are needed. This should include a statement of existing landscape elements that would be lost, the proportion of the view that this represents, and how the view would be changed (e.g. broadened or narrowed), by the inclusion or exclusion of surface features.
- 3.3.9 The duration of visual effect is simply a scale of short term being 0-5 years duration, medium term being 5-10 years duration and long term being 10-25 years duration. The development in question involves the continuation of the existing temporary use permission for the batching of concrete, recycling of aggregates, maintenance of civil engineering plant and ancillary uses. A separate application to develop an adjacent part of the site as a flexible electricity generating plant is under consideration.
- 3.3.10 Reversibility of visual effect is a judgment of whether the effects of a development can be removed, and the land reinstated to the condition of the approved restoration plan for Seiont Brickworks. Housing and road developments would be considered permanent and irreversible, lasting a generation or more. This development would be permanent, but would not prevent the restoration of the site to a pastoral landscape should the proposed use be ended.
- 3.3.11 A judgment of duration, reversibility, size and scale together form the magnitude of visual effect. Terms used to describe the magnitude of visual effect are presented in Table 12.



Table 12 Magnitude of visual impact criteria and typical descriptors

Value	Typical descriptor
Major	The development, or a part of it, would become the dominant feature or focal point of the view.
Moderate	The development, or a part of it, would form a noticeable feature or element of the view which is apparent to the receptor.
Minor	The development, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
Negligible	Only a very small part of the development would be discernible or it is at such a distance that it would form a barely noticeable feature or element of the view.
No change	No part of the development or work or activity associated with it is discernible.

3.3.12 Criteria apply to both detrimental and beneficial aspects due to the nature of the change according to their scale or magnitude. Where the development, or a part of it, would become a detracting feature of the view this is assessed as detrimental. Where the development, or part of it, would result in an improvement of the view this is assessed as a beneficial.

Significance of visual effect

3.3.13 The significance depends upon the judgments of receptor sensitivity, the factors that influence the magnitude of change and the relationship between sensitivity and magnitude. The receptors affected are described in terms of location, distance from the proposed development and the nature of the existing view.

3.3.14 The relationship between sensitivity and magnitude informs the significance of impact for each receptor following the matrix shown in Table 13. Evaluations that are judged to be very large to moderate will be considered significant in this assessment. The assessment of significance of visual effects is carried out for Construction, Operation and Restoration phases.



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Table 13 Visual effects matrix

		Sensitivity		
		High	Medium	Low
Magnitude	Major	Very large	Large	Moderate
	Moderate	Large	Moderate	Slight
	Minor	Moderate	Slight	Neutral
	Negligible	Slight	Neutral	Neutral
	No change	Neutral	Neutral	Neutral

3.3.15 Where visual sensitivity is judged as being low, visual receptors are unlikely to experience a significant visual effect unless the magnitude of impact is predicted to be major. The terms used to describe the landscape significance of effect categories are presented in Table 14.

Table 14 Typical criteria and descriptors of visual effect significance

Effect	Descriptor of visual effect
Very large positive effect	The development would create an iconic new feature that would greatly enhance the view.
Large positive effect	The development would lead to a major improvement in a view from a receptor of high sensitivity.
Moderate positive effect	The development would cause obvious improvement to a view from a receptor of medium sensitivity or perceptible improvement to a view from a receptor of high sensitivity.
Slight positive effect	The development would cause limited improvement to a view from a receptor of medium sensitivity or would cause greater improvement to a view from a receptor of low sensitivity.
Neutral effect	No perceptible change in view.
Slight negative effect	The development would cause limited deterioration to a view from a receptor of medium sensitivity or would cause greater deterioration to a view from a receptor of low sensitivity.
Moderate negative effect	The development would cause obvious deterioration to a view from a receptor of medium sensitivity or perceptible to a view from a receptor of high sensitivity.
Large negative effect	The development would lead to a major deterioration to a view from a receptor of high sensitivity and would constitute a major discordant feature in the view.
Very large negative effect	The development would cause the loss of views from a receptor of high sensitivity and would constitute a dominant discordant feature in the view.



3.4 Limitations of the assessment

- 3.4.1 The LVIA has been undertaken from publicly accessible locations without the need for direct access to private land and properties. To ensure a robust assessment, the following measures have been taken.
- a. Use of Ordnance Survey ('OS') height data to build digital terrain model for production of ZTV.
 - b. Use of large-scale OS mapping data and aerial photography to determine landcover and the location of features that would intervene in views, such as buildings and significant vegetation.
 - c. Field surveys to verify ZTV output and assess views available from public open space, land with public access and public rights of way.
 - d. An assessment of seasonal and night-time variation.



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4 BASELINE CONDITIONS

4.1 Study area and context

- 4.1.1 For the assessment of effects on landscape character and visual amenity, the study area boundary extends from the development boundary, for a distance of 2 km. It is wholly within the local authority of Gwynedd. A drawing of the study area is presented in Appendix 1 – Figure 1.
- 4.1.2 The Seiont Brickworks is in an area of low rolling hills that form the broad transition between the mountains of Eryri to the narrow coastal strip. The topography has a broad north-east to south-west grain that is expressed as a range of parallel ridges and shallow valleys. Many of the watercourses have formed steep-sided wooded valleys. A drawing representing the landform characteristics is presented in Appendix 1 – Figure 2.
- 4.1.3 The proposed development is located within the Afon Seiont valley directly south-east of Caernarfon and north-west of the Caernarfon and Bontnewydd bypass. Brick working is a long-established activity within the valley and is shown on the OS Six Inches to One Mile maps published in the late nineteenth century.
- 4.1.4 The Roman fort of Segontium forms the highest point of a broad agricultural plateau, which lies to the north-west, across the Afon Seiont. This plateau has gradually been developed into housing and industry since the Second World War. The Roman Road (A4085) bisects the plateau, the modern industrial development areas tend to be located to the north of this road. The plateau is separated from the proposal site by the steep and partially wooded slopes of the Seiont valley. Properties sited at the south-eastern limit of the plateau overlook the Afon Seiont.
- 4.1.5 North of the proposal site is the Peblig Industrial Park, which is sited on the former Peblig Brickworks and Peblig Woollen Factory site. To the north-east, the land is a mixture of pastoral grassland and scattered detached dwellings developed along the A4085 Constantine Road/Waunfawr Road. Field boundaries are a mixture of dry-stone walls and hedgerows with mature trees.
- 4.1.6 East of the proposal site pastoral grassland rises gently to a ridge between Caeathro and Bontnewydd. Dwellings line the road that links these two communities. More recently the A487 Caernarfon and Bontnewydd Bypass and the partially restored clay pit sever the brickworks from the land to the east.
- 4.1.7 To the west and downriver of the proposal site the Afon Seiont winds its way through a steep-sided valley that opens out as it reaches the old town, where the river flows into the Menai Strait. The southern side of the river is wooded but the northern side is broader and includes public open space.



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4.1.8 Further afield to the north-west is the nineteenth century and medieval town and riverside quays of Caernarfon.

4.2 Landscape and visual baseline

4.2.1 Landscape designations are presented in Appendix 1 – Figure 3.

Statutory landscape designations

4.2.2 **UNESCO World Heritage Site – Castles and Town Walls of King Edward in Gwynedd.**

Approximately 1.6 km north-west of the development is the fortified complex that is Caernarfon Castle and Town Walls. Constructed around the turn of the thirteenth century (1283-1330), the extremely well-preserved fortifications are example of the colonisation and military architecture of the time. The ZTV indicates that there would be no view of the development from the areas encompassing the World Heritage Site. The tallest part of the castle is the western Eagle Tower, a view of the development from here would be interrupted by the intervening landform and buildings at Llanbeblig.

4.2.3 The essential setting to the World Heritage Site includes parts of the nineteenth century town, riverside quays, Afon Seiont valley and the rising ground to the south of Caernarfon Castle and Afon Seiont. The ZTV shows that a small part of this essential setting could be influenced by the development, notably the Summer House at Coed Helen, a part of Lon Coed Helen and a field adjacent to the lane.

4.2.4 **National Park – Eryri.** At its closest boundary located at Betws Garmon, Eryri is about 6 km distant from the proposed development. There would be no impact on the National Park.

4.2.5 **Area of Outstanding Natural Beauty ('AONB') – Ynys Môn/Anglesey.** At its closest point the boundary of the AONB located on the Menai Strait is about 2.4 km north-west of the development. Analysis of the ZTV indicates that no part of the AONB would experience a change in view.

4.2.6 **Registered Parks and Gardens of Historic Interest – Morfa Common Park.** Within the study area Morfa Common Park is immediately downriver of Seiont Brickworks. Parts of the retained development would theoretically be visible from the outer edges of the park and playing fields.

Non-statutory designations

4.2.7 **Special Landscape Area ('SLA') – Foryd Bay.** The Foryd Bay is about 2.8 km due west of the development. Analysis of the ZTV indicates that high-sided vehicles using the haul road could be visible from a very minor part of the SLA, a high point south-west of Caernarfon Golf Club. Intervening vegetation and buildings would interrupt the view.



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4.2.8 **Special Landscape Area – North-Western Fringes of Snowdonia.** At its closest point this SLA is about 3.4 km due south-east of the proposed development. Analysis of the ZTV indicates that high-sided vehicles using the haul road could be visible from a very minor part of the SLA, slopes with an open north-westward aspect near to Waunfawr.

4.2.9 **Landscape of Historic Interest in Wales – Dinorwig.** This historic landscape is about 3.1 km due east of the proposal site. Analysis of the ZTV indicates that high-sided vehicles using the haul road could be visible to a very minor part of the historic landscape, from slopes with an open westward aspect south-west of Llanrug.

Transport and recreational routes

4.2.10 Transport and recreational routes are presented in Appendix 1 – Figure 4.

4.2.11 **Promoted Routes (Long Distance Paths).** The Wales Coast Path and the Llŷn Coastal Path cross the study area from Caernarfon to Coed Helen. No part of the routes are predicted to experience a view of the proposal.

4.2.12 **National Cycle Route ('NCR').** NCR8, also known as Lôn Las Cymru connects Holyhead to Cardiff. Within the study area, the route follows Lôn Eifion south of Caernarfon, and Lôn Plas Menai north of Caernarfon. It crosses the ZTV where the cycle route is next to the Welsh Highland Railway.

4.2.13 A regional cycling route, which is not part of the National Cycle Network, runs from Waunfawr to Caernarfon. Regional Route 61 includes a mixture of traffic free and on-road sections and runs to within 300m of the proposal. It crosses the ZTV between the A4871 South Road and the unnamed road that connects Caeathro to Bontnewydd.

4.3 Baseline character assessment

Landscape Character Areas

4.3.1 Following the methodology outlined in Section 3, 12 no. LCAs have been identified intersecting the study area, and 8 that also intersect the ZTV. These are listed in Table 15 along with their susceptibility to change, landscape value and landscape sensitivity.

4.3.2 A description of each is provided in Appendix 2, and the area coverage shown in Appendix 1 - Figure 5.



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Table 15 Summary of Landscape Character Areas

Ref	LCA Name	Susceptibility to change	Value of receptor	Landscape sensitivity
1	Llanfaglan Lowland Farmland	HIGH	MEDIUM	MEDIUM
2	Afon Gwyrfai Lowland Valley (W)	HIGH	MEDIUM	MEDIUM
3	Llanwnda Rolling Lowland	HIGH	LOW	MEDIUM
4	Caernarfon Historic Settlement	HIGH	OUTSTANDING	HIGH
5	Caernarfon 19 th Century Settlement	HIGH	HIGH	HIGH
6	Bontnewydd Settlement	HIGH	LOW	MEDIUM
7	Caernarfon Modern Settlement	HIGH	LOW	MEDIUM
8	Afon Seiont Lowland Valley	HIGH	MEDIUM	MEDIUM
9	Caethro Rolling Lowland	HIGH	MEDIUM	MEDIUM
10	Afon Gwyrfai Lowland Valley (E)	HIGH	LOW	MEDIUM
11	Bethel Rolling Lowland	HIGH	MEDIUM	MEDIUM
12	Seiont Estuary Lowland Valley	HIGH	LOW	MEDIUM

4.4 Baseline visual assessment – analysis of Zone of Theoretical Visibility

- 4.4.1 The ZTV is presented in Appendix 1 – Figure 6. It indicates that the retained concrete batching plant, vehicle maintenance workshop and proposed recycling plant building could be visible from about 10% of the 2 km study area. Broadly, the ZTV shows that the retained plant and buildings would be visible from locations within the immediate vicinity including developed areas of Caernarfon that are to the north and west of the brickworks site. To the east the ZTV indicates that the development would be visible from rural areas and scattered dwellings located on a broad ridge that runs between Caethro and Bontnewydd. To the south, the extent of visibility would be limited by the Afon Seiont valley slopes.
- 4.4.2 From locations at between 0.5 and 2 km from the development boundary, the ZTV indicates that the plant and buildings could be visible from the elevated ground with slopes facing Seiont Brickworks. In Caernarfon, these areas include residential areas. To the east, views from a number of scattered dwellings are limited by the A487 Bypass.
- 4.4.3 The retained use of the haul road, and the construction of the new junction with the A4085 would be visible from a wider area than the plant and buildings. Where the retained batching plant and buildings are located within the former brickworks site, established mitigation measures limit the visual influence. The haul road follows the



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northern side of the clay pit and climbs to the agricultural plateau where it runs to the west of the A487 bypass, next to the toe of the embankment slope. The ZTV indicates that there could be a view from about 15% of the 2 km study area and that more long-distance views could be available beyond 2 km.

- 4.4.4 Lorries using the new access to the A4085 would broaden the visual influence further. The ZTV indicates that there could be a view of vehicle movement from about 33% of the 2 km study area and that more long-distance views could be available beyond 2 km. The view of vehicles would be intermittent and limited to working hours.
- 4.4.5 From locations at between 0.5 and 2 km from the development boundary, the ZTV indicates that the haul road and new junction, and vehicles using the access could be visible from elevated ground with slopes facing the Afon Seiont valley and rolling plateau where the proposal is located. This includes industrial areas of Peblig, residential areas of Caernarfon, rural areas to the west of the A4871 and to the east of the A487 bypass.



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5 MITIGATION MEASURES

- 5.1.1 The retained plant and workshop, and proposed recycling plant building, would be located within the former brickworks site, which has well-established mitigation measures originally installed for the quarrying activity. The main mitigation feature is a vegetated bund generated from quarry overburden. This screens much of the former clay pit and excavation works from the residential parts of Caernarfon. Elsewhere, traditional field boundaries and woodland have been retained to provide a degree of visual screening of former operation works within the clay pit and the brickworks site.
- 5.1.2 The intention is to retain where possible the established mitigation features. The A487 Bypass also includes hedgerows and woodland planting areas, which once established will, contribute to a barrier to views of the proposal site from the bypass itself and from scattered settlements to the east of the bypass.
- 5.1.3 Where the haul road would be outside of the clay pit and brickworks site area there is no established mitigation to interrupt the view. It would broadly follow the line of the haul route established during the construction of the bypass where possible, but a segment would have to be realigned outside of the A487 highway boundary fence. An earth bank and planting of hedgerow with trees to the Caernarfon side of the access road would help lessen the visual influence, and tie in the road with traditional field boundaries. The bypass embankment and planting once established and matured would interrupt the views from the Caethro side.
- 5.1.4 The new junction would replace the existing private access to Plas Treflan. Widening the A4085 to accommodate a traffic island for eastbound traffic entering the site, and a 3 m wide pedestrian and cycle path would involve the removal of a length of stone boundary wall with gate piers that form part of the boundary and access to Plas Treflan. Also removed would be mature trees at the A4085 roadside and along the eastern boundary to Plas Treflan. The stone wall could be realigned/rebuilt to the field side of the cycle path and the gate piers repositioned to the new spur to Plas Treflan. New native trees could be planted in the paddock/garden areas of Plas Treflan to replace those removed, offset from the realigned boundary wall to a suitable distance so as to recreate the existing situation.



6 PREDICTED EFFECTS

- 6.1.1 The predicted effects on landscape character and visual amenity during different phases of the proposal is presented in Table 16. An assessment of the magnitude of these effects and their significance is made on the basis of the criteria set out in the methodology and the assessment of the baseline landscape character and visual amenity.

Table 16 Phases of development

Construction	Anticipated to last for about 3 months
Operation	Plant and buildings retained permanently
Restoration	Disturbed areas adjacent to construction would be trimmed and sown to a low-maintenance grass mixture in the first season following construction

- 6.1.2 The site has recently been used as a site compound for the construction of the A487 Bypass, which included a 'clean' area with office units and car parking, and a secure 'works' area that housed construction materials and site vehicles, concrete and bitumen batching plants, maintenance buildings and staff welfare units.
- 6.1.3 Since the completion of the bypass the scale of activity has been reduced as works to restore the former clay pit continue. The mobile concrete batching plant and storage silos, vehicle maintenance workshop and some office and staff welfare units remain. Access to the proposal site is via Seiont Mill Road from the A4871 at Pont Seiont Roundabout.



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7 POTENTIAL EFFECTS ON LANDSCAPE CHARACTER

7.1 LCA1 Llanfaglan Lowland Farmland

- 7.1.1 This LCA would experience no direct landscape impact. The LCA is at an intermediate distance (between 0.5 and 2 km), but the majority is at a long distance (more than 2 km). Analysis of the ZTV indicates that a minor part of the LCA could be indirectly affected by the proposal.
- 7.1.2 A view of the retained plant, workshop and proposed recycling plant building could be available from fields to the north and east of Cae Derwen farm and caravan site. The intervisibility of the proposal site and the LCA is interrupted by an accumulation of field boundary vegetation, areas of woodland within the Seiont valley and clusters of dispersed settlements or small housing estates in neighbouring LCA9 *Caethro Rolling Lowland*.
- 7.1.3 The haul road can be divided into character lengths. The first follows existing site road within the clay pit, the second follows existing site roads across a field, the third is an alignment offset from the A487 bypass highway boundary and the fourth is a new alignment passing to the east of Plas Teflan.
- 7.1.4 Where the road is within the clay pit only at the highest point could lorries be theoretically visible from this LCA. The area of influence increases to include farms and pastoral grassland to the south-west of Cae Derwen and the Summer House and hill at Coed Helen.
- 7.1.5 As the road crosses the field between the clay pit and the bypass, the ZTV indicates that the influence of lorries could be seen from a very slightly broader area, extending south-west towards Llanfaglan. Where the road follows the A487 bypass alignment the ZTV indicates that the influence of lorries on this LCA diminishes and the area of influence decreases slightly.
- 7.1.6 As the road passes Plas Treflan the ZTV indicates that the influence of lorries could increase in the area around Cae Derwen to include the land as far as Pant Road and the Welsh Highland Railway, and decrease slightly in the area around Coed Helen. Lorries using the A4085 Waunfawr Road could have a similar area of influence.
- 7.1.7 Where the road crosses fields it is within an open and exposed landscape which is visible from a broader area than where the road is within the clay pit. The view of the road to Plas Treflan from this LCA would be interrupted by an accumulation of buildings, field boundary vegetation and woodland within this and neighbouring LCAs to the east. There would be no indirect impact to the tranquillity of this LCA caused by the movement of vehicles and plant/workshop activities of the proposal.



Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.2 LCA2 Afon Gwyrfai Lowland Valley (W)

7.2.1 This LCA would experience no direct landscape impact. Parts of the LCA are at an intermediate distance from the proposal site and the remainder of the LCA is at a long distance. ZTV analysis indicates that no part of this LCA would be indirectly affected by the development.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.3 LCA3 Llanwnda Rolling Lowland

7.3.1 This LCA would experience no direct landscape impact. A small part of the LCA is at an intermediate distance from the proposal site and the majority at long distance. ZTV analysis indicates that no part of this LCA would be indirectly affected by the development.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.4 LCA4 Caernarfon Historic Settlement

7.4.1 This LCA would experience no direct landscape impact. It is at an intermediate distance from the development site. ZTV analysis indicates that Segontium Roman fort could experience an indirect effect, but Caernarfon Castle and town walls could not. The fort



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is sited on a hilltop overlooking the surroundings. Although the ZTV indicates that there could be a view of the plant, workshop and proposed recycling plant building within the brickworks site, the haul road and new access, and vehicles using the site and access road, the proposal would be interrupted by residential areas of Caernarfon to the south, consequently the magnitude of impact is considered as *no change*.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	High	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.5 LCA5 Caernarfon 19th Century Settlement

- 7.5.1 This LCA would experience no direct landscape impact. Construction of the new access from the A4085 Waunfawr Road would be a replacement to lorries using Seiont Mill Road. Whilst this would be a benefit to Seiont Mill Road residents, it would be a detriment to residents living next to the A4085.
- 7.5.2 Parts of this LCA are near to the plant site (within 0.5 km). ZTV analysis indicates that buildings and curtilage to Ysbyty Eryri, and the park and playing fields at Morfa Common could be indirectly affected by the proposal. Ysbyty Eryri buildings and woodland on the Afon Seiont valley sides separate the plant area from the public park and playing fields. From the Ysbyty Eryri building complex views of the retained plant, workshop building and proposed recycling plant building, the haul road and vehicles using it would be available, although the view would be partially interrupted and filtered by the wooded valley sides.
- 7.5.3 The Peblig Brickworks industrial site and A4085 Constantine Road are not anticipated to experience a view of the retained plant, workshop and recycling plant building, but a view of the haul road and vehicles for a section between the clay pit and the A4085 is anticipated.
- 7.5.4 At an intermediate distance a prominent part of the LCA within the ZTV is Llanbeblig Church and graveyard. This location is near a hilltop that overlooks neighbouring housing estates and benefits from a view of Eryri, its western foothills and the intervening undulating terrain. Part of the A487 Bypass is visible from the graveyard as mitigation planting has yet to become established. A view of the brickworks site is interrupted by housing to the south-east and downhill of the graveyard, but a view of vehicles using the haul road could be available where gaps in-between residential buildings allow.



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- 7.5.5 The majority of this LCA is at an intermediate distance to the development and would experience no indirect landscape impact due to intervening terrain and built-up areas.
- 7.5.6 The Ysbyty Eryri site complex is a sensitive receptor that is near to the proposed development. It could be indirectly affected by the operation of the retained plant, workshop building and proposed construction of the recycling plant building within the brickworks site. Established mitigation to the north-west of the clay pit would interrupt the view of the construction of the new access and the continued use of the site roads. The complex has stood near to the brickworks site for decades, and the more recently constructed bypass site compound for several years, and the proposed use would be a continuation of these industrial activities.
- 7.5.7 Peblig Industrial Estate is not a sensitive receptor. A view of the construction of the new access including the removal of mature trees would be available from the fringes and some outdoor spaces of the industrial complex, as would a view of lorries using the road to the brickworks site.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	High	Negligible detrimental	Slight negative
Operation		Negligible detrimental	Slight negative
Restoration		Negligible detrimental	Slight negative

7.6 LCA6 Bontnewydd Settlement

- 7.6.1 This LCA would experience no direct landscape impact. It is at an intermediate distance from the proposal. ZTV analysis indicates that there would be no indirect impact. Connectivity to the proposal site is completely interrupted by established woodland within intervening LCAs of Caeathro Rolling Lowland and Afon Seiont Lowland Valley.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral



7.7 LCA7 Caernarfon Modern Settlement

- 7.7.1 This LCA would experience no direct landscape impact. A minor part of this LCA is near to the proposal site and the majority is at an intermediate distance. ZTV analysis indicates that a moderate part of the LCA could be indirectly affected by the proposal. Residential areas of Llanbeblig have developed to the edge of a plateau gently sloping in the direction of the Afon Seiont valley. Properties at the south-eastern edge of the residential area overlook the Afon Seiont wooded valley. Mitigation measures developed during the lifetime of the brickworks to screen a view of the clay pit and excavation works are long established and provide an effective barrier. These measures combine with the filtering effect of mature vegetation to the valley sides.
- 7.7.2 The fields between the clay pit and the A4085 are however visible from the edge of the residential area and from outdoor spaces on higher ground and so would the vehicles using the new access and road.
- 7.7.3 Part of the Llanbeblig residential area would experience an indirect impact during the development phases. The proposed use would be a continuation of the use of the site as the brickworks and the construction site compound.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

7.8 LCA8 Afon Seiont Lowland Valley

- 7.8.1 This LCA would experience no direct landscape impact but the A4085 Waunfawr Road forms the boundary between it and *Caethro Rolling Lowland*.
- 7.8.2 Different parts of the proposal would indirectly affect different parts of the LCA. The retention of plant, workshop building, and proposed recycling plant building would be visible from a section downstream of Pablig Industrial Estate where mitigation established during the operation of the site as a brickworks and then more recent mitigation established for the use of the site as the A487 bypass compound would be retained and these would limit the available view.
- 7.8.3 Where the road would run within the clay pit the established mitigation would interrupt the view of it and lorries using it.



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- 7.8.4 Where the road runs between the clay pit and the A4085 it and vehicles using it would become visible to parts of the valley upstream of the Ysbyty Eryri complex to the Glan Gwna Holiday Park. The views available would be filtered by woodland and interrupted by buildings within Peblig Industrial Estate. To the eastern side of the A487 bypass the embankment that leads to the viaduct over the Afon Seiont interrupts the view.
- 7.8.5 Works to construct the new access would be visible from parts of the LCA to the west of the bypass and a narrow view would be available through the portal of the A4085 overbridge.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

7.9 LCA9 Caeathro Rolling Lowland

- 7.9.1 This LCA would be directly affected by the proposed development, which is entirely located within it. There would be a noticeable change to a part of the LCA. The retention of the plant, workshop building and construction of recycling plant building within the brickworks site would not constitute a change to landscape character.
- 7.9.2 The retention of the site roads would make them a permanent feature, increasing the area of road infrastructure and reducing the area of pastoral grassland. Construction of the new access would involve the removal of mature trees, a stone wall and an area of amenity grassland and widen a section of the A4085. The area of change is influenced by developed industrial and residential areas to the south-western edge of Caernarfon, and severed from the majority of the LCA by the A487 bypass.
- 7.9.3 The LCA terrain is formed of a series of soft ridges and shallow valleys that broadly run in parallel with the Afon Seiont. Indirect effects are predicted from north-west facing slopes. Dwellings and outdoor spaces located to the north-western side of the minor road that connects the A4085 at Caeathro and Penybryn Road experience views of the A487 bypass, the brickworks site and the clay pit. Parts of the proposal would be visible from different parts of the LCA, but partially interrupted by established woodland, field boundary hedgerows and A487 bypass embankment. Mitigation woodland and hedgerow planting associated with the A487 bypass would also contribute to the visual barrier after it has become established and matured.



- 7.9.4 Landscape sensitivity is judged to be medium within this LCA and the magnitude of landscape impact is assessed to be minor detrimental during construction, operation and restoration. The impact would be limited to a small part of the LCA, which is already influenced by development and the A487 bypass.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

7.10 LCA10 Afon Gwyrfa Lowland Valley (E)

- 7.10.1 This LCA would experience no direct landscape impact. Parts of the LCA are at an intermediate distance from the from the proposal site and the remainder at long distance. ZTV analysis predicts that no part of this LCA would be indirectly affected by the development.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.11 LCA11 Bethel Rolling Lowland

- 7.11.1 This LCA would experience no direct landscape impact. A minority of this LCA is at an intermediate distance from the proposed development and the majority is at a long distance. This gently undulating plateau experiences views of Snowdonia, the Menai Strait and Anglesey. Connectivity between this LCA and the development site is interrupted by developed areas of Caernarfon and well-established vegetation within the Afon Seiont valley.
- 7.11.2 The ZTV indicates that vehicles using the retained site roads between the clay pit and the A487 bypass could be seen from a wedge of land between the A487 bypass and the A4086 Llanberis Road. This plateau area benefits from views of Eryri, Penllyn and Anglesey but the view of the proposal area would be interrupted by woodland in the Afon Seiont valley and the industrial area of Peblig.



Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.12 LCA12 Seiont Estuary Lowland Valley

7.12.1 This LCA would experience no direct landscape impact. This LCA is at an intermediate distance from the proposed development. ZTV analysis suggests that a very minor part of the area could be indirectly affected by the proposal. Connectivity with the proposal site is completely interrupted by the established woodland, parkland trees and structures within the Seiont Valley.

Development phase	Landscape sensitivity	Magnitude of impact	Significance of effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

7.13 Summary of potential landscape effects

7.13.1 The development would introduce slight negative effects to the *Caernarfon 19th Century*, *Caernarfon Modern*, *Afon Seiont Lowland Valley* and *Caethro Rolling Lowland* LCAs. *Caernarfon 19th Century* LCA is accorded a high sensitivity mainly due to important cultural and historical landscape aspects, and historic sites acknowledged at a national level. Detrimental impacts would be indirect and residual as the retained site roads and new access would be a permanent feature. *Caernarfon Modern*, *Afon Seiont Lowland* and *Caethro Rolling Lowland* are accorded medium sensitivity. Detrimental impacts would be indirect.



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Table 17 Summary of landscape significance of effect

Landscape Character Area	Significance of landscape effect		
	Construction	Operation	Restoration
1. Llanfaglan Lowland Farmland	Neutral	Neutral	Neutral
2. Afon Gwyrfai Lowland Valley (W)	Neutral	Neutral	Neutral
3. Llanwnda Rolling Lowland	Neutral	Neutral	Neutral
4. Caernarfon Historic Settlement	Neutral	Neutral	Neutral
5. Caernarfon 19 th Century Settlement	Slight negative	Slight negative	Slight negative
6. Bontnewydd Settlement	Neutral	Neutral	Neutral
7. Caernarfon Modern Settlement	Slight negative	Slight negative	Slight negative
8. Afon Seiont Lowland Valley	Slight negative	Slight negative	Slight negative
9. Caeathro Rolling Lowland	Slight negative	Slight negative	Slight negative
10. Afon Gwyrfai Lowland Valley (E)	Neutral	Neutral	Neutral
11. Bethel Rolling Lowland	Neutral	Neutral	Neutral
12. Seiont Estuary Lowland Valley	Neutral	Neutral	Neutral



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8 POTENTIAL EFFECTS ON VISUAL AMENITY

8.1.1 The visual influence of the existing brickworks/construction site compound and claypit undergoing restoration extends north-westward as far as the broad ridge that connects the Cibyn and Llanbeblig areas of Caernarfon, which runs between the Seiont and Cadnant rivers. Westward visual influence is interrupted by the wooded sloped sides of the Afon Seiont valley. To the south scattered settlements experience views from the north-west facing slopes of the broad ridge that connects Caeathro and Bontnewydd, which runs between the Seiont and Beuno rivers. To the east woodland, roadside vegetation alongside the A4085 and Afon Seiont, and earthwork embankments and viaduct associated with the A487 bypass interrupt views.

8.2 Views from statutory designated landscapes

UNESCO World Heritage Site – Castles and Town Walls of King Edward in Gwynedd.

8.2.1 In addition to the castle and town walls and the essential setting, the World Heritage Site designation includes significant views to and from the castle and town walls. Significant outward views originate from the westernmost tower (Eagle Tower), and include a south-eastward to south-westward arc of view looking towards Coed Helen and Llanfaglan, and a broad westward to north-eastward arc of view looking out across the Menai Strait towards Anglesey. The significant outward views do not include a view eastward in the direction of the proposal.

8.2.2 A significant view toward the castle and town walls is available from the summit of Twt Hill, in a south-westward to westward arc of view. ZTV analysis indicates a view of lorries using the retained site roads could be available from this location, but in a south-eastward view direction that does not include the view of the castle and town walls. As the ZTV terrain model does not include surface elements such as buildings and substantial vegetation, it's unlikely that the proposed development would be visible from Twt Hill.

National Park – Eryri.

8.2.3 The national park is about 6 km distant from the proposed development. There are uninterrupted views of Caernarfon available from summits and upland slopes with a north-westward aspect. Due to the long-distance, undulating terrain and substantial vegetation in the intervening landscape, the brickworks and clay pit is indistinguishable from its surroundings and the A487 bypass and Cibyn Industrial Estate is a more prominent detractor to views.



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Area of Outstanding Natural Beauty - Ynys Môn/Anglesey.

- 8.2.4 The AONB would not experience a view of the proposal. In views across the Menai Strait from Anglesey, the main component is the historic part of Caernarfon and a dramatic background provided by the uplands of Eryri.

Registered Parks and Gardens of Historic Interest – Morfa Common.

- 8.2.5 A belt of young woodland and mature trees separates Morfa Common from Seiont Mill Road. Views of the retained plant, workshop building and proposed recycling plant building are interrupted by woodland at the eastern edge of the park where it bounds the Ysbyty Eryri complex of buildings. The sensitivity of receptors is judged as medium, and the magnitude of visual impact is judged as no change. Using the methodology described in section 3, the significance of visual effect is evaluated as being neutral.

8.3 Views from non-statutory designated landscapes*Special Landscape Areas – Foryd Bay and North-Western Fringes of Snowdonia*

- 8.3.1 Intervening landform and surface elements within Llanfaglan and Saron interrupt views of the proposal site from the *Foryd Bay* SLA.
- 8.3.2 From *North-Western Fringes of Snowdonia* SLA summits and bare slopes with a north-westward aspect experience distant views of Caernarfon. Parts of Caernarfon are visible and distinguishable, such as Coed Helen Summer House, Caernarfon Castle, Llanbeblig residential areas and Cibyn industrial areas. Parts of the clay pit are visible if looked for, but the brickworks site and the location of the proposed plant are screened from view by the landform and the A487 bypass.

Landscape of Historic Interest in Wales – Dinorwig

- 8.3.3 *Dinorwig* historic landscape overlaps the *North-Western Fringes* SLA. The view of Caernarfon is the same and the view of the proposal site is interrupted by the landform and the A487 bypass.

8.4 Views from transport and recreational routes*Views from Promoted Routes (Long Distance Paths)*

- 8.4.1 There would be no view available to users of the Wales Coast Path or Llŷn Peninsula Coast Path.

Views from National Cycle Routes and Regional Cycle Routes

- 8.4.2 NCR8 crosses the ZTV to the south of Afon Seiont where it runs alongside the Welsh Highland Railway track. Here the railway is part in cutting and at grade with surrounding ground. Where in cutting, the slopes which are vegetated interrupt the eastward view.



Where at grade an accumulation of existing field boundary features such as walls and hedgerows interrupt the view.

- 8.4.3 RCR61 crosses the ZTV between the road that connects Caeathro Roundabout to the A4871 in Bontnewydd and the A4871 south of Seiont Mill Roundabout. The route has been realigned where it passes beneath the bypass to the junction with Penybryn Road. Views of the proposal site from Penybryn Road are interrupted by the deciduous woodland of Allt Rhyddallt-bâch. North-west of Rhos Bach and Rhos Bach Cottages the view is interrupted by an accumulation of field boundaries and mature trees.

Views from Public Rights Of Way

- 8.4.4 From Footpath *Caernarfon 13*, which runs alongside the Peblig Industrial Estate and Afon Seiont from the A4085 to Seiont Mill Road, the influence of the proposed development would be limited by the screening effects of the existing clay pit and site compound mitigation earthworks and scrub vegetation on the slopes to the west of Seiont Mill. The existing site compound area is visible from a short section near to Ysbyty Eryri. Works and lorries using the retained site roads would be visible from a section overlooking Peblig Mill.
- 8.4.5 The sensitivity of receptors using this footpath is judged as medium, the path provides the user with an experience of the wooded valley's historic and modern industrial activity. The magnitude of impact experienced during construction and operation would be slight detrimental, due to the retention of the plant and workshop building, and the addition of the recycling plant building in the view, and the continued use of the site roads.
- 8.4.6 Magnitude of impact during restoration would be negligible detrimental, due to the retention of plant, buildings and site roads.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

- 8.4.7 From Footpath *Caernarfon 8*, which connects A4085 Ffordd Llanbeblig to Ffordd Coed Marion, follows the eastern edge of the recently constructed Gwel Y Llan housing estate. The development's influence is limited to a view of the new access, retained site road and vehicles using the road between the clay pit and the A4085. The removal of mature trees alongside the A4085 would be a noticeable loss of visual features that would increase the view of the new access and the A487 bypass.



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- 8.4.8 The sensitivity of receptors using this footpath is judged as medium, the path connects residential developments and experiences views of industrial areas, holiday parks and the A487 bypass as well as beneficial elements of the Afon Seiont valley and woodland, and longer distant views toward Eryri. There would be a minor increase in detrimental elements in the view.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

- 8.4.9 From Footpath *Caernarfon 10*, which connects Ffordd Coed Marion to Lon Cae Ffynnon within Peblig Industrial Estate, connects a residential area to an industrial area and follows the edge of the Afon Seiont valley. Glimpses of Peblig Industrial Estate and the A487 bypass are available from parts of the path, the view is filtered by field boundaries and scrub woodland.

- 8.4.10 Analysis of the ZTV indicates that there could be a view of the new access, retained site road and vehicles using the road between the clay pit and the A4085. The path is at an intermediate distance from the proposal and views would be intermittent and filtered by vegetation.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	Negligible detrimental	Neutral
Operation		Negligible detrimental	Neutral
Restoration		Negligible detrimental	Neutral

- 8.4.11 Footpath *Waunfawr 31*, which connects Pont Peblig to Penrhos intersects the proposal. A view of the new access and retained site roads is inevitable from the portion of the path which is to the west of the A487 bypass. Since the completion of the A487 bypass this footpath has been diverted and follows the eastern edge of the highway boundary to/from the A4085. The proposal would provide an off-road path that connects the narrow footpath at Pont Seiont to the A4085 underbridge.

- 8.4.12 Where the path is to the east of the bypass a view of road, access and vehicles predicted by the ZTV is partially interrupted by existing vegetation, A487 earthworks and mitigation planting.



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- 8.4.13 The sensitivity of receptors using this footpath is judged as medium, the path experiences a view of the clay pit and part of the brickworks site and views of the south-eastern fringes, both residential and industrial, of Caernarfon. The main detractor in the view is the A487 bypass. The magnitude of visual impact experienced during construction and operation would be moderate detrimental. During restoration the site road and new access would be retained but users would benefit from a safer route than is the existing situation since the construction of the bypass, trees planted as mitigation for those removed would begin to contribute a benefit to views.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	Moderate detrimental	Moderate negative
Operation		Moderate detrimental	Moderate negative
Restoration		Minor detrimental	Slight negative

- 8.4.14 From Footpath *Waunfawr 32/Bontnewydd 26*, which connects Footpath *Waunfawr 31* to Bryn-eglwys a view of the retained plant, workshop building and proposed recycling plant building is predicted, and also a view of the retained site road, new access and vehicles using the road. It experiences direct and uninterrupted views of the clay pit restoration where it crosses pastoral fields. Where it runs within private gardens trees filter the view. Since the completion of the A487 bypass this footpath has been diverted and follows the eastern edge of the highway boundary to connect to Footpath *Waunfawr 31*.

- 8.4.15 The sensitivity of receptors using this footpath is judged as medium, the path users experience views of the clay pit and part of the brickworks site and views of the south-eastern fringes, both residential and industrial, of Caernarfon. The main detractor in the view is the A487 bypass. The magnitude of visual impact experienced during construction and operation would be minor detrimental, parts of the development visible in a view partially interrupted by trees would be a continuation of existing site activities.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	Minor detrimental	Slight negative
Operation		Minor detrimental	Slight negative
Restoration		Minor detrimental	Slight negative

- 8.4.16 Footpath *Bontnewydd 24*, connects Penybryn Road to the RCR 61. Only a view of vehicles using the retained site road within the clay pit is predicted. The view would be interrupted by an accumulation of field boundary hedgerows and trees.



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- 8.4.17 No view of the proposed plant is expected from Footpath *Caernarfon 15* which connects the A4871 to Penybryn Road. Where it crosses the ZTV, the view would be interrupted by substantial woodland at Allt Rhyddallt-bach, located on the valley slopes between Penybryn Road and Afon Seiont.
- 8.4.18 Footpath *Caernarfon 16* is at an intermediate distance to the proposal. It connects Pant Road to Cae Derwen and Tyddyn Alice. Where it crosses the ZTV the view would be interrupted by an accumulation of field boundary hedgerows, substantial vegetation and scattered rural buildings.
- 8.4.19 Footpath *Caernarfon 11* connects Morfa Common Park to Ffordd Eryri and the modern Saint Peblig cemetery. Glimpses of the existing clay pit and site roads are available to path users where the view is not interrupted by vegetation and buildings. The changes in view would be barely perceptible.
- 8.4.20 Footpath *Caernarfon 7* connects the A4085 Constantine Road to Ffordd Coed Marion. Views of the proposal would be interrupted by residential buildings.

Views from public roads

- 8.4.21 The A487 bypass intersects the ZTV from the section near to Pont-Rug north of the A4086 Llanberis Road to the south of the brickworks site and clay pit. Views from south are interrupted by established woodland. For southbound travellers the works would become noticeable from where the bypass crosses the Afon Seiont and where Plas Treflan comes into view. There would be a view of the construction and operation activities from a section of road of about 800 m. The experience would be of very short duration in the journey, less than 1 minute.
- 8.4.22 A487 road users are considered to be of low sensitivity to visual impact. In combination with a negligible magnitude of visual impact, the predicted significance of visual effect would be neutral.
- 8.4.23 The A4085 would be directly affected by the proposal. Where the road is named Constantine Road and Llanbeblig Road in Caernarfon, existing buildings and vegetation at the roadside limit the view of the proposal that's available. After crossing the line of the former Caernarfon to Llanberis railway the roadside trees are a recognisable feature between Caernarfon and Caeathro, but the continuity is severed by the earthwork embankment of the A487 bypass. There would be clear and uninterrupted views of the proposed changes at Plas Treflan for road users travelling in both directions.
- 8.4.24 A4085 road users are considered to be of low sensitivity to visual impact. In combination with a moderate adverse magnitude of visual impact during construction and operation the significance of visual effect is assessed as slight negative. The effect would reduce to neutral when replacement trees have matured.



8.4.25 From residential roads such as Seiont Mill Road, Ffordd Eryri and Glan Seiont, and the unnamed road between Caethro and Bontnewydd the view of the brickworks site, clay pit and site roads is interrupted by a combination of buildings, vegetation, and established mitigation.

8.5 Views from private properties and community facilities

View from residential properties

- 8.5.1 Near to the proposal (within 0.5 km), views of the proposal would be available from dwellings on the south-eastern boundary of the Llanbeblig plateau in Caernarfon (Tyddyn Llwydyn and Glan Seiont Estates), and some properties scattered along the broad ridge between Caethro and Bontnewydd. They would experience views of the construction of the new access and vehicle movements between the clay pit and the A4085 during construction and operation.
- 8.5.2 Properties on Seiont Mill Road would not experience a change in view, just the continuation of site activities and a reduced use of Seiont Mill Road for lorries.
- 8.5.3 Properties with direct views of the proposal are accorded a high susceptibility to change. Views are considered important to individual dwellings, but they are not formally valued or within a designated landscape, so are judged to be of medium value. The brickworks and clay pit are long established visual elements and the use of the brickworks site and clay pit during the construction of the A487 bypass is a more recent established use.
- 8.5.4 During the operation of the site as a brickworks and clay pit the operators responded to increased occupation of the Llanbeblig plateau by screening elements of the view. Woodland planted on the north-western face of the screen bund formed from clay pit overburden helps integrate the artificial landform into the wooded valley.
- 8.5.5 Properties that sit on Seiont Mill Road have witnessed the expansion and development of the quarry over the years and have responded by strengthening the screening effectiveness within their own curtilage boundaries.
- 8.5.6 During the operation of the site as a construction compound for the A487 bypass additional environmental barriers were introduced to the east of the Afon Seiont to limit views of construction activities and noise generated.
- 8.5.7 No individual residences are predicted to experience a significant detrimental change to their view other than Plas Treflan. The existing visual barriers are adequate for the proposed development, or the additional industrial elements introduced into views do not constitute a significant change in the view.



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8.5.8 Plas Treflan would experience a major adverse impact which combined with medium receptor sensitivity, the proposal is assessed as having a large negative effect on the visual amenity.

Views from community facilities

8.5.9 St Peblig Church and cemetery is near to the summit of Bryn Llanbeblig (Llanbeblig plateau), and overlooks residential areas to the south-east in the direction of the proposed development. Two high points which mark the south-western and north-eastern limits of the existing clay pit are visible from this location. Also visible is the A487 bypass. A view of lorries using the retained site roads between the clay pit and the A4058 would be interrupted by buildings.

8.5.10 The Ysbyty Eryri and Bodfan complex experience a view of the the site compound and plant and workshop to be retained, although filtered by trees on the banks of Afon Seiont.

8.5.11 The hospital complex has a long-established visual relationship with the brickworks site and activities associated with the proposed development would not constitute a noticeable change in visual elements.

Development phase	Visual sensitivity	Magnitude of visual impact	Significance of visual effect
Construction	Medium	No change	Neutral
Operation		No change	Neutral
Restoration		No change	Neutral

8.6 Lighting

8.6.1 Due to the presence of nocturnal Protected Species in the area, lighting proposals include measures to avoid or minimise their disturbance. However, due regard must also be given to the safety of personnel and visitors to the plant and workshop and traffic using retained site roads during hours of darkness.

8.6.2 Mitigation measures have been prepared in accordance with the guidance published by the Bat Conservation Trust and, the advice set out in the Bats and Lighting Research Project report, published by University of Bristol in 2013.

8.6.3 The plant working hours will be 07:00 to 19:00 from Monday to Friday and 07:00 to 13:00 on Saturdays, as the existing permission.

8.6.4 The overall lighting scheme mitigation will adopt the following principles:

- a. Avoidance of the need for external lighting when and where possible.
- b. Minimisation of the period when external lighting is turned on.



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- c. Directional control of lighting to minimise spillage beyond security fencing.
- d. Shielding of light from the adjacent river and woodland.

8.6.5 In more specific, site terms, the following mitigation objectives are proposed.

Internal lighting

8.6.6 Lighting within the workshop and the proposed recycling plant building will be provided to the normal standards required for the intended use and is likely to be required through much of the working day.

Passive infra-red sensor controlled external lighting

8.6.7 External lighting will be required during hours of darkness to allow the safe movement of staff and vehicles around the maintenance workshop, plant and buildings, but will only be actively used in the seasons when the use of the compound overlaps with dusk and dawn.

8.6.8 External lighting will consist of low-rated, low-level, Passive infra-red sensor ('PIR') controlled LED lighting units mounted on the entrance to the buildings and loading areas of the plant. LED lighting is proposed because the light produced is more directional with less spill than other forms and is easier to control and more reliable with rapid on-off response to PIR control. Lighting hoods will minimise light spillage outside the compound area. The PIR units will be adjusted to ensure that LED lighting is turned off when there is no activity within areas of the compound where illumination is required. Further control will be provided with a time switch to ensure that when the compound is not in use there will be no external lighting on the site.

Car parking access and egress

8.6.9 No lighting will be provided on or near the existing river bridge and brickworks site entrance gates. Use of the car parking bays during the period between dusk and dawn, in the seasons when bats are flying will be minimal. External lights will be illuminated by the PIR sensors when triggered by the movement of vehicles and pedestrians.

Night-time visual impact

8.6.10 Lighting needs within the proposed development site would be confined to the plant area but light from vehicles using the retained site roads would be visible to residents of Glan Seiont and Plas Treflan. Properties overlooking the compound area such as Bodfan, Eryri Hospital and some dwellings on Tyddyn Llwydyn would experience views of new light sources over a minor part of the view, but a reduction of lighting when compared to the use of the site as a construction compound. The significance of visual effect is judged as neutral.



9 CUMULATIVE EFFECTS

9.1 Gas Peaking Plant, Seiont Brickworks

9.1.1 Part of the brickworks site is being considered for use as a standby 20 MW power station consisting of 10 no. power generators with ancillary buildings and structures within a fenced compound.

Cumulative landscape impact

9.1.2 The proposed power plant would not have a direct impact on any designated landscape. Indirect effects would be limited to a view of the proposals from the periphery of Morfa Common Registered Park. This proposal is assessed as having a neutral effect on Morfa Common.

9.1.3 LCA9 *Caethro Rolling Lowland* would be directly affected by both proposals. The proposal for the gas peaking plant is considered to have a neutral significance of effect on the LCA during construction and operation. In combination with the predicted slight negative significance of effect of this development, the predicted cumulative effect would not be significant.

9.1.4 LCA5 *Caernarfon 19th Century Settlement* is indirectly affected by both proposals. The proposal for the gas peaking plant is considered to have a slight negative significance of effect during construction and operation on the LCA. In combination with the slight negative significance of effect of this development, the predicted cumulative effect would not be significant.

Cumulative visual impact

9.1.5 No significant visual effects are predicted for Public Rights of Way, residential properties, business and community properties or roads as a consequence of the gas peaking plant.

9.1.6 No significant visual effects are predicted as a consequence of lighting of the proposed gas peaking plant.



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10 SUMMARY AND CONCLUSIONS

- 10.1.1 The proposed development has no direct effect on a designated landscape. Indirect landscape effects, where views of the proposal would be available, are limited to the outer edges of Morfa Common Park.
- 10.1.2 LCA9 *Caethro Rolling Lowland* is directly impacted by the proposal. The significance of landscape effect is assessed as slight negative and not significant during construction, and operation, reducing to neutral after restoration.
- 10.1.3 LCA5 *Caernarfon 19th Century Settlement* would be indirectly impacted by the proposal. The significance of landscape effect is judged as slight negative during construction, operation and after restoration. The landscape effects are not considered to be significant.
- 10.1.4 LCA7 *Caernarfon Modern Settlement* and LCA8 *Afon Seiont Lowland Valley* would be indirectly affected by the proposal. The significance of effect for both LCAs is assessed as slight negative during construction, operation and after restoration.
- 10.1.5 A moderate negative and significant visual effect is predicted for the property Plas Treflan. No significant visual effects are predicted for Public Rights Of Way or other private properties. Many properties experience views of the existing clay pit and brickworks site/construction site compound.
- 10.1.6 No significant visual effects are predicted as a consequence of lighting. Lighting within the plant area would be designed to include measures to avoid or minimise the disturbance of nocturnal mammals. Lighting of vehicles using the retained site roads would be within normal working hours.



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