



Wylfa Newydd Project

6.5.10 ES Volume E - Off-Site Power Station

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Landscape and visual

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10 Landscape and visual

10.1 Introduction

- 10.1.1 This chapter describes the assessment of potential landscape and visual effects resulting from the construction, operation and decommissioning of the Off-Site Power Station Facilities.
- 10.1.2 Please refer to chapter B10 (landscape and visual) (Application Reference Number: 6.2.10) for the technical basis for the assessment including a summary of legislation, policy and guidance; key points arising in consultation that have guided the landscape and visual assessment; and assessment methodologies and criteria.

10.2 Study area

- 10.2.1 This section describes the study area(s) relevant to the landscape and visual effects assessment for the Off-Site Power Station Facilities.
- 10.2.2 The study area for definition of the baseline landscape and visual conditions has been determined by the extent to which the construction, operation and decommissioning activities are likely to be visible from the surrounding landscape. This area, known as the Zone of Theoretical Visibility (ZTV), indicates the maximum extent to which there is the potential for landscape and visual effects to occur on Anglesey. The ZTV has been determined by a combination of computer-generated ZTV mapping, as described in section 10.4 of chapter B10 (Application Reference Number: 6.2.10), and site appraisal.
- 10.2.3 Figure E10-1 (Application Reference Number: 6.5.27), the ZTV plan, shows theoretical visibility within the surrounding landscape which has been used to help define the overarching 6km study area.
- 10.2.4 Although theoretical visibility of the Off-Site Power Station Facilities is largely confined to within 6km from the Off-Site Power Station Facilities, Figure E10-1 (Application Reference Number: 6.5.27), site appraisal has shown that actual views beyond 2km are likely to be limited by vegetation and other features and there are unlikely to be any significant effects on landscape character and visual receptors beyond this distance. The detailed study area adopted therefore comprises land within approximately 2km of the Off-Site Power Station Facilities site.

10.3 Baseline environment

- 10.3.1 This section provides a summary of the baseline conditions for landscape and visual within the study area described in section 10.2.
- 10.3.2 The landscape and visual baseline for the key receptors was identified following baseline studies and an understanding of the potential effects likely to arise from the construction, operation and decommissioning of the Off-Site Power Station Facilities.

- 10.3.3 For a landscape or visual effect to occur, there must be a link between the source of the effect and the receptor. This would result from one of: a direct physical effect on the landscape; intervisibility between the receptor and the construction, operation and decommissioning activities of the Off-Site Power Station Facilities development, resulting in a direct visual effect on the viewer; or an indirect effect on landscape character. Inter-visibility has been established by ZTV modelling and later verified by site survey.
- 10.3.4 In accordance with the *Guidelines for Landscape and Visual Impact Assessment* (GLVIA3) [RD1], key landscape and visual receptors have been identified as set out below. Landscape or visual receptors within the overarching study area that would have no intervisibility with the construction, operation and decommissioning works for the Off-Site Power Station Facilities site have not been included as potential receptors.
- 10.3.5 The selection of receptors for this topic was based on the potential for effects to arise from the construction, operation or decommission works for the Off-Site Power Station Facilities site. The groups of receptors are set out below.

Landscape

Landscape receptors

- 10.3.6 The two types of landscape receptors that have been identified are specific landscape elements and landscape character.
- 10.3.7 However, effects on landscape elements would also have an effect on the landscape character. As such, the assessment of effects on landscape elements has been incorporated into the assessment of effects on landscape character.
- 10.3.8 The principal landscape elements that contribute to landscape character within the detailed study area comprise:
- landform;
 - trees, woodland and ancient woodland;
 - scrub;
 - improved grassland;
 - field boundaries, including hedgerows and stone walls;
 - pasture;
 - waterbodies; and
 - built development.
- 10.3.9 The Off-Site Power Station Facilities would not have any direct or indirect effects on physical seascape elements, although this is a key characteristic of the wider landscape, hence these have been scoped out as potential receptors.

Local landscape character context

- 10.3.10 Figure E10-2 (Application Reference Number: 6.5.27) illustrates the local landscape context of the Off-Site Power Station Facilities detailed study area. For the purposes of this assessment, this has been defined by the aforementioned detailed study area, which was informed by the ZTV study and site survey.
- 10.3.11 The detailed study area for local landscape character, comprising land within approximately 2km of the Off-Site Power Station Facilities site, includes land which is part of the Isle of Anglesey Area of Outstanding Natural Beauty (AONB).
- 10.3.12 Land use broadly consists of pastoral farmland, scattered farmsteads and rural development, and small villages, such as Llanfaethlu. Approximately 800m to the north-west is Carreglwyd Registered Park and Garden, an ornamental wooded garden and historic estate.
- 10.3.13 The majority of the area consists of pastoral fields of varying shapes and sizes. Smaller and irregular-shaped fields are often located around villages, whereas more regular and larger-shaped fields exist elsewhere. These fields create a notable mosaic field pattern across undulating, drumlin landscape. The field pattern and land use are typical of the rural landscape of Anglesey.
- 10.3.14 Woodland within the detailed study area is limited, except for a significant block of mature woodland including Ancient Woodland at Carreglwyd. The overall landscape is open, comprising a network of stunted hedgerows interspersed with occasional small hedgerow trees. Where hedgerows are not used as field boundaries, drystone walls and cloddiau are common. Amongst the pastoral farmland, there are isolated areas of arable land, heathland, scrub and marsh as well as rock outcrops; however, the majority of the detailed study area comprises improved grassland.
- 10.3.15 The landform is gently undulating and generally rises to the north-west, consisting of small drumlins moulded by past glacial processes. The topography, as shown in figure E10-3 (Application Reference Number: 6.5.28), has an important role in defining the landscape character and contributes to scenic quality, recognised by the nationally important AONB designation and local landscape character.

Landscape description of the site

- 10.3.16 The Off-Site Power Station Facilities site is located on relatively low-lying ground between two drumlin features. Its landform gently falls from west to east, from approximately 55m Above Ordnance Datum (AOD) at the western site boundary to 48m AOD at the eastern site boundary.
- 10.3.17 The Off-Site Power Station Facilities site is predominantly hardstanding and contains two existing commercial garages and a motor vehicle repair building. There is an existing single-storey house in the south-west area of the site.

- 10.3.18 The site is bound by the A5025 to the west, residential and storage buildings to the north, and farmland to the south and east.
- 10.3.19 Vegetation and scattered planting is present on the northern boundary including an evergreen shelterbelt, while earth bunds and hedgerows are present along the eastern and southern boundaries. No prominent woodland is located near to the Off-Site Power Station Facilities site.
- 10.3.20 The site includes one irregular-shaped land parcel and the majority of an adjacent irregular-shaped field. Both are relatively small in size and bounded by stone walls and hedgerows. Their appearance is characteristic of the surrounding field pattern.
- 10.3.21 The site is crossed by two small drains that discharge into the nearby Afon Llanrhuuddlad, a small river located approximately 80m to the south-east, running in an easterly direction towards Llanfaethlu village. The surrounding land within the detailed study area is traversed by a network of small rivers and drains, including the Afon Llanrhuuddlad and the Llyn Garreg-lywd.
- 10.3.22 The influence of water features in the landscape is relatively localised, although the Afon Llanrhuuddlad does make a contribution to local character.

Landscape character

- 10.3.23 A review of published landscape character information has been carried out in order to gain an understanding of the nature and value of the landscape character in the detailed study area.
- 10.3.24 A summary description of landscape character is provided below for each of the landscape designations identified as potential character receptors. Descriptions are taken from published sources of landscape character as set out in further detail in appendix E10-1 (published sources of landscape character) (Application Reference Number: 6.5.16).
- 10.3.25 Published sources exist at various scales, from national level down to more local-level, including *LANDMAP Visual and Sensory Landscape dataset* Level 3 [RD2] descriptions of aspect areas. (It is noted that other *LANDMAP* layers are used in the identification of landscape character; however, those itemised below in relation to the Isle of Anglesey AONB, are of most relevance to this topic.) Landscape Character Areas (LCAs), *LANDMAP* areas and landscape designations are shown in figure E10-4 (Application Reference Number: 6.5.27). Further information is provided in appendix E10-1 (published sources of landscape character) (Application Reference Number: 6.5.19).
- 10.3.26 The following description of landscape character focuses on the detailed study area where potentially significant landscape effects might occur, as explained earlier in the section on study area.

Isle of Anglesey Area of Outstanding Natural Beauty (AONB)

- 10.3.27 The A5025 forms the eastern boundary of the Isle of Anglesey AONB. The Off-Site Power Station Facilities site is located on the east side of the A5025 and does not directly affect the AONB. The AONB is a designation of

national importance, and both national and local policy aims to conserve and enhance the natural beauty, distinctiveness and special qualities of these areas. The location of the proposed Off-Site Power Station Facilities adjacent to the AONB boundary is a consideration for this assessment.

10.3.28 The AONB is a predominantly coastal designation, although the “essential backdrop to the coast” is also important. It is this ‘backdrop’ that lies immediately to the east of the Off-Site Power Station Facilities site, the character of which has been influenced by centuries of farming. Agriculture is the main land use type in the AONB and features such as hedgerows, walls and cloddiau are integral to the landscape.

10.3.29 *The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan Review 2015 – 2020* [RD3] defines the features and special qualities of the AONB. Relevant features and special qualities include:

- traditional agricultural landscape features;
- geological and geomorphological features;
- expansive views;
- peace and tranquillity;
- broad-leaved woodland;
- species-rich roadside verges;
- built environment including Conservation Areas and Listed Buildings;
- ancient monuments/historic landscape, parks and gardens;
- rural agricultural communities;
- Public Right of Way (PRoW) network; and
- accessible land and water.

10.3.30 Figure E10-2 (Application Reference Number: 6.5.27) shows the extent of the AONB, and figure E10-4 (Application Reference Number: 6.5.27) shows published sources of information on landscape character. *The National Landscape Character Assessment - NLCA01 Anglesey Coast* [RD4] and NLCA02 Central Anglesey [RD5] provide information on National Landscape Character Areas (NLCAs), while the *Anglesey Landscape Strategy Update 2011* [RD6] provides information on county LCAs.

10.3.31 The published county LCAs and *LANDMAP* aspect areas within the detailed study area include:

- *LANDMAP* Visual and Sensory Aspect Area (VSAA) North-west drumlins [RD2];
- *LANDMAP* VSAA Drumlins with windfarms [RD2];
- *LANDMAP* VSAA North-west coast [RD2];
- LCA 4: North West Coast [RD6]; and
- LCA 5: North West Anglesey [RD6].

10.3.32 NLCAAs have been defined by Natural Resources Wales at a broad scale across Wales, each with its own distinctive character and sense of place. These character areas provide the top tier in the hierarchy of landscape characterisation in Wales. The Anglesey Coast NLCA encompasses a continuous broad coastal margin, including the AONB. The key characteristics of the extensive NLCA are wide ranging and include marked contrasts, for example between the striking and windswept heathland landscapes of the wild coastline at Holyhead Mountain and green pastoral landscapes inland away from the immediate coastal edge. There is a strong south-west to north-east geological orientation, resulting in an undulating topography which is evident along the coastline and inland. A great variety of coastal types exists, ranging from sheer coastal cliffs and dramatic rocky headlands, for example Wylfa Head, to small sandy coves such as Cemaes Bay. Notable vegetation cover includes the striking and windswept heathland landscapes of the wild coastline, for example on land owned by the National Trust at Cemlyn Bay. Traditional features include cloddiau and occasional stone walls.

10.3.33 The AONB is strongly influenced by the drumlin fields and by the ridge line incorporating Mynydd y Garn, and is rural and undeveloped in nature. The landscape consists of medium-sized pastoral fields bordered by hedgerows, walls and cloddiau; although, rock outcrops and scrub occur within the farmland, particularly in proximity to Mynydd y Garn.

Special Landscape Areas (SLA)

10.3.34 The *Anglesey and Gwynedd Joint Local Development Plan (2011-2026) - Written Statement* [RD7] defines six SLAs on Anglesey. The closest SLA to the Off-Site Power Station Facilities site is Mynydd Mechell SLA, located approximately 3km to the north-east of the site. There is no inter-visibility between this SLA and the Off-Site Power Station Facilities site. Therefore, the proposals are not considered to have direct or indirect effects on the SLA and it has been discounted as a receptor from this assessment.

Isle of Anglesey County Council Landscape Strategy, Update 2011

10.3.35 At a county level, the *Anglesey Landscape Strategy Update 2011* [RD6] identifies that the detailed study area for the Off-Site Power Station Facilities site is located within LCA 5: North West Anglesey, which is described as follows:

- LCA 5: North West Anglesey, an area described as having an extensive drumlin field resulting in a “*classic basket of eggs description for the landscape*” [RD6]. The hillocks run south-west to north-east and the majority have a landcover of improved grassland. There are also areas of marsh, scrub and rocky outcrops at Mynydd y Garn and Mynydd Mechell. Wind farms form a distinctive feature in the landscape. This is a landscape that is characterised by its wind farms and drumlins, see figure E10-4 (Application Reference Number: 6.5.27). The area contains important national and local designations, such as the Isle of Anglesey

AONB and the Llanfechell Conservation Area; however, it also contains detracting features, such as pylons and wind farms.

Countryside Council for Wales LANDMAP Level 3 information

10.3.36 The *LANDMAP* VSAA [RD8] covering the detailed study area are shown on figure E10-4 (Application Reference Number: 6.5.27) and listed below along with their corresponding values. Area values have been taken from existing *LANDMAP* Level 3 information as outlined below.

- The *LANDMAP* VSAA Drumlins with windfarms [RD2] - Groups of wind turbines dominate the landscape in the northern part of Anglesey. The basket of eggs landscape of smooth oval hillocks and damp hollows is typically covered with large regular fields with hedges, mainly pasture for sheep and cattle, with some arable land. There are scattered farms, linked by small roads, all within close sight of wind turbines. Area Value is assessed as Moderate.
- The *LANDMAP* VSAA North-west drumlins [RD2] - Basket of eggs glacial landscape of smooth oval hillocks with damp hollows. Land cover of medium sized, rolling to undulating, pasture fields with hedgerow boundaries. Small villages, hamlets and scattered farms linked by small roads. Settled character in an unremarkable but tranquil, pleasant landscape. Area Value is assessed as Moderate.
- The *LANDMAP* VSAA North-west coast [RD2] - consists mainly of sandy bays and coves interspersed with stretches of rocky coast and small headlands, backed by shallow low slopes. Along the northern third, where the land is higher, there are only rocks with steeply rising slopes behind, giving a wild feeling to this part. For much of its length the coastal footpath runs alongside and there are a few access points for bathing. On the whole it is a quiet unspoilt stretch of coastline with fine views west to Holy Island and along the rugged coast itself. Area Value is assessed as high.

10.3.37 The Off-Site Power Station Facilities site is located within the *LANDMAP* North-west drumlins VSAA. This is a generally quiet, yet unremarkable landscape, with no distinctive landmarks but a number of intrusive elements such as the presence of overhead lines. This character area is typical of the farmland landscape found throughout Anglesey. *LANDMAP* Level 3 information classes this VSAA as of moderate landscape value.

Applicability of published landscape character information

10.3.38 The assessment takes into consideration the qualities of the VSAA and LCA 5 within the assessment of the local landscape character. Due to the effect of local topography, there is no intervisibility between LCA4 and the Off-Site Power Station Facilities within the detailed study area and limited relationship with locations further afield, and is therefore considered unlikely to be affected by the proposed Off-Site Power Station Facilities. The landscape within the detailed study area is largely representative of the

LANDMAP VSAA North-west drumlins and LCA 5: North West Anglesey. Local landform is strongly influenced by nearby drumlin features. Fields are predominantly medium in size, bordered by hedgerows, ditches or walls and used as pasture. The area is partially developed and relatively tranquil with isolated farm properties and small villages linked by minor roads. The exception is the A5025, which adjoins the western boundary of the Off-Site Power Station Facilities site and passes across the detailed study area. Overhead pylons and windfarms are also evident in the wider landscape.

Landscape value

10.3.39 Landscape and related designations provide a starting point for the assessment of landscape value. The value of designations and other areas within the detailed study area have been assessed, as listed below.

- High:
 - Isle of Anglesey AONB and local landscape character within the AONB.
- Medium:
 - Local landscape character considered to be of community value.
- Low:
 - There are no landscapes considered to be of low value within the study area.

10.3.40 Other factors taken into consideration when assessing landscape value for the Landscape and Visual Impact Assessment have included the presence of commercial and agricultural buildings, overhead lines, and the A5025 which tend to moderate the value of the local landscape in close proximity. Conversely some features such as the undulating landform and composition of the landscape contribute to the scenic quality and tranquillity of the landscape within the study area, including the character and setting of the AONB.

10.3.41 Trees, woodland and scrub present within the detailed study area are in variable condition and states of management. They, however, also contribute to the scenic quality, and play a role in softening the effect of the adjacent transport corridor and commercial buildings within the landscape context. Similarly, field boundaries, which comprise a mix of hedgerows, and dry-stone walls, are typical features of the locality and are in variable condition.

10.3.42 This combination of landscape features, some adding to landscape value and others moderating value, are used to refine the value of the local landscape. In the wider context, the local landscape character is assessed as of medium value as stated above, however, in the context of the site, due to the scenic and rural qualities of the landscape within the study area, the local landscape character, as for the AONB, is considered to be of high landscape value.

Visual

Extent of visibility and effects of distance

- 10.3.43 The ZTV (figure E10-1; Application Reference Number: 6.5.27) provides a theoretical model based on landform alone. It shows that theoretical visibility of the Off-Site Power Station Facilities construction and operation activities would be largely concentrated within a radius of 6km from the centre of the site for Mobile Emergency Equipment Garage (MEEG) / Alternative Emergency Control Centre (AECC) building (maximum 14m high). However, site visits have confirmed that actual views of the Off-Site Power Station Facilities from publicly accessible locations are likely to be very limited beyond 2km due to surrounding topography and vegetation.
- 10.3.44 Views and potential visual receptors within the detailed and overarching study areas are described below. Visual receptors and representative views are shown on figure E10-5 (Application Reference Number: 6.5.27). A series of photographs from the viewpoint locations are provided in appendix E10-4 (representative viewpoints) (Application Reference Number: 6.5.22).
- 10.3.45 The extent of visibility for the proposed Off-Site Power Station Facilities is described below:
- To the north – immediate and open views are limited to the adjoining development. Visibility extends to some elevated locations, across the undulating drumlin landscape up to approximately 3.5km. This includes middle-distance views possible from the summit and PRoW within the locality of Mynydd y Garn. There is no inter-visibility with the settlement of Rhydwyn.
 - To the west and south-west – local views extend across the adjoining A5025 to the Llanfaethlu Primary School and nearby farmland. Beyond this, views are curtailed by a ridgeline situated approximately 250m to the west of the Off-Site Power Station Facilities site. Views are possible from the adjoining A5025, the public footpaths immediately to the west and the AONB. There is no inter-visibility with Carreglwyd (a local Registered Park and Garden), this receptor would therefore experience no visual effects and is scoped out of this assessment.
 - To the south – open, local views are possible from the nearby properties immediately to the south of the Off-Site Power Station Facilities site. Beyond these properties, the Off-Site Power Station Facilities site can be partially seen from the surrounding rural landscape up to the settlement edge of Llanfaethlu and scattered development off the A5025. Further visibility to the south is restricted by the intervening drumlin landform and the built form associated with nearby agricultural development.
 - To the east – local visibility extends to the nearby agricultural fields up to a ridgeline approximately 1km from the Off-Site Power Station Facilities site boundary. More distant glimpsed views are possible from

the rising summits of distant drumlins to the east, located approximately 2-6km away from the site. In such limited views, the proposed development and associated activities would not be noticeable.

Description of existing views (by receptor)

10.3.46 The detailed descriptions of the baseline views from the representative viewpoints are included in appendix E10-3 (visual effects schedule) (Application Reference Number: 6.5.21). Viewpoint locations are shown on figure E10-5 (Application Reference Number: 6.5.27). The existing daytime views within the and overarching study areas are described below by reference to the main groups of visual receptors. The relative distance from the Off-Site Power Station Facilities site is defined broadly in table E10-1.

Table E10-1 Distance categories

Nature of view	Distance
Local views	Up to 1km
Middle-distance views	1km to 5km
Distant views	5km to 10km
Very distant views	Over 10km

10.3.47 Principal visual receptors comprise the following groups of people:

- recreational: users of local PRoW assigned a 'FP' (denoting 'Footpath') prefix, including (FP1, FP2, FP3, FP4) and visitors using more distant PRoW and access land at Mynydd y Garn (FP5);
- community: communities assigned a 'CR' or 'S' (denoting 'Community Receptor' or 'School') prefix, including the community off the A5025 (CR2), Llanfaethlu to the south-west (CR1), Llanfaethlu Primary School (S1) to the south-west, and Llanrhuddlad to the north-east (CR3);
- commercial: users of nearby commercial development assigned a 'B' (denoting 'Business') prefix to the north (BR1); and
- transient: travellers assigned a 'TR' (denoting 'Travellers') prefix, including travellers on the A5025 (TR1); and travellers on the local road network (TR2).

10.3.48 The viewpoint locations in table E10-2 refer to appendix E10-4 (Application Reference Number: 6.5.22).

Table E10-2 Viewpoint locations

Viewpoint number	Viewpoint description
Recreational receptors	
1	Representative view users of PRoW FP4
5	Representative view users of PRoW FP3

Viewpoint number	Viewpoint description
6	Representative view users of elevated PRow and access land at Mynydd y Garn, a locally recognised vantage point FP5
7	Representative view users of PRow west of the site FP2
8	Representative view users of PRow south of the site FP1
Community receptors	
1	Representative view for community receptors in Llanrhuuddlad to the north-east CR3
2	Representative view for community receptors in Llanfaethlu to the south-west CR1
2	Representative view for Llanfaethlu Primary School S1
4	Representative view for community off the A5025 CR2
Commercial receptors	
5	Representative view for commercial receptor BR1
Transient receptors	
1	Representative view for travellers on A5025 TR1
2	Representative view for travellers on users of the local road network TR2
3	Representative view for travellers on A5025 TR1
4	Representative view for travellers on A5025 TR1

Recreational receptors

- 10.3.49 The nearby footpaths to the west (FP2) are located within the AONB and have open, elevated and local views of the Off-Site Power Station Facilities site. The site is visible in the middle ground, behind the A5025 and within the context of existing development off the A5025 (viewpoint 7).
- 10.3.50 The recreational users of a nearby footpath to the north (FP3) have direct, partially screened views of the Off-Site Power Station Facilities site from long sections. The Off-Site Power Station Facilities site is visible in the middle ground, from a nearby section of the footpath to the north-east, but views are partially screened by intervening vegetation and built form located close to the northern Off-Site Power Station Facilities site boundary (viewpoint 5). More distant and open views are possible from short elevated sections further to the north.
- 10.3.51 The users of a nearby footpath to the south (FP1) have largely open and direct views of the Off-Site Power Station Facilities site from long open sections. The site is visible in the foreground from sections nearest to the southern site boundary (viewpoint 8). As distance increases, the site is seen in the middle ground of views.

- 10.3.52 Footpaths between 1 and 2km to the north-east of the site (FP4) have open, middle distance views from short elevated sections. The site is visible in the middle ground, and seen against the backdrop of the undulating topography of the surrounding rural landscape, the settlement edge of Llanfaethlu and Llanfaethlu Primary School (viewpoint 1).
- 10.3.53 Mynydd y Garn is located approximately 3.5km to the north-west of the Off-Site Power Station Facilities site. Recreational users of its open access land and PRoW (FP5) have open, middle distance views of the site from its summit and upper slopes. From this distance, the site is barely perceptible in the background and is seen as part of a much wider view panoramic view across the surrounding landscape (viewpoint 6).

Community receptors

- 10.3.54 The adjoining community off the A5025 (CR2) has varying views depending on location and orientation. Views adjoining the Off-Site Power Station Facilities site, including those experienced by receptors whilst accessing their properties and moving around the local area, are local, direct and partially screened, with the site visible in the foreground and seen against a backdrop of adjoining development (viewpoint 4). However, the majority of views are oblique and partially filtered, due to intervening vegetation and built form.
- 10.3.55 Llanfaethlu is located approximately 350m to the south-west of the Off-Site Power Station Facilities site (CR1). This community, including users of St Maethlu's Church, has local, direct and open views of the existing site from the northern settlement edge (viewpoint 2). Views to the site are experienced from an elevated location, in the middle ground and within the context of the A5025 and adjoining ribbon of development. Many views look over, or take in, Llanfaethlu Primary School within the foreground. The site is viewed against a backdrop of existing development and the rolling farmland landscape.
- 10.3.56 The community at Llanrhuuddlad incorporates development along the Lon Las Road (A5025) to the north-east of the Off-Site Power Station Facilities site (CR3). Receptors have middle distance and open views of the existing site from an elevated location, with the site visible in background against the rising settlement of Llanfaethlu. Although views are largely open, the site itself is partially obscured by the intervening vegetation and built development in close proximity and to the north-east of the site (viewpoint 1).
- 10.3.57 Llanfaethlu Primary School (S1), opened in autumn 2017, is approximately 120m to the south-west of the site on the opposite side of the A5025. Views from this visual receptor are local and partially filtered towards the Off-Site Power Station Facilities site. Intervening vegetation along the A5025 and nearby residential properties would reduce visibility into the site (viewpoint 2).

Commercial receptors

- 10.3.58 The users of nearby commercial development are located directly to the north of the Off-Site Power Station Facilities site (BR1). Users have local

and direct views of the site to the south, with the site visible in the foreground, and viewed against a backdrop of existing development and the A5025 (viewpoint 5).

Transient receptors

10.3.59 The A5025 (TR1) borders the Off-Site Power Station Facilities site. Road users have direct, local views of the site from the west, from a short section of its route immediately adjacent to the site. These views are partially filtered by surrounding vegetation and built development (viewpoint 4; appendix E10-4; Application Reference Number: 6.5.22). Its users also have elevated open, local to middle distance views (up to a total distance of 1.8km) from distant sections north, south and south-east of the site. Views from the south are largely open; however, the site itself is partially obscured by intervening landform and built form (viewpoint 3). Views from the north are also open, but the site is partly screened by nearby settlement and vegetation adjoining its northern boundary (viewpoint 1). Views would be seen in conjunction with the A5025.

10.3.60 The unnamed minor road within Llanfaethlu (TR2) has local, intermittent, elevated views of the Off-Site Power Station Facilities site. In these views, the site is within the middle ground, partially obscured by intervening built form to the north of this road and there is some minor filtering from intervening vegetation (viewpoint 2). Views are restricted to a short section of the road and views would be seen in the context of the A5025 and Llanfaethlu Primary School.

Night-time views

10.3.61 During hours of darkness, the residential properties at Llanfaethlu to the south-west of the site and Llanrhuddlad to the north, properties off the A5025 within the immediate vicinity of the site and scattered settlements within the local area create some sky glow within the predominantly rural landscape. The existing vehicle storage use of the site has minimal light effect at night.

Evolution of the baseline

10.3.62 In the absence of the Off-Site Power Station Facilities development, it is assumed that it is likely that the site would remain as a vehicle storage facility, or, developed for an alternative use subject to appropriate permission being sought if required.

10.4 Design basis and activities

10.4.1 This section sets out the design basis for this assessment of effects. It sets out where any assumptions have been made to enable the assessment to be carried out at this stage in the evolution of the design. This section also identifies the embedded and good practice mitigation that would be adopted to reduce adverse effects as inherent design features or by implementation of standard industry good working practice.

10.4.2 As described in chapter E1 (proposed development) (Application Reference Number: 6.5.1), the application for development consent is based on a

parameter approach. The assessment described within this chapter has taken into consideration the flexibility afforded by the parameters. A worst case scenario has therefore been assessed from a landscape and visual perspective within the parameters described in chapter E1 (Application Reference Number: 6.5.1).

- 10.4.3 Embedded and good practice mitigation measures taken into consideration in the initial assessment of potential effects are set out below within this section. Additional mitigation measures taken into consideration in the assessment of residual effects are set out within section 10.6 of this chapter.

Construction

- 10.4.4 It is anticipated that construction of the Off-Site Power Station Facilities would be undertaken within a two-year period, commencing approximately two to three years after grant of Development Consent Order (DCO).

Basis of assessment and assumptions

- 10.4.5 The construction activities considered relevant to this assessment are set out below:
- demolition of the two existing commercial garages, motor vehicle repair building and existing single-storey house in the south-west of the site;
 - disruption and loss of some landscape features such as hedgerows and trees;
 - the presence of the temporary construction compound and movement of construction equipment;
 - temporary 1.8m noise barrier on the site perimeter;
 - temporary topsoil mounds and material storage compounds;
 - levelling and re-grading the site (cut and fill);
 - installation of Off-Site Power Station Facilities buildings which comprise the Environmental Survey Laboratory (ESL), MEEG and AECC;
 - installation of pumphouse, generator, substation, refuse building, fuelling station, underground tanks and below ground services;
 - storage facilities for temporary buildings;
 - installation of hard landscaping and reinforced grass overspill car parking; and
 - installation of site security fencing, gates and security kiosks and lighting.

Embedded mitigation

- 10.4.6 A number of mitigation measures to address the potential landscape and visual effects have been incorporated into the design of the Off-Site Power Station Facilities. These are referred to as embedded mitigation measures and are taken into account in the initial assessment of landscape and visual effects. Further details on the embedded mitigation measures listed below

are provided in volume 3, appendix 1-1, of the Design and Access Statement (Associated Developments and Off-Site Power Station Facilities) (Application Reference Number: 8.2.3), which sets out the design principles for the following measures:

- existing boundary hedges and trees will be retained where possible; and
- retention of stone walls to the north and east of the site.

10.4.7 Compliance with the principles outlined in volume 3, appendix 1-1, of the Design and Access Statement (Application Reference Number: 8.2.3) and would be secured through a DCO requirement.

Good practice mitigation

10.4.8 In order to mitigate potential effects on landscape and visual receptors during construction, the following good practice mitigation measures set out in the Wylfa Newydd Code of Construction Practice (CoCP) (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-Code of Construction Practice (sub-CoCP) (Application Reference Number: 8.9) would be adopted:

- Protection of existing trees, scrub and hedgerows to be retained in accordance with the recommendations in *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* [RD9], as outlined in section 11 (ecology and landscape strategy) of the Wylfa Newydd CoCP (Application Reference Number: 8.6).
- Site lighting would be designed to reduce light spill and limit effects on sensitive receptors, for example local communities, as outlined in section 4 (general site management strategy) of the Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9).

10.4.9 Compliance with the Wylfa Newydd CoCP (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) would be secured through a DCO requirement.

Operation

10.4.10 It is anticipated that the Off-Site Power Station Facilities would be operational for approximately 60 years, to coincide with the lifetime of the Power Station.

Basis of assessment and assumptions

10.4.11 The following operational activities are considered relevant to the assessment of landscape and visual effects:

- Change of use from vehicle storage to Off-Site Power Station Facilities site.
- The single storey ESL building, with profile sheet cladding and its operational use.

- The two storey MEEG/AECC building, with profile sheet cladding and large vehicle access doors and its operational use.
- All associated structures and plant (including a substation and fuel storage).
- Drainage ditches and swales.
- Stonewalling and retaining walls, combined with vegetation barriers.
- A 2.4m-high mesh panel security fence.
- Use of temporary mobile equipment if required.
- Lighting of the Off-Site Power Station Facilities site at the buildings on-site, car park and pedestrian footpath, and entrance to the site. Lighting columns at the site entrance and round the ESL building would be 6m in height. Those round the internal part of the site and the eastern boundary would be 8m. The MEEG/AECC building would be mainly lit with wall-mounted units at 7m. The lighting requirements for the ESL and MEEG/AECC building are likely to vary between day-to-day operation and emergency events; the lighting would be designed to be responsive. When the ESL and MEEG/AECC building are unmanned, lighting at the site would be minimal and lights would be switched down to a minimum at the end of the working day and through the night.

Embedded mitigation

10.4.12 A number of mitigation measures to address the potential landscape and visual effects have been incorporated into the design of the Off-Site Power Station Facilities. These are referred to as embedded mitigation measures and are taken into account in the initial assessment of landscape and visual effects. Further details on the embedded mitigation measures listed below are provided in volume 3, appendix 1-1, of the Design and Access Statement (Associated Developments and Off-Site Power Station Facilities) (Application Reference Number: 8.2.3), which sets out the design principles for the following measures:

- planting to achieve visual screening of the proposed development during operation;
- the buildings will be positioned, designed and orientated to reduce their effect on the surrounding areas as far as practicable within operational requirements;
- retention of stone walls to the north and east of the site; and
- appropriate architectural design, including scale, height, building mass and choice of building finishes to make building in-keeping with the character of its surroundings as far as is practicable, would be adopted.

10.4.13 Compliance with the principles outlined in volume 3, appendix 1-1, of the Design and Access Statement (Application Reference Number: 8.2.3) would be secured through a DCO requirement.

Good practice mitigation

10.4.14 In order to mitigate potential effects on landscape and visual receptors during operation, the following good practice mitigation measures set out in the Wylfa Newydd CoCP (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) would be adopted:

- Site lighting would be designed to reduce light spill and limit effects on sensitive receptors, for example local communities, as outlined in section 4 (general site management strategy) of the Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9).

10.4.15 Compliance with the Wylfa Newydd CoCP (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) would be secured through a DCO requirement.

Decommissioning

10.4.16 It is assumed that the Off-Site Power Station Facilities buildings would be decommissioned and removed from the site, with concrete slabs remaining, around the same time as decommissioning of the Power Station commences at the end of its operational life.

Basis of assessment and assumptions

10.4.17 Decommissioning of the Off-Site Power Station Facilities is considered likely to entail the following activities only:

- removal of ESL and MEEG/AECC buildings; and
- removal of pumphouse, generator, substation, refuse building, fuelling station and underground tanks.

Embedded mitigation

10.4.18 The main embedded mitigation proposed for decommissioning comprises the retention of the planting undertaken for screening of the proposed development. This planting would soften views of decommissioning activities.

Good practice mitigation

10.4.19 The details of good practice mitigation for decommissioning are not known at this time, as it is not known what would be considered good practice in the future. To facilitate the assessment of landscape and visual effects, it has been assumed that measures similar to those set out within the Wylfa Newydd CoCP (Application Reference Number: 8.6) and Off-Site Power Station Facilities sub-CoCP (Application Reference Number: 8.9) would be adopted as good practice mitigation for decommissioning, specifically:

- Continued protection of existing trees, scrub and hedgerows to be retained in accordance with the recommendations in *BS 5837:2012 Trees in Relation to Design, Demolition and Construction* [RD9]; and

- Design of site lighting to reduce light spill onto sensitive receptors

10.5 Assessment of effects

- 10.5.1 This section presents the findings of the assessment of effects associated with the construction, operation and decommissioning of the Off-Site Power Station Facilities.
- 10.5.2 The assessment considers the potentially significant landscape and visual effects likely to result from the following development phases:
- Stage 1: Construction (short-term reversible);
 - Stage 2: Operation, year 1 and year 15, (long-term reversible); and
 - Stage 3: Decommissioning (short-term reversible).
- 10.5.3 The justification for the assessment stages considered in the landscape and visual assessment are set out in section 10.4 of chapter B10 (Application Reference Number: 6.2.10). The potential of the proposed development to give rise to significant landscape and visual effects is set out in the following sections.
- 10.5.4 Further detail on the assessment of landscape and visual effects is contained within the appendix E10-2 (landscape effects schedule) (Application Reference Number: 6.5.20) and appendix E10-3 (Application Reference Number: 6.5.21). Additional detail on representative viewpoints and photomontage views is included in appendix E10-4 and appendix E10-5 (Application Reference Numbers: 6.5.22 and 6.5.23) respectively.
- 10.5.5 The construction, operation, and decommissioning of the Off-Site Power Station Facilities have the potential to generate a number of significant effects upon the key landscape and visual receptors identified above. The significance of effects is assessed by considering the sensitivity of receptors in relation to the predicted magnitude of change: after taking into consideration the mitigation measures embedded within the project design, as well as good practice mitigation.

Evaluation of sensitivity of receptors

- 10.5.6 To assess the significance of landscape effects on key landscape receptors, an evaluation has been made of their sensitivity to the changes that would be likely to arise from the Off Site Power Station Facilities. This has been determined by combining judgements on their susceptibility to change, that is their ability to accommodate the Off-Site Power Station Facilities proposals without undue negative consequences, and the value attached to the landscape. Susceptibility and value have been evaluated as high, moderate, low or negligible using the criteria in the methodology set out in chapter B10 (Application Reference Number: 6.2.10). The overall assessment of the sensitivity of the landscape receptors is described below based on professional judgement.

Evaluation of sensitivity of landscape receptors

Isle of Anglesey AONB

- 10.5.7 The AONB is of national importance and therefore considered to be of a high landscape value. The Off-Site Power Station Facilities development has the potential to indirectly affect the character of a small part of the AONB, and directly affect a small part of the setting of the AONB. The undulating landform and urban and agricultural land uses in the surrounding area have potential to contain the site and adverse effects arising as a result of development to some degree. On balance the AONB, is considered to have moderate susceptibility to the nature of the Off-Site Power Station Facilities. The overall sensitivity is assessed as high.

Local landscape character

- 10.5.8 The value of the local landscape character within the detailed study area is considered to be high due to the AONB designation associated with the landscape, the rural, settled qualities of the area and the drumlin landscape which are typical qualities identified by the *LANDMAP* VSAA North-west drumlins and LCA 5 North West Anglesey classifications. The character area includes elements, such as woodland, hedgerow trees, heath, and improved grassland, within the site there are currently low-quality sheds and hard landscaping. The presence of man-made development such as residential, commercial and agricultural buildings within the detailed study area, alongside the undulating nature of the topography, provide some ability to accommodate the proposed development. The local landscape character is therefore considered to have a moderate susceptibility. Due to the rural characteristics of the local landscape and the direct nature of potential effects, the overall sensitivity is assessed as high.

Evaluation of sensitivity of visual receptors

- 10.5.9 To assess the significance of visual effects on the key visual receptors, an evaluation has been made of their sensitivity to the changes to their views, which would be likely to arise from the Off-Site Power Station Facilities development. This has been determined by combining judgements on their susceptibility to change, that is their ability to accommodate the change without undue negative consequences and the value attached to the view. Susceptibility and value have been evaluated as high, medium, low or negligible using the criteria in the methodology. The overall assessment of the sensitivity of receptors is as described below using professional judgement.

Recreational receptors

- 10.5.10 The high value of views experienced from PRoW in the local area surrounding the site (viewpoints 1, 5, 7 and 8) and middle distance views from PRoW and access land at Mynydd y Garn (viewpoint 6), relates to the AONB landscape designation associated with the views. The nature of the views from these routes generally forms an important part of the experience and visual amenity enjoyed by the receptors. The susceptibility to the proposed change in the view is considered to be high as a result of the receptors' recreational activity and potential focus on the view. Overall the sensitivity of PRoW walkers and visitors to Mynydd y Garn is assessed as high.

Community receptors

- 10.5.11 The value of views experienced by the local community (viewpoints 1, 2 and 4) is considered to be high in relation to the scenic quality of open views. These views are associated with the AONB. Although views from locations on the edge of these communities are largely open, the site itself is often partially obscured by nearby ribbon development, vegetation and intercepting built form within the middle-ground. The susceptibility to the proposed change is medium. Overall communities are considered to be of a high sensitivity.

Commercial receptors

- 10.5.12 The value of the views experienced by staff at the commercial property to the north-east of the site (viewpoint 5) is considered to be high in relation to the scenic quality of open views, where available. These views are associated with the AONB. Views from this receptor toward the site are often partially obscured by built form or vegetation and have less scenic quality. Staff at the commercial property have a low susceptibility to the proposed type of change within the view because of their occupation and likely focus on work activities. Overall staff at the commercial property are considered to have low sensitivity to the Off-Site Power Station Facilities, as the nature of the potentially affected view is secondary to their occupation.

Transient receptors

- 10.5.13 The high value of local views from users of the local road network (viewpoint 2) and local and middle distance views from the A5025 (viewpoints 1, 3 and 4) reflects the AONB designation and value of the local landscape through which the roads pass. The transient nature of the views reduces the receptors' susceptibility to the type of change proposed. Both road users travelling on the A5025 and on the local road network have potential to be appraising the local scenery and would have a medium susceptibility to change. These receptors are considered to be of medium sensitivity.

Construction

- 10.5.14 A summary of the potential effects likely to arise from the construction is presented below for each of the key groups of landscape and visual receptors identified in section 10.3 of this chapter. The detailed assessment is presented in the landscape and visual effects tables in appendices E10-2 and E10-3 (Application Reference Numbers: 6.5.20 and 6.5.21).
- 10.5.15 The initial assessment takes into account embedded and good practice mitigation to reduce landscape and visual effects, as listed above in section 10.4.
- 10.5.16 Although the end result of construction would be permanent, including changes to landform, construction activities would only be a temporary short-term duration for a period of approximately fifteen months.

Effects on landscape character

Isle of Anglesey AONB

- 10.5.17 The perception of the construction works in the adjacent local landscape, would contrast with the rural setting of the AONB. The construction works, including the use of mobile plant and equipment and the introduction of a temporary 1.8m noise barrier, would be incongruous with the features within the local landscape. This would partially affect the perception of the AONB within the detailed study area, resulting in a small magnitude of change. The significance of effect would be minor adverse and not significant effect on this localised area of the high sensitivity AONB in the short-term. The indirect effects would not undermine the AONB's reasons for designation, or the overall perception of the AONB. The construction works would therefore result in a negligible magnitude of change on the AONB as a whole. The significance of effects on the overall AONB which has a high sensitivity would be minor adverse and therefore not significant in the short-term.

Local landscape character

- 10.5.18 During construction, direct effects upon landscape character would be localised within the site and adjoining access roads. The effects of the construction activities including the use of mobile plant and equipment and the introduction of a temporary 1.8m noise barrier, would be limited in extent, and would not dramatically alter the perception or physical characteristics of the local landscape within the detailed study area. The works would result in a small magnitude of change. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the short-term.

Visual effects

- 10.5.19 Views and visual receptors within the detailed and overarching study areas are described below. Refer to figure E10-1 ZTV and figure E10-5 representative viewpoint locations and visual receptors (Application Reference Number: 6.5.27).

Recreational receptors

- 10.5.20 Visual effects experienced by the users of PRow would range from moderate adverse to negligible adverse during the construction stage.
- 10.5.21 The users of nearby public footpath to the south of the site (FP1) (viewpoint 8) would experience direct, open and local views of the construction works within the site, from long sections of this footpath in north-westerly aspects. Construction activity, including the use of mobile plant and equipment, and a temporary 1.8m noise barrier, would introduce detracting features within the scene. Consequently, these receptors would experience a medium magnitude of change. The significance of effect on the high sensitivity receptor would be moderate adverse and therefore significant in the short-term.

- 10.5.22 The users of footpaths to the west of the site (FP2) (viewpoint 7), situated within the nearby AONB, would also have open, direct and local views of the construction works from the majority of these routes. Users would see the activities, including the use of mobile plant and equipment and the introduction of a temporary 1.8m noise barrier, within the context of nearby and adjoining settlement development, and behind the A5025. The loss of some landscape features, including a group of trees adjacent to the removed property in the south west corner of the site would be seen. While the linear tree belt along the site's north boundary would be retained, providing a framing feature. Construction works would not be unfamiliar within the local scene. The change would affect part of the view, from sections of path which cross open fields and where breaks or the height of field hedgerows allow. The receptors would experience a medium magnitude of change. The significance of effect on the high sensitivity receptors would be moderate adverse and therefore significant in the short-term.
- 10.5.23 Users of the nearby footpath to the north-east of the site (FP3) (viewpoint 5) would have local and intermittent views of construction works, predominately experienced from elevated locations. Glimpsed views of the construction works may also be possible from a short section of the footpath where it meets the A5025. The construction activities including the use of mobile plant and equipment and the introduction of a temporary 1.8m noise barrier would alter part of the view in the middle ground, partially obscured by intervening vegetation and existing built form to the north of the site. The perceptible change in the view would be limited in extent. The works would be seen in the context of adjacent commercial development and would not be an unfamiliar activity within the local view. The magnitude of change for these receptors is considered to be small. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the short-term.
- 10.5.24 More distant footpaths to the north-east of the site would have elevated, partially obscured and middle-distance views of the construction activity to the south-west (FP4) (viewpoint 1). These activities would be visible in the distance in the view, within the context of the surrounding settlement development off the A5025 and Llanfaethlu on rising ground to the south. As a result, the magnitude of change for these receptors is considered to be small. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the short-term.
- 10.5.25 Visitors to Mynydd y Garn and the surrounding PRoW (FP5) (viewpoint 6) would have middle distance views of the construction works from its elevated slopes and vantage points. Although views would be open, the works would be barely perceptible due to the distances involved and the small scale of the proposed Off-Site Power Station Facilities within the view, alongside filtering provided by intervening built form and vegetation. The overall composition and quality of the panoramic views would remain and the magnitude of visual change would be negligible. The significance of effect on the high sensitivity receptors would be negligible adverse and therefore not significant in the short-term.

Community receptors

- 10.5.26 The nearby community off the A5025 (CR2) (viewpoint 4) would have direct, open and partially screened views of the construction works, where it adjoins the northern and southern site boundaries. Elsewhere, receptors would experience less significant visual effects, with partially screened, oblique and local views of the construction work from upper storey and lower storey windows and associated curtilage. These receptors would see the introduced activities, including the use of mobile plant and equipment and the introduction of a temporary 1.8m noise barrier, as detrimental to their visual amenity; however, the works would be seen in the context of existing development. The works would result in a medium magnitude of change. The significance of effect on the high sensitivity receptor would be moderate adverse and therefore significant in the short-term.
- 10.5.27 The community of Llanfaethlu (CR1) (viewpoint 2) including St Maethlu's Church would experience a small magnitude of change as a result of the construction works within the middle ground of the view. In places, these receptors would have direct and open views of the construction activities within the site, partly obscured by vegetation to the south of the site. In many views, the works would be partly obscured by Llanfaethlu Primary School. They would be seen in the context of existing development and activity along the A5025. The significance of effect on the on the high sensitivity community receptor would be minor adverse and therefore not significant in the short-term.
- 10.5.28 Within slightly elevated, middle distance views from the community of Llanrhuuddlad (CR3) (viewpoint 1) construction works would be partially screened by intervening development. Construction activity, including the use of mobile plant and equipment, and a temporary 1.8m noise barrier, would introduce detracting features within the scene. The works would be seen against the existing settlement of Llanfaethlu on rising ground to the south, within the context the A5025 and its associated ribbon development. As such, these receptors would experience a small magnitude of change. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the short-term.
- 10.5.29 The receptors within the Llanfaethlu Primary School (S1) (viewpoint 2) would have partially filtered, in places open and generally oblique views of the construction works for the Off-Site Power Station Facilities. The activities would be viewed in the context of existing development off the A5025. The construction works within the view would cause a small magnitude of change to the view. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the short-term.

Commercial receptors

- 10.5.30 The users of the nearby commercial development to the north of the site (BR1) (viewpoint 5) would experience direct and local views of proposed construction works within some aspects to the south. These views would be experienced from the access track, accessible locations adjacent to the north boundary of the site and between intercepting commercial and

residential buildings. The tree line along the northern site boundary would be retained, providing some filtering to views. The construction activities would result in a medium magnitude of change to the views experienced. Receptors would, however, be more focused on their commercial activities than the surrounding view. The significance of effect on the low sensitivity receptor would be minor adverse and therefore not significant in the short-term.

Transient receptors

- 10.5.31 The transient users of the A5025 (TR1) (viewpoints 1, 3 and 4) would have direct, immediate, local and middle distance views of the works, from short sections of the road to the north, south and west. Construction activities would be visible within the site, partially screened by intercepting built form and vegetation. Receptors are more likely to be focused on their journey. These receptors are expected to experience a small magnitude of change in the view. The significance of effect on the medium sensitivity receptors would be minor adverse and therefore not significant in the short-term.
- 10.5.32 The users of local unnamed road to the south of the site (TR2) (viewpoint 2) would have elevated, intermittent and local views of the site from a short section. Activities would be seen in the middle ground amongst existing development off the A5025, and behind layers of intervening built form and the A5025. These receptors would experience a small magnitude of change in the view. The significance of effect on the medium sensitivity receptors would be minor adverse and therefore not significant in the short-term.

Distant views

- 10.5.33 There would be no discernible distant views of the Off-Site Power Station Facilities site during construction.

Night-time views

- 10.5.34 Standard construction works within the Off-Site Power Station Facilities site would take place during normal working hours and there would be minimal lighting required during hours of darkness. Site lighting would be primarily provided to ensure safe working conditions and to maintain security while having regard to sensitive receptors. Lighting would be switched off when not required to ensure site safety and security. The on-site lighting is expected to result in only a slight increase to the baseline light levels within the local landscape.

Operation

- 10.5.35 The assessment assumes that by the operation phase all construction activities would have been completed. Embedded landscape mitigation such as grass seeding, hedgerow planting and enhancement planting within existing hedgerows would have been completed with planting undertaken towards the end of the construction stage.
- 10.5.36 A summary of the potential effects likely to arise from operation of the Off-Site Power Station Facilities site is presented below for each of the key

groups of landscape and visual receptors identified in section 10.3 of this chapter. The detailed assessment is presented in the appendices E10-2 and E10-3 (Application Reference Numbers: 6.5.20 and 6.5.21).

Effects on landscape character

Isle of Anglesey AONB

Operation: Winter year 1

- 10.5.37 The indirect effects on the area of the Isle of Anglesey AONB, in the locality of the site, would reduce once construction activity ceases. The proposed MEEG and ESL buildings whilst larger in scale than those existing on site, would be similar in character to others within the locality. The increased prominence of built form, including hard standing, lighting columns and associated operational activity, would result in a negligible magnitude of change to the local area of the AONB. The significance of effect on the high sensitivity AONB would be minor adverse and therefore not significant in the long-term. The perceived character of the AONB and its setting would be similar to the baseline and there would be no noticeable alteration to the character of the AONB as a whole, resulting in a negligible adverse and not significant effect in the long-term.

Operation: Summer year 15

- 10.5.38 By operation summer year 15, as vegetation would have established, the boundary features and tree cover within the site would be strengthened, helping the proposed Off-Site Power Station Facilities assimilate with their surroundings. The magnitude of change on the local area of the AONB would remain negligible. The significance of effect on the high sensitivity AONB would be negligible adverse and therefore not significant in the long-term.

Local landscape character

Operation: Winter year 1

- 10.5.39 During operation, the Off-Site Power Station Facilities buildings would be introduced at a larger scale than those existing on site and the adjacent built form off the A5025, but similar in scale to some of the existing sheds within the wider local landscape. The effects of the built form, together with the lighting columns, hard standing and external plant areas, would be limited to the local area and visual amenity within detailed study area. Planting within the site including new native tree, shrub and hedgerow planting would begin to contribute to the local landscape character. Activity would comprise routine vehicle and people movement, similar to the baseline situation. Overall the magnitude of change to the receptor would be negligible. The significance of effect on the high sensitivity local landscape would be minor adverse and therefore not significant in the long-term.

Operation: Summer year 15

- 10.5.40 By operation summer year 15, as new hedgerow and native woodland planting would have established within the site, it would increase the appearance of tree cover and strengthen the existing field pattern within the immediate area. The established vegetation would provide some softening effects to the Off-Site Power Station Facilities buildings. By year 15, there would be some enhancement to local landscape character of a negligible magnitude. The significance of effect on the high sensitivity receptor would be minor beneficial and therefore not significant in the long-term.

Visual effects

Recreational receptors

Operation: Winter year 1

- 10.5.41 The users of the nearby footpaths to the south of the site (FP1) (viewpoint 8; appendix E10-5 (photomontage viewpoints); Application Reference Number: 6.5.23) would experience direct, open, local views of the Off-Site Power Station Facilities buildings, together with the perimeter fence, lighting columns and operational activities at year 1. The MEEG and ESL buildings would be larger in scale than those existing on site, proposed soft and hard landscaping would to some extent improve the appearance of the site within the view. These receptors would experience a small magnitude of visual change. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the long-term.
- 10.5.42 The users of the public footpaths to the west (FP2) (viewpoint 7; appendix E10-5; Application Reference Number: 6.5.23) would also experience a small magnitude of change. In these local views, the proposed Off-Site Power Station Facilities buildings would be visible in the middle ground, larger in scale than the existing buildings on site and within the adjacent development off the A5025. Part of the site access barrier and lighting columns would also be visible in the middle ground beyond the field hedgerow. The type and form of buildings proposed would be in keeping with existing buildings within the local landscape and the operational activities would remain similar to the baseline. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the long-term.
- 10.5.43 Users of the nearby footpath (29/029/1) to the north-east of the site (FP3) (viewpoint 5) would have local and intermittent views of the Off-Site Power Station Facilities buildings. The built form would be seen, more prominent than the existing sheds within the view, above intervening properties and commercial development positioned to the north and east of the site. The buildings would be in character with the surrounding commercial development. The magnitude of change to the view would be small. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the long-term.
- 10.5.44 The users of more distant footpaths to the north-east of the site (FP4) (viewpoint 1) would have middle distant, open views of the Off-Site Power

Station Facilities. Operational activities would be barely perceptible in the middle ground due to the screening effect of intervening vegetation and built form directly to the north of the site. The Off-Site Power Station Facilities buildings would be partially visible, however, they would be in keeping with the surrounding development. As such, these receptors would experience a negligible magnitude of change to the view. The significance of effect on the high sensitivity receptors would be negligible adverse and therefore not significant in the long-term.

- 10.5.45 In middle-distance views from Mynydd y Garn and surrounding PRow (FP5) (viewpoint 6), the operational activities would be virtually imperceptible and the built form would be well assimilated with its surroundings. These receptors are therefore expected to experience a negligible magnitude of change to the view. The significance of effect on the high sensitivity receptors would be negligible adverse and therefore not significant in the long-term.

Operation: Summer year 15

- 10.5.46 In views experienced from local PRow to the west (FP2) (viewpoint 7; appendix E10-5; Application Reference Number: 6.5.23) and north east (FP3) (viewpoint 5) new planting to the north, east and south of the site would have established and would reinforce the presence of vegetation within the view. The overall small magnitude of change, resulting from the scale of the proposed built form, would remain the same as at year 1. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the long-term.
- 10.5.47 In views from the local PRow to the south (FP1) (viewpoint 8; appendix E10-5; Application Reference Number: 6.5.23), new hedgerow and tree planting to the south and east of the site, would have established and would strengthen the presence of vegetation surrounding the site, partially screening and softening the appearance of the built form, this effect would improve the appearance of the site within the view. However, the magnitude of change is expected to remain small. The significance of effect on the high sensitivity receptors would be a minor adverse and therefore not significant in the long-term.
- 10.5.48 In more distant views from footpaths to the north-east of the site (FP4) and from Mynydd y Garn (FP5) (viewpoints 1 and 6) the magnitude of change is expected to remain negligible. The significance of effect on the high sensitivity receptors would be negligible adverse and not significant in the long-term, as for year 1.

Community receptors

Operation: Winter year 1

- 10.5.49 The community off the A5025 (CR2) (viewpoint 4), which adjoins the northern and southern site boundaries, would have local, open and partial views of the operational activities. Sections of the Off-Site Power Station Facilities buildings would be visible, particularly from the nearby residential development directly to the north and south of the site. The new built form

would be similar in character to that existing on site, while of a larger scale, it would be seen indirectly by a small number of receptors. As such, these receptors would experience a small magnitude of change to the view. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the long-term.

- 10.5.50 The community of Llanfaethlu (CR1) (viewpoint 2), including St Maethlu's Church, would experience a small magnitude of change to the view during operation. The MEEG and ESL buildings would be viewed in the middle ground, partly obscured by existing vegetation to the south of the site and, in many views, by Llanfaethlu Primary School. The buildings would be in keeping whilst of a slightly larger scale than existing development in the view. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the long-term.
- 10.5.51 The more distant community of Llanrhuddlad (CR3) (viewpoint 1) would experience a negligible magnitude of change during operation. Although views from sections of the community would be open and direct, the operational activities and built form would only be seen in part, and would be barely perceptible within the context of the surrounding development off the A5025. The significance of effect on the high sensitivity receptor would be negligible adverse and therefore not significant in the long-term.
- 10.5.52 During the operational phase, views from Llanfaethlu Primary School (S1) (viewpoint 2) of the Off-Site Power Station Facilities and associated activities, would be similar to the previous use. Students and employees would be primarily focused on their activities. The increase in the scale of built form viewed within the site, would result in a negligible magnitude of change to the view. The significance of effect on the high sensitivity receptor would be negligible adverse and therefore, not significant in the long-term.

Operation: Summer year 15

- 10.5.53 New planting along the north, north-east and south site boundaries would have established and intervisibility from the local community receptors would be further reduced and the appearance of the new built form would be softened.
- 10.5.54 In views experienced from the community off the A5025 (CR2) (viewpoint 4), the established vegetation would provide partial filtering and screening of views to the Off-Site Power Station Facilities. The overall magnitude of change would remain small. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the long-term.
- 10.5.55 From the north-east edge of Llanfaethlu (CR1) (viewpoint 2), new established tree planting to the south of the site, would reinforce the existing tree cover within the middle ground of the view. The overall magnitude of change resulting from the proposed built form would remain small. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the long-term.

10.5.56 From Llanrhuddlad (CR3) (viewpoint 1) to the north-east, new planting along the north and north-east site boundaries would reinforce the existing vegetation surrounding the proposed built form within the view. The overall magnitude of change would remain negligible. The significance of effect on the high sensitivity receptor would be negligible adverse and therefore not significant in the long-term.

10.5.57 From Llanfaethlu Primary School (S1) (viewpoint 2) new planting to the north and south of the site, as it matures would begin to replace trees removed during the construction phase. The magnitude of change relating from the proposed built form would remain negligible. The significance of effect on the high sensitivity receptor would be negligible adverse and therefore not significant in the long-term.

Commercial receptors

Operation: Winter year 1

10.5.58 In views experienced by commercial receptors directly to the north of the site (BR1) the Off-Site Power Station Facilities buildings, together with the external plant areas and lighting columns, would be prominent, at a larger scale than the existing sheds within views. Operational activities, including employees moving around the site and vehicles arriving at and leaving the site, would be characteristic of the existing surroundings. Receptors are likely to be focused on their work activities, as such, their visual amenity would be similar to the existing baseline and these receptors are expected to experience a small magnitude of visual change. The significance of effect on the low sensitivity receptor would be minor adverse and therefore not significant in the long-term.

Operation: Summer year 15

10.5.59 New native woodland planting along the north and north-east site boundaries would have established and would provide some screening to the MEEG building and activity within the site, within the view for commercial receptor (BR1). The built form would however remain more prominent than that originally on site. The magnitude of change would remain small. The significance of effect on the low sensitivity receptor would be minor adverse and therefore not significant in the long-term.

Transient receptors

Operation: Winter year 1

10.5.60 During operation, transient users of the A5025 (TR1) (viewpoints 1, 3 and 4) would encounter visual effects that are similar to their existing visual experience. In immediate and local views, the operational activities and the Off-Site Power Station Facilities buildings, would be in keeping with the local street scene and context. In glimpsed views afforded from more distant sections of the road, proposals are less likely to be noticed. Where seen, the buildings would be at an increased scale, though characteristic of existing development within the view. Receptors would be focused on their journey. Overall, the receptor would experience a negligible magnitude of

visual change in most views, although the magnitude of change in close views from the A5025 near the Off-Site Power Station Facilities (viewpoint 4), would be small. The significance of effect on the medium sensitivity receptors would be negligible adverse and therefore not significant in the long-term.

- 10.5.61 Transient users of the local road network (TR2) (viewpoint 2), would see the Off-Site Power Station Facilities in the middle ground, behind layers of existing built form and vegetation. The proposed buildings, lighting columns and structures would be barely perceptible for these receptors because their attention would be focused on their journeys. As a result, they would experience a negligible magnitude of visual change. The significance of effect on the medium sensitivity receptors would be negligible adverse and therefore not significant in the long-term.

Operation: Summer year 15

- 10.5.62 New planting along the north, north-east and south site boundaries, would have established and would generally reinforce the presence of vegetation within views and help to soften the appearance of the MEEG and ESL buildings. In transient views from most sections of the A5025 (TR1) (viewpoints 1 and 3) and from the local road network (TR2) (viewpoint 2), the overall magnitude of change would remain negligible, while the magnitude of change in close views from the A5025 near the Off-Site Power Station Facilities (viewpoint 4) would be small. The significance of effect on the medium sensitivity receptors would be negligible adverse and therefore not significant in the long-term.

Distant views

- 10.5.63 There would be no discernible distant views of the Off-Site Power Station Facilities site during operation.

Night-time views

- 10.5.64 It is anticipated the MEEG/AECC building lighting would be minimal and lights would be switched down to a minimum at the end of the working day and through the night, and the ESL would have low lighting levels applied during evenings and on weekends, during non-emergency periods. Therefore, at night, during the majority of the year there is expected to be a slight increase in the lighting at the site, with minimal light-spill. The site would be viewed from the surrounding landscape, within the existing context of residential development and associated night-time lighting from the properties.

Decommissioning

- 10.5.65 Landscape and visual effects during decommissioning would be partly mitigated by the well-established landscape setting created for the site which, by the time of decommissioning, would have had approximately sixty years to mature. The established planting and new hedgerows are located outside the operational area of the Off-Site Power Station Facilities and have therefore been assumed to remain beyond the decommissioning phase.

10.5.66 Decommissioning would result in some adverse effects on landscape character and visual amenity due to visual disturbance associated with construction plant movements and decommissioning activities.

10.5.67 The MEEG and ESL/AECC buildings would be removed and the requirements for operational lighting reduced.

10.5.68 The process of decommissioning the Off-Site Power Station Facilities would take approximately 24 months to complete. It is anticipated that dismantling and site reinstatement would follow a programme broadly the reverse of construction. The decommissioning activities would generally become less perceptible as they progress. Planting belts, internal hedgerows and those forming the site boundaries would be retained and would form part of the reinstated site, improving the visual amenity locally.

The decommissioning proposals are considered to improve the site from its original condition by removing detracting built form, preserving existing boundary features and retaining the natural features and mitigation vegetation established during operation.

Effects on landscape character

Isle of Anglesey AONB

10.5.69 Decommissioning activities, including the dismantling of the Off-Site Power Station Facilities buildings and structures, would not physically affect the Isle of Anglesey AONB. However, intervisibility with the activities would contrast and be incongruous with the rural setting of the area of the AONB within the detailed study area. The local character of the AONB would be temporarily affected by the activity within the site, whilst the perception of the character of the wider AONB designation would be maintained. The decommissioning activities would result in a small magnitude of change. The significance of effect on the high sensitivity AONB would be minor adverse and therefore not significant in the short-term. In the long-term, the character of the AONB would be maintained, resulting in no change.

Local landscape character

10.5.70 The dismantling of the Off-Site Power Station Facilities buildings and structures within the site, during decommissioning, is likely to result in short-term adverse effects on the Local Landscape Character. The effects would be localised within the site and adjoining access roads. The activities would result in a small magnitude of change. The significance of effect on the high sensitivity local landscape would be minor adverse and therefore not significant in the short-term. Following the removal of buildings and structures, the adverse effects would cease and the remaining established woodland planting would make a positive contribution to local landscape character.

Visual effects

Recreational receptors

- 10.5.71 For users of the local PRow network, the dismantling of buildings and structures at the site, is likely to result in some short-term adverse effects on local views. Receptors along footpaths west of the site (FP2) (viewpoint 7) would have direct views of the decommissioning activities, over intercepting hedgerow boundaries and beyond the A5025. The change would affect part of the view, from sections of path which cross open fields and where breaks or the height of field hedgerows allow. The receptors would experience a medium magnitude of change. The significance of effect on the high sensitivity receptors would be moderate adverse and therefore significant in the short-term. The adverse effect would cease following the removal of buildings and structures.
- 10.5.72 Views of the decommissioning activities experienced from footpaths to the south (FP1) (viewpoint 8) would be filtered by the established on-site tree planting. The short-term decommissioning activities would have an adverse effect on part of the view, causing a medium magnitude of change. The significance of effect on the high sensitivity receptors would be moderate adverse and therefore significant in the short-term. The adverse effect would cease following the removal of buildings and structures.
- 10.5.73 Views of the decommissioning activities experienced from footpaths to the north, north-east and south (FP3 and FP4) (viewpoints 5 and 1) would be partially filtered by the on-site tree planting, intervening vegetation and existing built form to the north of the site. The activities would alter part of the view in the middle ground and the magnitude of change for these receptors is considered to be small. The significance of effect on the high sensitivity receptors would be minor adverse and therefore not significant in the short-term. The adverse effects of decommissioning activities would cease following the removal of buildings and structures.
- 10.5.74 For visitors to Mynydd y Garn (FP5) (viewpoint 6), decommissioning activities would be seen in the distance within the scene, in southerly views from elevated locations. The activities including the removal of the MEEG and ESL buildings would be seen in the context of surrounding development along the A5025 and at Llanfaethlu. The activities would be barely perceptible due to the scale of the activities within the distant view and filtering provided by intervening built form and vegetation. The overall composition and quality of the panoramic views would remain and the magnitude of visual change would be negligible. The significance of effect on the high sensitivity receptors would be negligible and therefore not significant in the short-term.

Community receptors

- 10.5.75 The nearby community off the A5025 (CR2) (viewpoint 4) would have direct and partially screened views of the decommissioning activities from locations where the community adjoins the northern and southern site boundaries. In these views, the removal of the Off-Site Power Station Facilities buildings and structures, would result in a medium magnitude of change. The

significance of effect on the high sensitivity receptor would be moderate adverse and therefore significant in the short-term. Once the initial decommissioning period is completed, buildings and structures would be removed and mature on-site vegetation retained, giving an improvement in the receptors visual amenity.

- 10.5.76 The more distant communities of Llanfaethlu and Llanrhuuddlad (CR1 and CR3) (viewpoints 2 and 1) to the north and south of the site, would view the initial dismantling and removal of the on-site buildings and structures, within local views, partially filtered by intervening vegetation and built form. The magnitude of change experienced by these communities would be small. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the short-term.
- 10.5.77 During decommissioning, from Llanfaethlu Primary School (S1) (viewpoint 2), the removal of the Off-Site Power Station Facilities buildings and structures would be visible in north-easterly views across the A5025. Students and employees whilst they would be primarily focused on their activities, would be sensitive to change in the view. The magnitude of change would be small. The significance of effect on the high sensitivity receptor would be minor adverse and therefore not significant in the short-term.

Commercial receptors

- 10.5.78 The commercial receptors directly to the north of the site (BR1) (viewpoint 5) would experience immediate and local views of the decommissioning activities within some filtered views to the south. These receptors would be more focused on their activities than their surrounding views. Retained trees and established hedge and tree planting along the northern boundaries of the site would provide some screening. This receptor would experience a small magnitude of change to the view. The significance of effect on the low sensitivity commercial receptor would be minor adverse and therefore not significant in the short-term. Once the initial decommissioning period is completed, buildings and structures would be removed and mature on-site vegetation retained, giving an improvement in the receptors visual amenity.

Transient receptors

- 10.5.79 The users of the A5025 (TR1) (viewpoints 1, 3 and 4) would have direct, local and open views of the decommissioning activities from a short section of the road where it adjoins the western site boundary. Receptors would also experience more distant views of the works from short, elevated sections to the north and south. Established boundary hedge and tree planting would provide some filtering of the short-term activities. These receptors are expected to experience a small magnitude of change in the view. The significance of effect on the medium sensitivity receptor would be minor adverse and therefore not significant in the short-term. The established on-site vegetation would remain, and, following the removal of the buildings there would be an improvement in the receptors visual amenity.
- 10.5.80 In transient views experienced by receptors along the local road network (TR2) (viewpoint 2), the removal of the Off-Site Power Station Facilities

buildings and structures may be glimpsed in the middle ground from short sections of road. These receptors are expected to experience a small magnitude of change in the view. The significance of effect on the medium sensitivity receptor would be minor adverse and therefore not significant in the short-term. Once the decommissioning activities are complete, the retained established tree planting would result in an improvement in the receptors visual amenity.

Distant views

- 10.5.81 There would be no discernible distant views of the Off-Site Power Station Facilities site during decommissioning.

Night-time views

- 10.5.82 It is anticipated that lighting would not be required to undertake the decommissioning activities therefore there would be no change to the visual baseline due to lighting. It is assumed that no site lighting would be used upon completion of the decommissioning activities.

10.6 Additional mitigation

- 10.6.1 In accordance with chapter B1 (introduction to the assessment process) (Application Reference Number: 6.2.1), embedded and good practice mitigation measures relevant to landscape and visual were taken into account when determining the 'pre-mitigation' significance of effects. These are detailed in the design basis and activities section of this chapter.
- 10.6.2 Additional mitigation measures would be implemented to address potential significant effects identified in the assessment of effects section. These additional mitigation measures are summarised in table E10-3 for operation. No additional mitigation measures have been identified for construction or decommissioning.
- 10.6.3 These measures are set out in the Off-Site Power Station Facilities Design and Access Statement (Application Reference Number: 8.2.3) and the Wylfa Newydd Code of Operational Practice (Application Reference Number: 8.13). Compliance with these documents would be secured through a DCO requirement.

Operation

Table E10-3 Additional mitigation measures – operation

Additional mitigation measures	Objective	Achievement criteria and reporting requirements
Operational lighting will be designed to control light spill, whilst providing safe levels for site use and security, to limit effects on night-time	Measures to reduce light spill from operational lighting	To reduce risk of effects upon residential amenity and night-time visual amenity. For operational lighting, the levels set out in the Design and Access Statement would be adopted or improved.

Additional mitigation measures	Objective	Achievement criteria and reporting requirements
human viewers, for example local communities.		
Architectural treatment of proposed buildings and structures should seek to integrate with surrounding landscape and reduce adverse visual effects.	Reduce adverse visual effects and help integrate the site into the landscape	Preparation of architectural and landscape design including finishes and colour of buildings and structures, for approval of the determining authority. Achievement would be gaining approval.
Horizon will undertake quarterly landscape site inspections for a 5-year period, followed by annual inspection for second 5-year period (total 10 years) in order to ensure landscaping has established appropriately. In the event that these inspections identify that planting has not established, replacement planting on a like for like basis will be undertaken at the first available planting season.	Ensure successful establishment of proposed landscaping and long-term viability of planting, in order to maintain the effectiveness of proposed mitigation measures.	Reduce adverse visual effect of MEEG and ESL buildings.

10.7 Residual effects

10.7.1 This section describes the significant residual landscape and visual effects, having taken into account the embedded, good practice and additional mitigation described above. No residual effects of moderate or major significance were identified for landscape character in any assessment stage or for any visual receptors during operation. A summary of the residual effects and their significance for visual amenity during construction and decommissioning is provided in table E10-4.

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Table E10-4 Summary of residual effects: visual

Receptor (or group of receptors)	Sensitivity of receptor(s)	Description of potential effect	Nature of effect	Potential magnitude of change	Potential significance of effect	Additional mitigation	Post- mitigation magnitude of change	Significance of residual effect
Construction								
Local PRoW FP1 (viewpoint 8)	High	Receptors would experience direct, open and local views of the construction works, from long sections of this footpath in north-westerly aspects. Construction activity would not be wholly out of character within the view.	Adverse short-term	Medium	Moderate adverse Significant	No additional mitigation practicable.	Medium	Moderate adverse Significant
Local PRoW FP2 (viewpoint 7)	High	Receptor would view the construction of the Off-Site Power Station Facilities buildings directly in open views from sections of the footpaths. The construction activities would be seen within the context of nearby and adjoining	Adverse short-term	Medium	Moderate adverse Significant	No additional mitigation practicable.	Medium	Moderate Significant

Receptor (or group of receptors)	Sensitivity of receptor(s)	Description of potential effect	Nature of effect	Potential magnitude of change	Potential significance of effect	Additional mitigation	Post- mitigation magnitude of change	Significance of residual effect
		settlement development, and behind the A5025. The duration of the effect would be short-term.						
Community off A5025 CR2 (viewpoint 4)	High	Direct, open and partially screened views of the construction activities, including the construction of the MEEG and ESL buildings and removal of vegetation, would be experienced from locations adjoining the northern and southern site boundaries. Elsewhere, receptors would experience partially screened, oblique and local views from upper storey and lower	Adverse short-term	Medium	Moderate adverse Significant	No additional mitigation practicable.	Medium	Moderate adverse Significant

Receptor (or group of receptors)	Sensitivity of receptor(s)	Description of potential effect	Nature of effect	Potential magnitude of change	Potential significance of effect	Additional mitigation	Post- mitigation magnitude of change	Significance of residual effect
		storey windows and associated curtilage.						
Decommissioning								
Local PRoW FP1 (viewpoint 8)	High	Dismantling of the Off-Site Power Station Facilities buildings, viewed from sections of the footpaths to the south (FP1), would be filtered by the established on-site tree planting. The effects would be short-term. Once the initial decommissioning period is completed, buildings and structures would be removed and mature on-site vegetation retained.	Adverse short-term	Medium	Moderate adverse Significant	No additional mitigation practicable.	Medium	Moderate adverse Significant
Local PRoW FP2 (viewpoint	High	The receptor would view the dismantling of the Off-Site Power	Adverse short-term	Medium	Moderate adverse Significant	No additional mitigation	Medium	Moderate adverse Significant

Receptor (or group of receptors)	Sensitivity of receptor(s)	Description of potential effect	Nature of effect	Potential magnitude of change	Potential significance of effect	Additional mitigation	Post- mitigation magnitude of change	Significance of residual effect
7)		Station Facilities buildings, over intercepting hedgerow boundaries and beyond the A5025. The change would affect part of the view, from sections of path which cross open fields and where breaks or the height of field hedgerows allow. Once the initial decommissioning period is completed, buildings and structures would be removed and mature on-site vegetation retained.				practicable		
Community off A5025 CR2 (viewpoint 4)	High	The dismantling of the Off-Site Power Station Facilities buildings would be seen in direct and	Adverse short- term	Medium	Moderate adverse Significant	No additional mitigation practicable	Medium	Moderate adverse Significant

Receptor (or group of receptors)	Sensitivity of receptor(s)	Description of potential effect	Nature of effect	Potential magnitude of change	Potential significance of effect	Additional mitigation	Post- mitigation magnitude of change	Significance of residual effect
		partially screened views, from locations where the community adjoins the northern and southern site boundaries. Once the initial decommissioning period is completed, buildings and structures would be removed and mature on-site vegetation retained,						

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10.8 References

Table E10-5 Schedule of references

ID	Reference
RD1	Landscape Institute and Institute of Environmental Management and Assessment. 2013. <i>Guidelines for Landscape and Visual Impact Assessment</i> . Third Edition (GLVIA3). Oxon: Routledge.
RD2	Natural Resources Wales (NRW). 2013d. <i>LANDMAP. Visual and Sensory dataset</i> . [Online]. [Accessed: May 2017]. Available from: http://landmap-maps.naturalresources.wales/ .
RD3	Isle of Anglesey County Council (IACC). 2015. <i>The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan Review 2015 – 2020</i> . [Online]. [Accessed: June 2017]. Available from: http://www.anglesey.gov.uk/Journals/w/x/m/Anglesey-AONB-Management-Plan-2015_20.pdf
RD4	Natural Resources Wales (NRW). 2014. <i>National Landscape Character, NLCA01: Anglesey Coast</i> . Available by request from NRW, Maes y Ffynnon, Ffordd Penrhos, Bangor, Gwynedd, LL57 2DW, contact: John.briggs@cyfoethnaturiol.cymru
RD5	Natural Resources Wales (NRW). 2014. <i>National Landscape Character, NLCA02: Central Anglesey</i> . Available by request from NRW, Maes y Ffynnon, Ffordd Penrhos, Bangor, Gwynedd, LL57 2DW, contact: John.briggs@cyfoethnaturiol.cymru.
RD6	Isle of Anglesey County Council (IACC). 2011. <i>Anglesey Landscape Strategy Update 2011</i> . [Online]. [Accessed: June 2017]. Available from: http://www.anglesey.gov.uk/Journals/2013/05/08/s/r/x/Anglesey-Landscape-Strategy-Update-2011.pdf
RD7	Isle of Anglesey County Council (IACC) and Gwynedd Council. <i>Anglesey and Gwynedd Joint Local Development Plan (2011-2026) - Written Statement</i> . [Online]. [Accessed: August 2017]. Available from: http://www.anglesey.gov.uk/Journals/j/v/e/Anglesey-and-Gwynedd-Joint-Local-Development-Plan---Written-Statement.pdf
RD8	Natural Resources Wales. 2015. <i>LANDMAP Guidance for Wales Visual & Sensory Methodology 2015</i> . [Online] [Accessed: June 2017]. Available from: http://naturalresources.wales/media/676179/visual-sensory-landmap-methodology-2015-nrw.pdf?lang=en UK Government. 2000
RD9	British Standards Institution. 2012. <i>BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations</i> . London: British Standards Institution.

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