

Penrhos Leisure Village

Chapter 9: Landscape and Visual Impact Assessment
Appendix 9.5: KEY VIEWPOINTS & PHOTOMONTAGES





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3 Kingsland

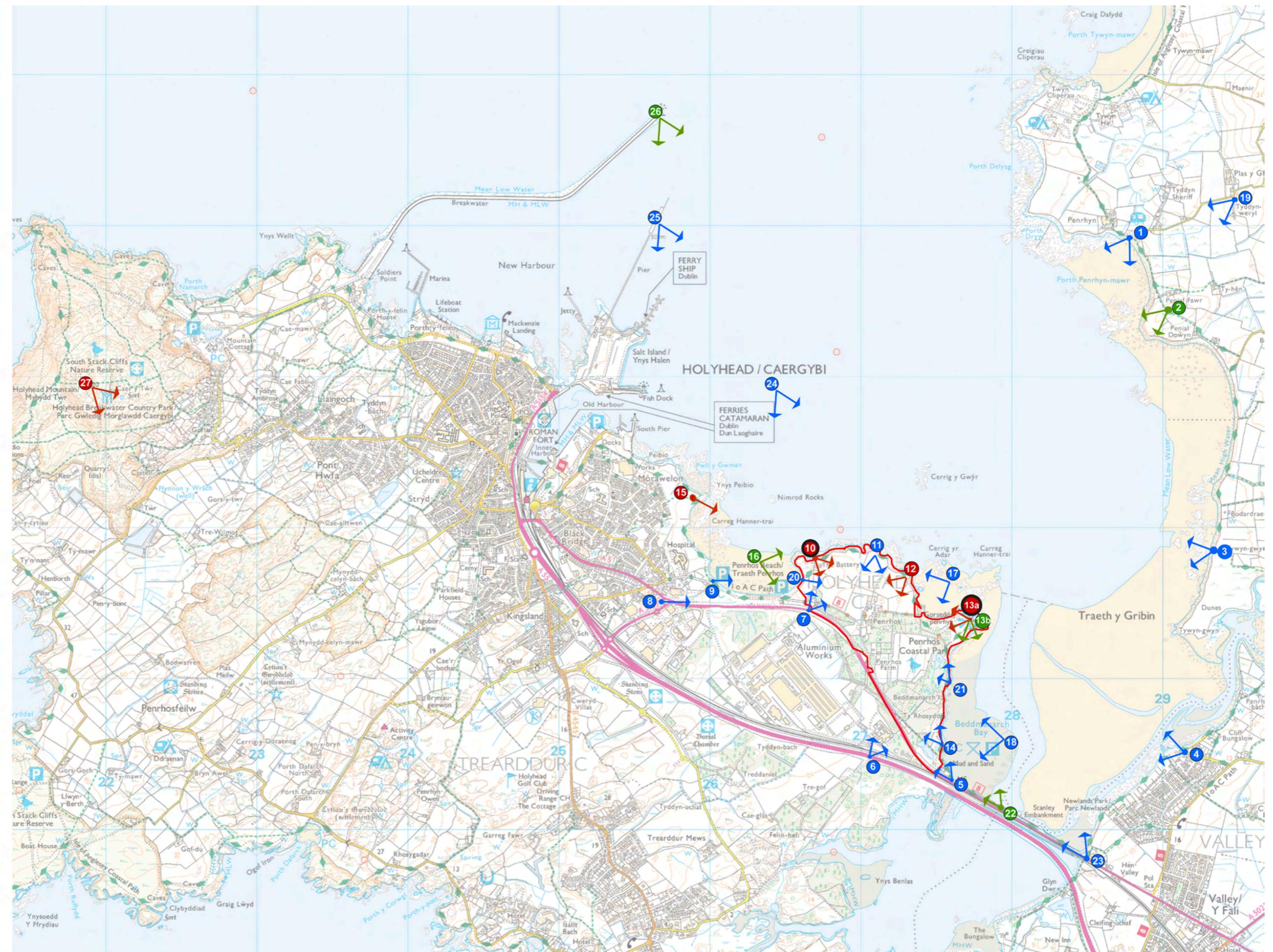


Penrhos

KEY

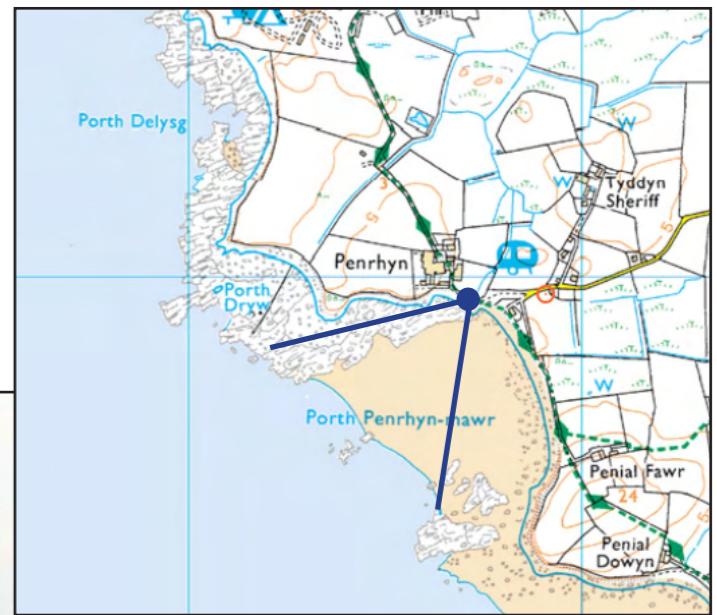
- 1 Principal viewpoint
- 1 Wireline photomontage viewpoint
- 1 Photomontage viewpoint (not verified)
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VIEWPOINT P1: Coastal Path Penrhyn Bay



VIEWPOINT P2: Coastal Path Penial Fawr



EXISTING VIEW



WIRELINE PHOTOMONTAGE P2: Coastal Path Penial Fawr



— Wireline showing parts of the proposed development **not** predicted to be visible.

— Wireline showing parts of the proposed development predicted to be partially/wholly visible.





VIEWPOINT P3: Coastal Path Twyn-gwyn



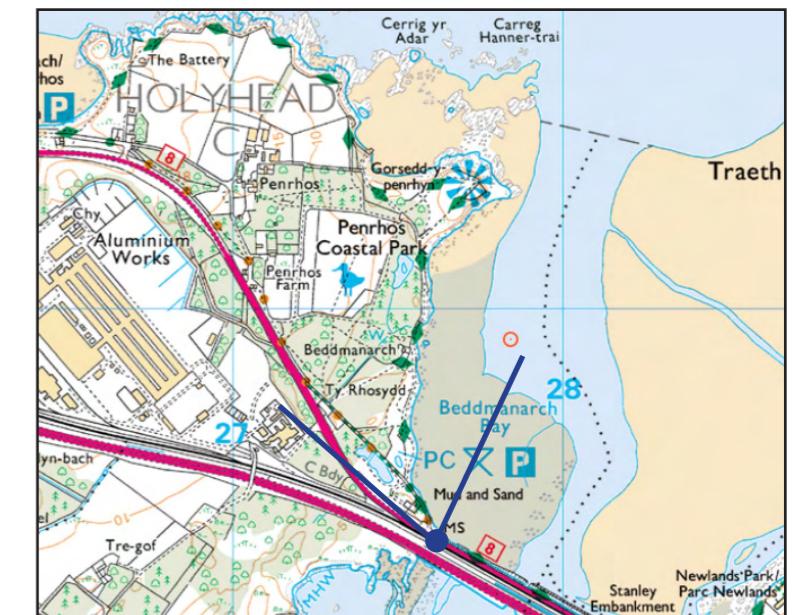


VIEWPOINT P4: Valley



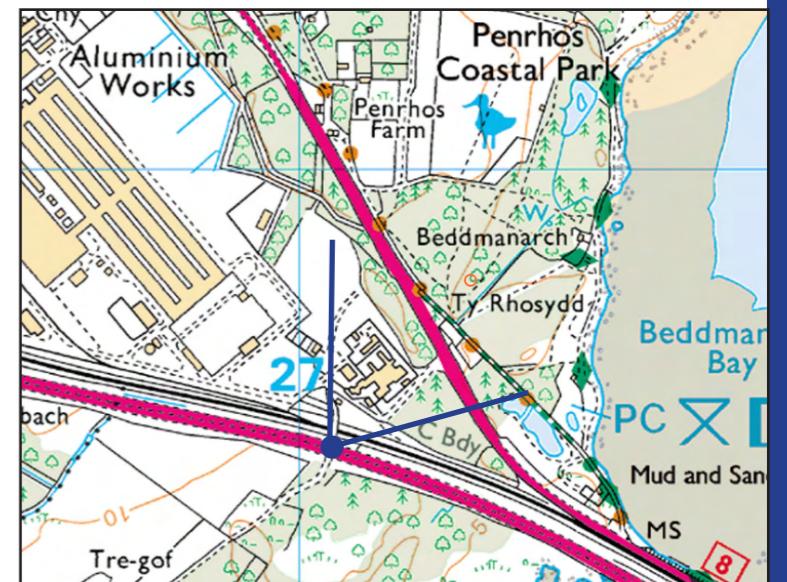


VIEWPOINT P5: A5 London Road



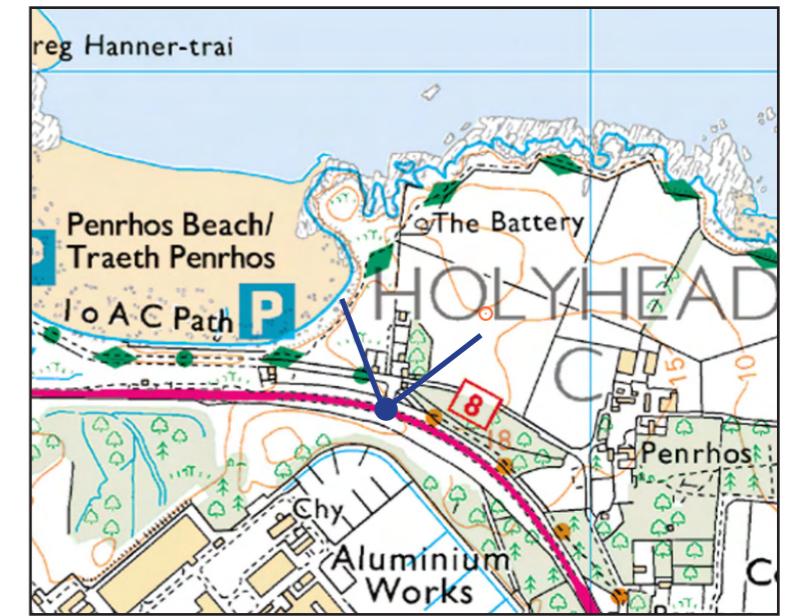


VIEWPOINT P6: Pedestrian footbridge over the A55



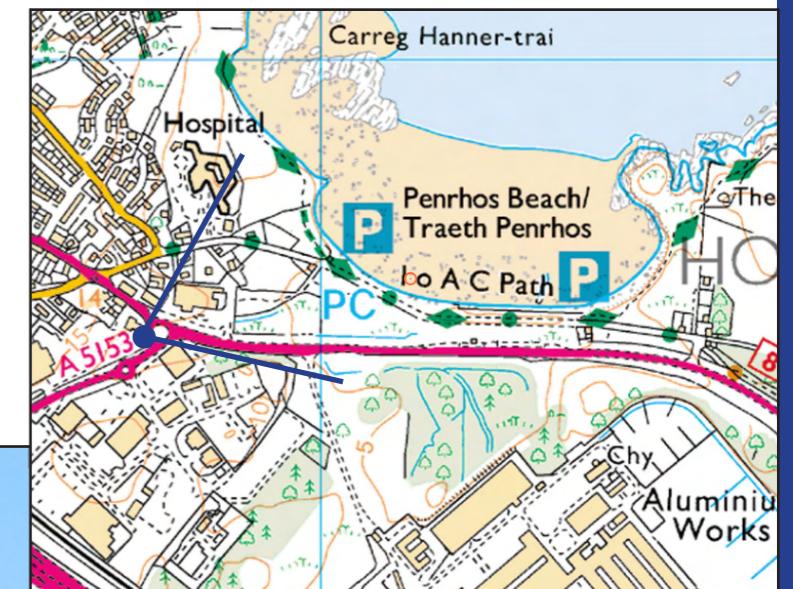


VIEWPOINT P7: A5 main site entrance



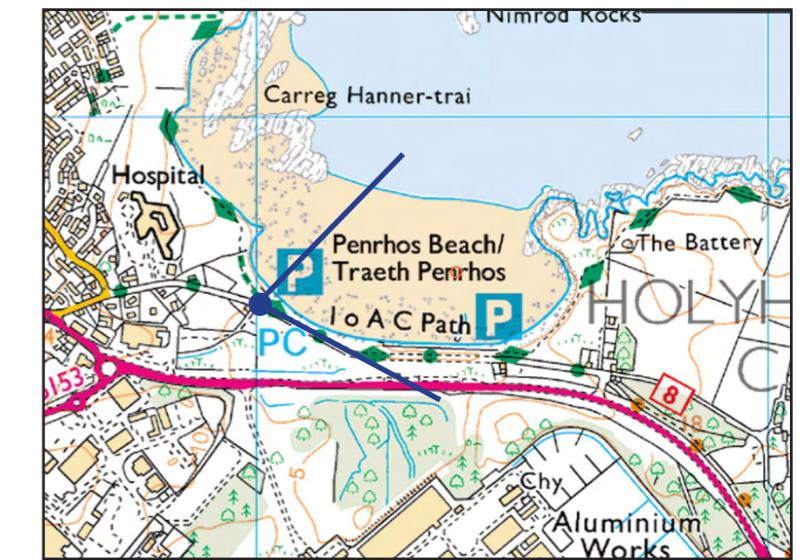


VIEWPOINT P8: Holyhead Retail Park





VIEWPOINT P9: Penrhos Beach

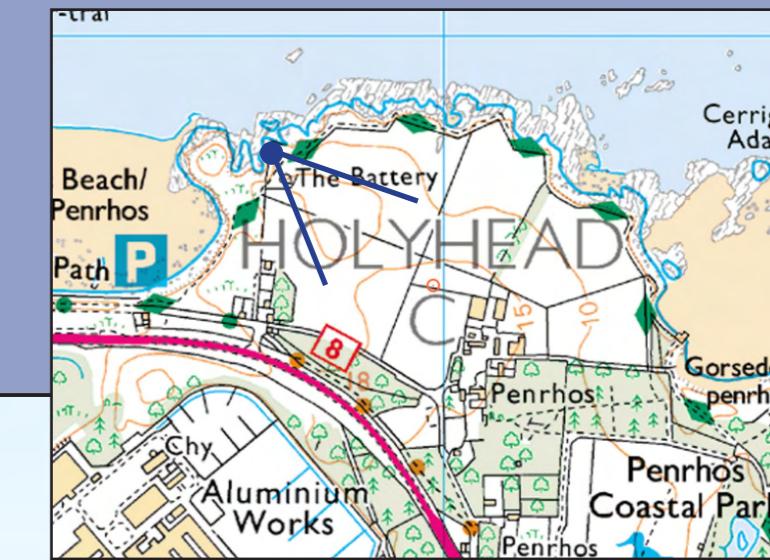




VIEWPOINT P10: Coastal Path, The Battery

EXISTING VIEW

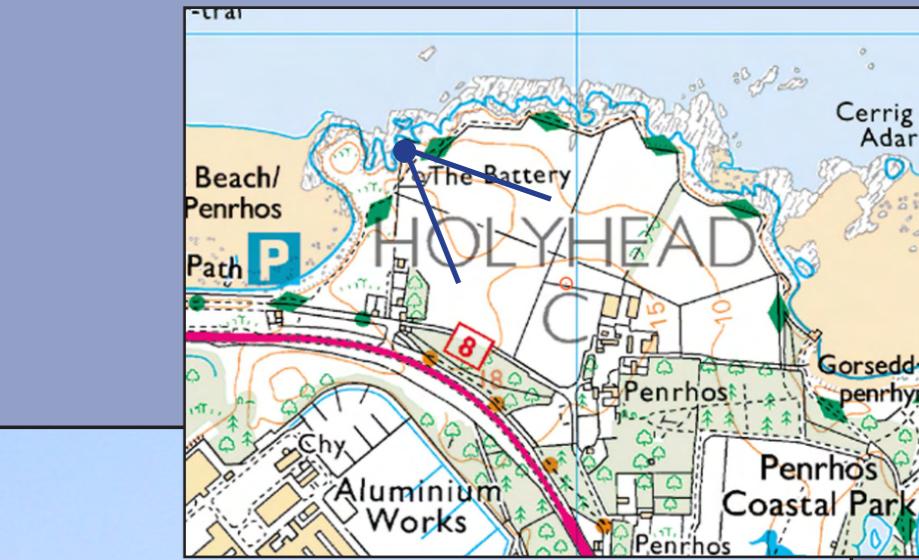
3.5 VIEW & PHOTOMONTAGES BeyC FINAL CS5.5.indd 15



OTOMONTAGE AREA



PHOTOMONTAGE P10: Coastal Path, The Battery - Years 1-3



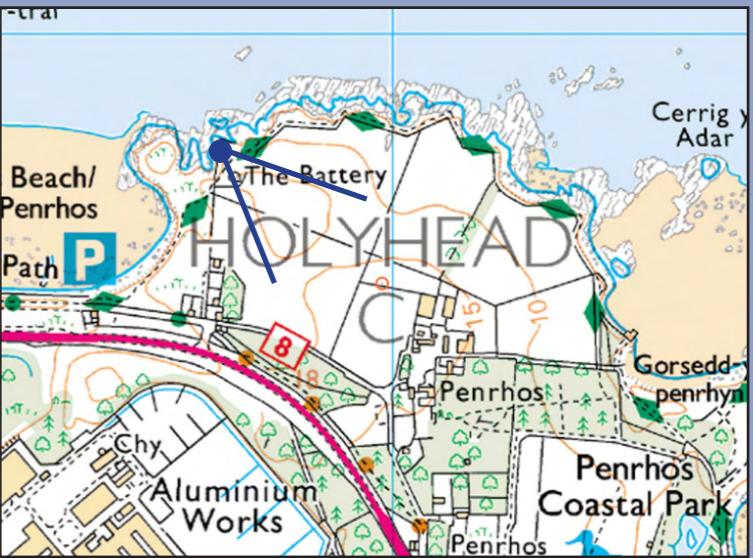
As part of the detailed design process, additional consideration would be given to the following elements in order to potentially minimise visual impacts further:

- spacing and roof form of lodges to reduce uniformity;
- orientation and layout of lodges to add variety and allow views of green roofs;
- density and spacing of lodges to minimise massing;
- creation of site lines through to existing historic buildings;
- additional earth mounding and naturalistic planting to provide additional early screening.

Refer to page 85, Kingsland View 2, which shows an alternative image of the proposals following a more detailed level of design applied to this section of the Kingsland site. The photomontage illustrates how the visual impacts can potentially be reduced through the process of detailed design.

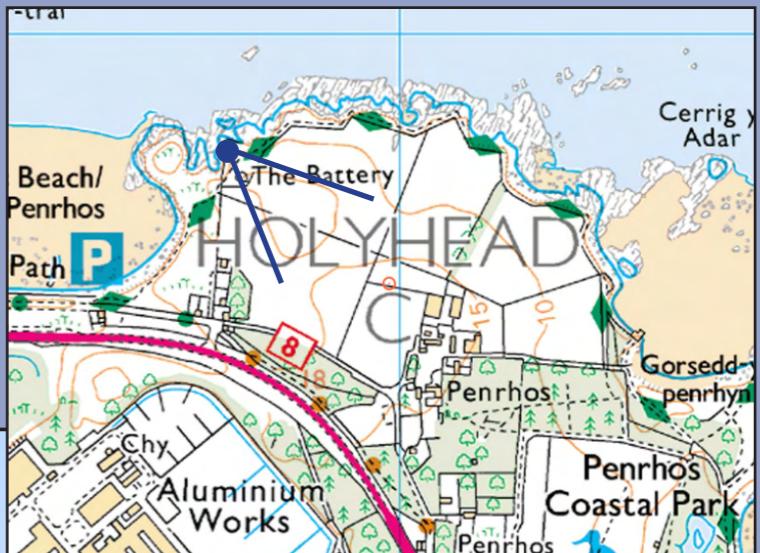
VERIFIED PHOTOMONTAGE VIEW - Years 1-3

PHOTOMONTAGE P10: Coastal Path, The Battery - Years 5-8



VERIFIED PHOTOMONTAGE VIEW - Years 5-8

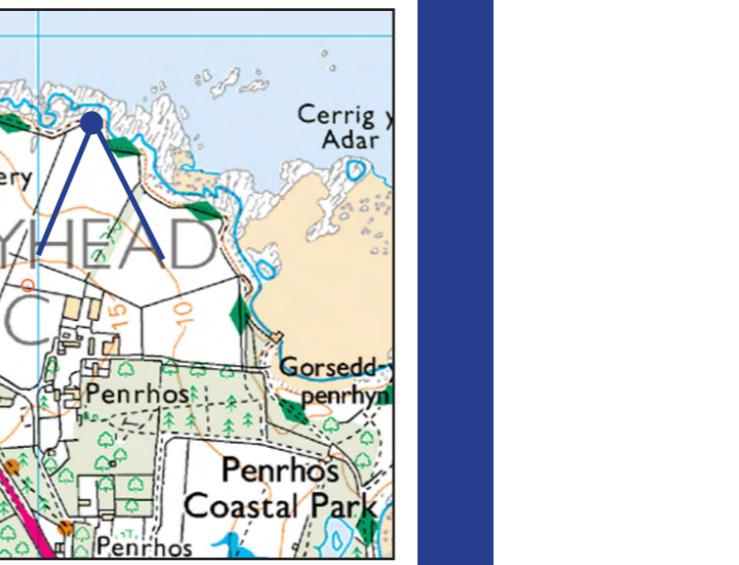
PHOTOMONTAGE P10: Coastal Path, The Battery - Year 10+



VERIFIED PHOTOMONTAGE VIEW - Year 10+



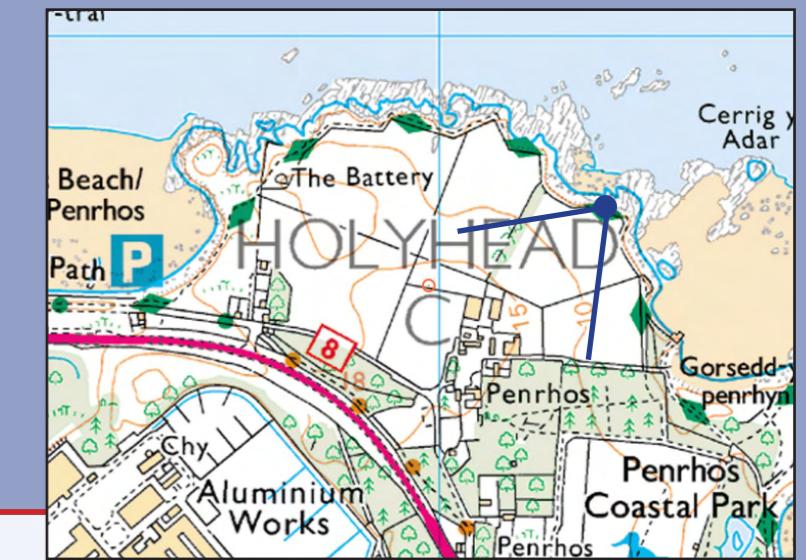
VIEWPOINT P11: Coastal Path





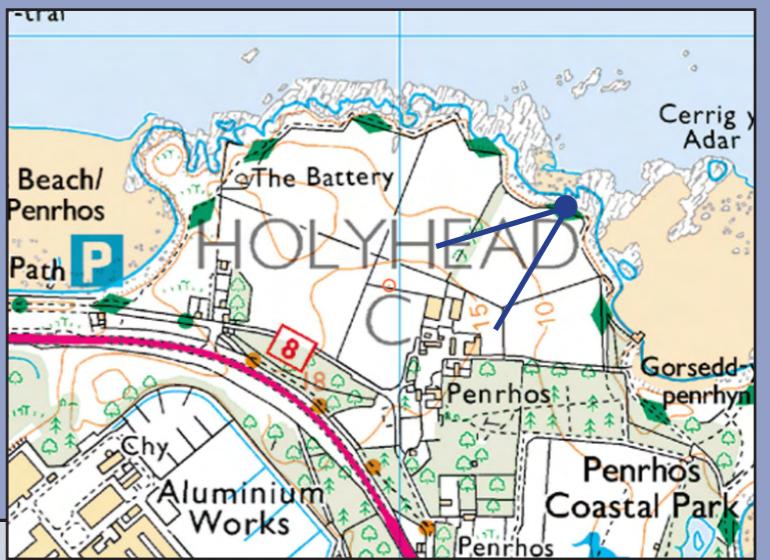
VIEWPOINT P12: Coastal Path

IMAGE AREA



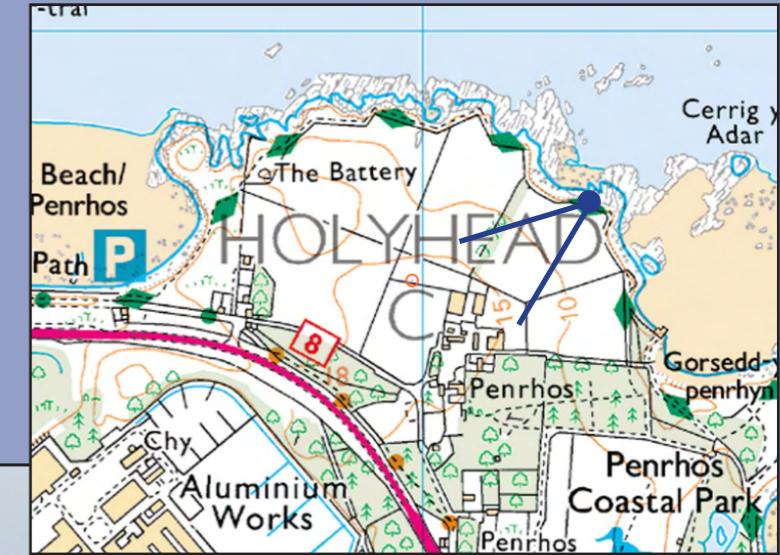
EXISTING VIEW - WIDE CONTEXT

VIEW P12: Coastal Path



EXISTING VIEW

PHOTOMONTAGE P12: Coastal Path - Years 1-3



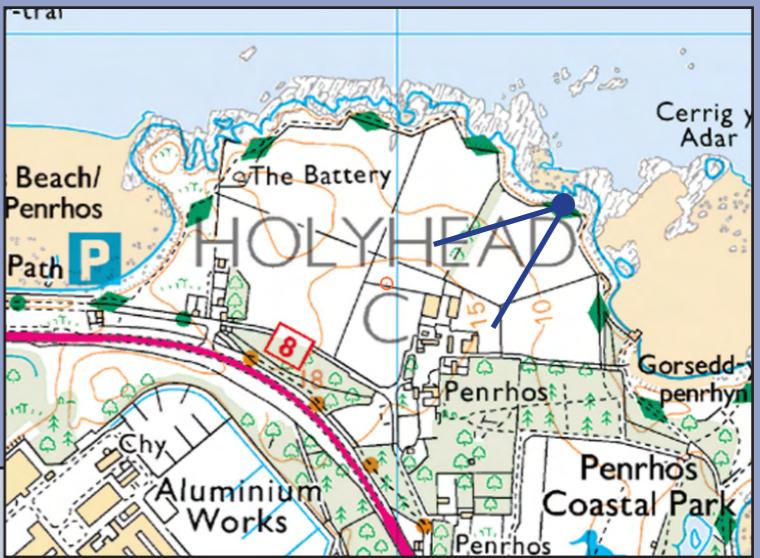
As part of the detailed design process, additional consideration would be given to the following elements in order to potentially minimise visual impacts further:

- spacing and roof form of lodges to reduce uniformity;
- orientation and layout of lodges to add variety and allow views of green roofs;
- additional stone walls, including Cloddiau, subtle earth mounding and naturalistic planting to provide additional early screening.

Refer to page 85, Kingsland View 2, which shows an alternative image of the proposals following a more detailed level of design applied to this section of the Kingsland site. The photomontage illustrates how the visual impacts can potentially be reduced through the process of detailed design

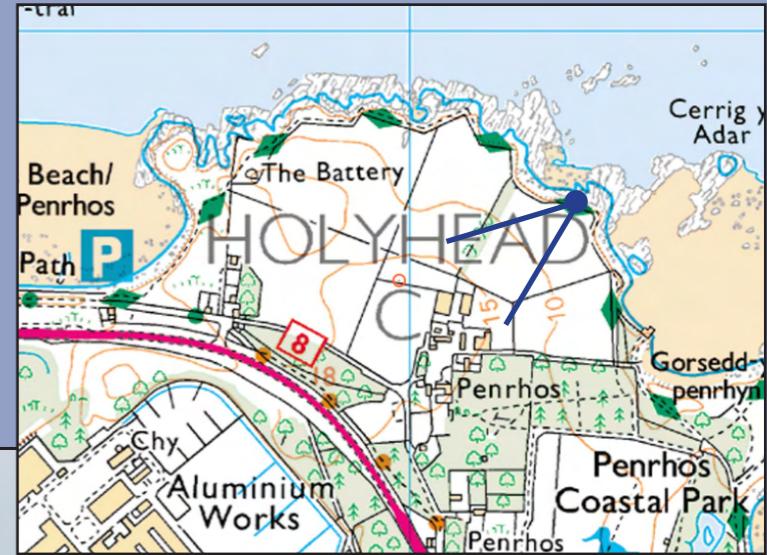
VERIFIED PHOTOMONTAGE VIEW - Years 1-3

PHOTOMONTAGE P12: Coastal Path - Years 5-8



VERIFIED PHOTOMONTAGE VIEW - Years 5-8

PHOTOMONTAGE P12: Coastal Path



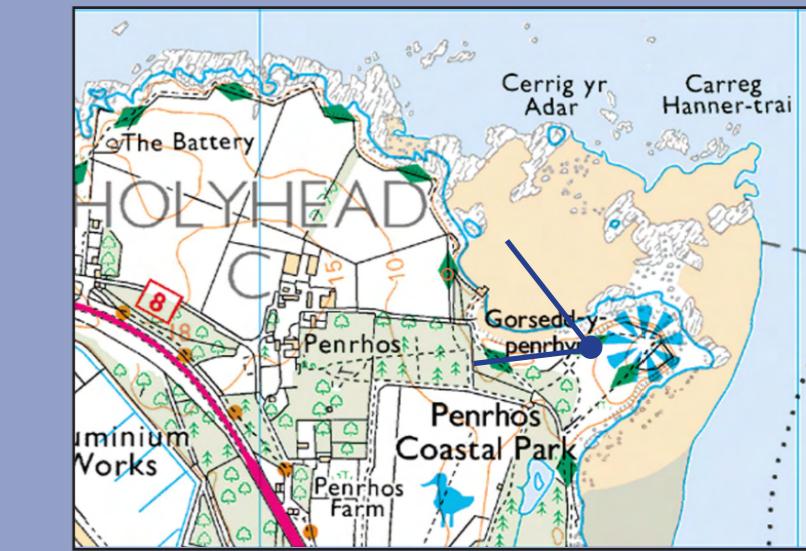
VERIFIED PHOTOMONTAGE VIEW - Year 10+



VIEWPOINT P13A: The Headland



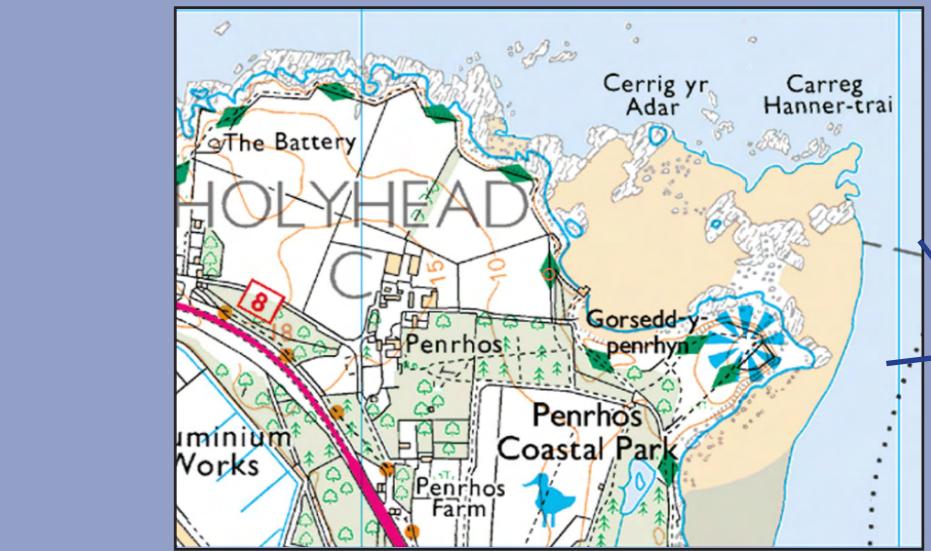
EXISTING VIEW - WIDE



PHOTOMONTAGE AREA

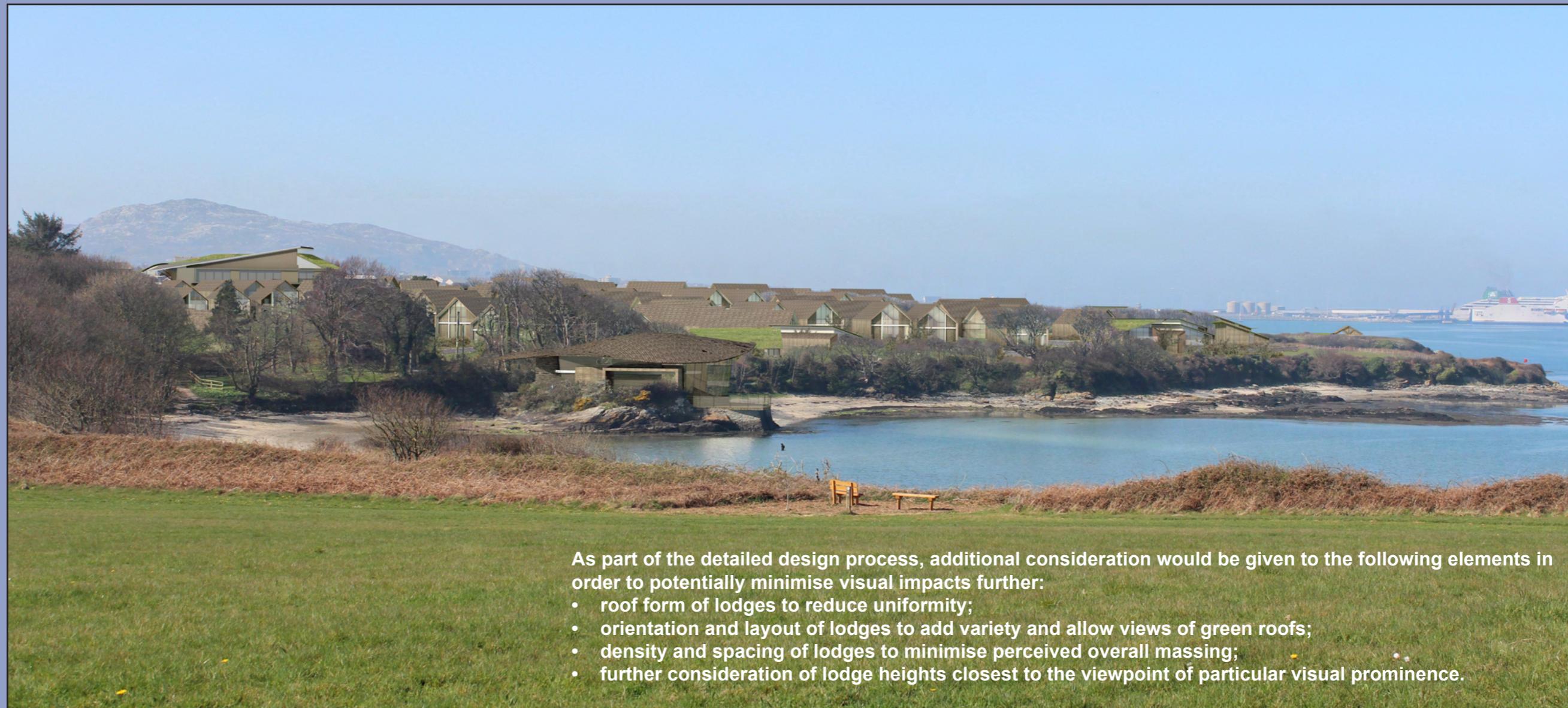
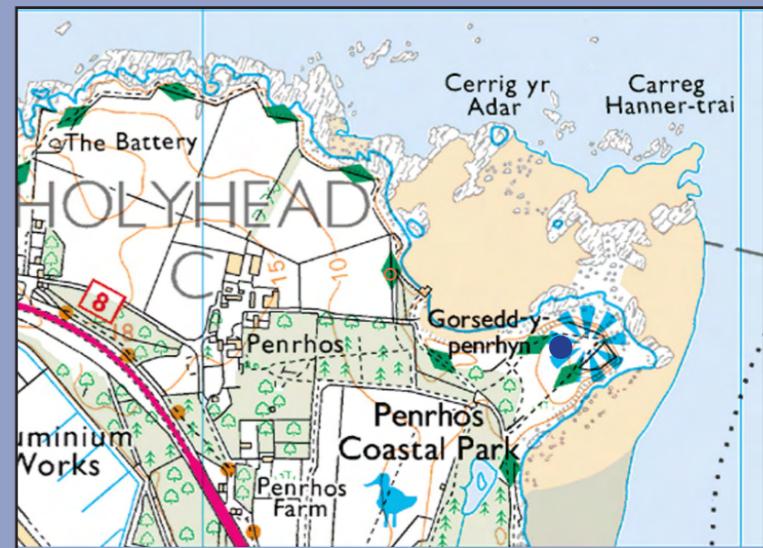


VIEWPOINT P13A: The Headland



EXISTING VIEW

VERIFIED PHOTOMONTAGE P13A: The Headland - Years 1-3



As part of the detailed design process, additional consideration would be given to the following elements in order to potentially minimise visual impacts further:

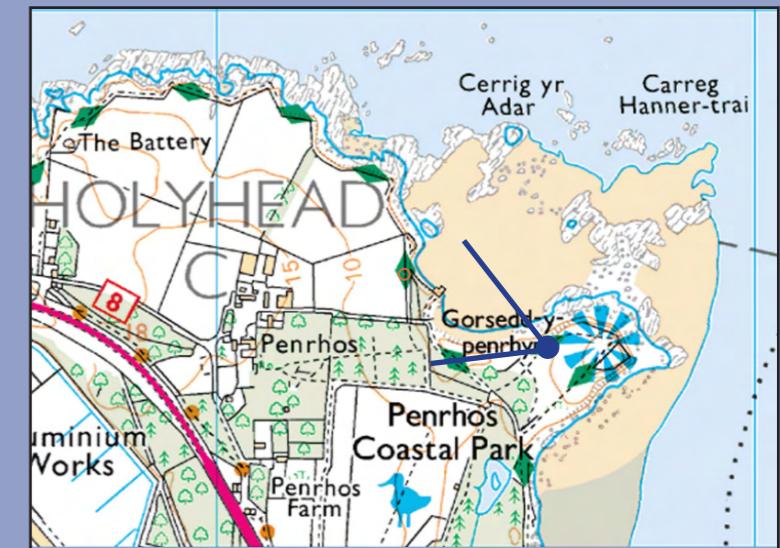
- roof form of lodges to reduce uniformity;
- orientation and layout of lodges to add variety and allow views of green roofs;
- density and spacing of lodges to minimise perceived overall massing;
- further consideration of lodge heights closest to the viewpoint of particular visual prominence.

In addition, it is also anticipated that the tree growth will begin to mitigate the negative impacts on the view after the initial 10 years illustrated in the photomontages. The photomontages illustrate the 'worst case scenario', incorporating cautious estimations of tree growth, due to the harsh coastal conditions.

Refer to page 85, Kingsland View 2, which shows an alternative image of the proposals following a more detailed level of design applied to this section of the Kingsland site. The photomontage illustrates how the visual impacts can potentially be reduced through the process of detailed design.

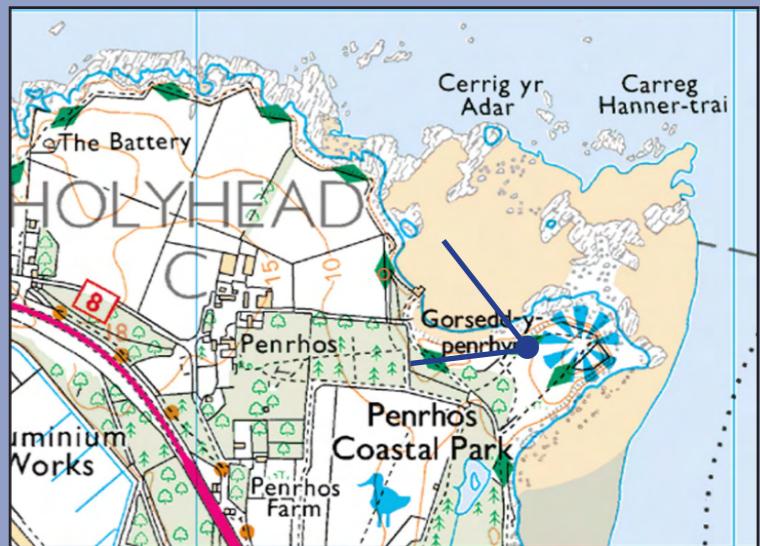
VERIFIED PHOTOMONTAGE VIEW - Years 1-3

VERIFIED PHOTOMONTAGE P13A: The Headland - Years 5-8



VERIFIED PHOTOMONTAGE VIEW - Years 5-8

VERIFIED PHOTOMONTAGE P13A: The HEADLAND - Year 10+



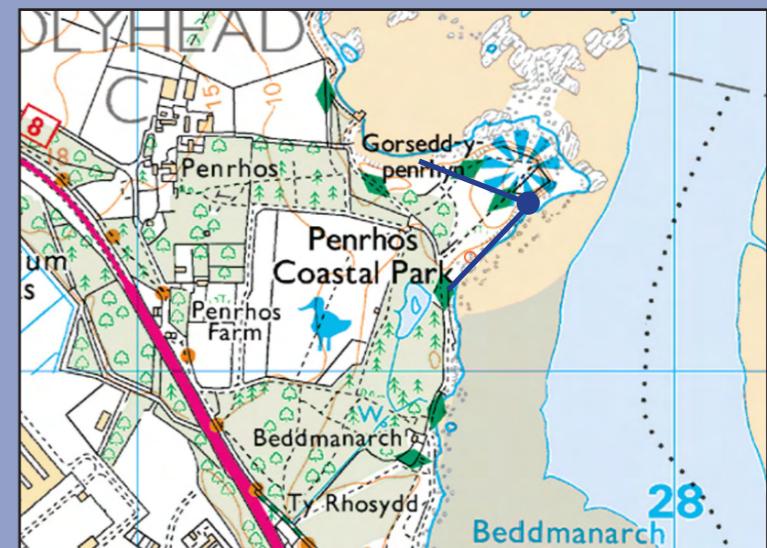
VERIFIED PHOTOMONTAGE VIEW - Year 10+

VIEWPOINT P13B: The Woodland



EXISTING VIEW

WIRELINE PHOTOMONTAGE P13B: The Woodland



13B WIRELINE (VIEW SOUTH TO PROPOSED WOODLND LODGES)

— Wireline showing parts of the proposed development **not** predicted to be visible.

— Wireline showing parts of the proposed development predicted to be partially/wholly visible.

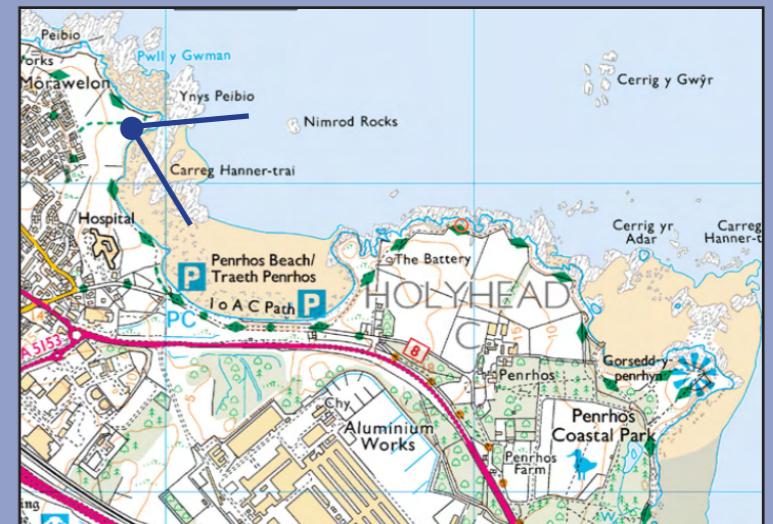


VIEWPOINT P14: Penrhos Coastal Park, public car park



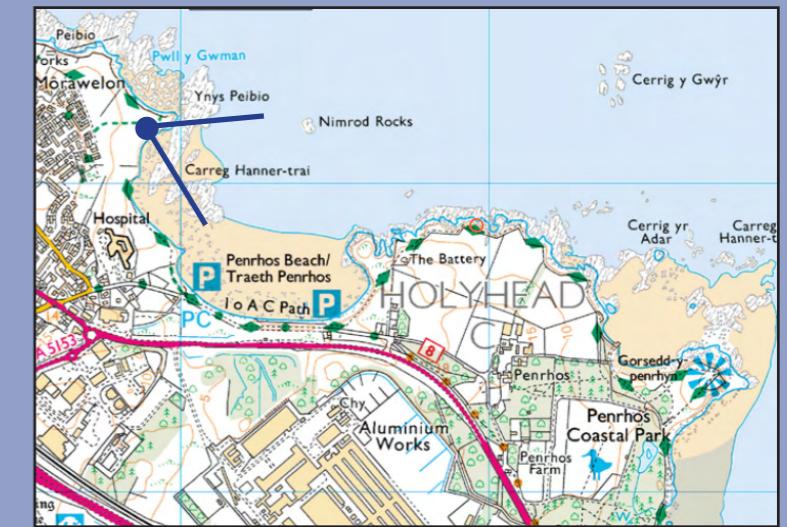


VIEWPOINT P15: Coastal Path, Holyhead



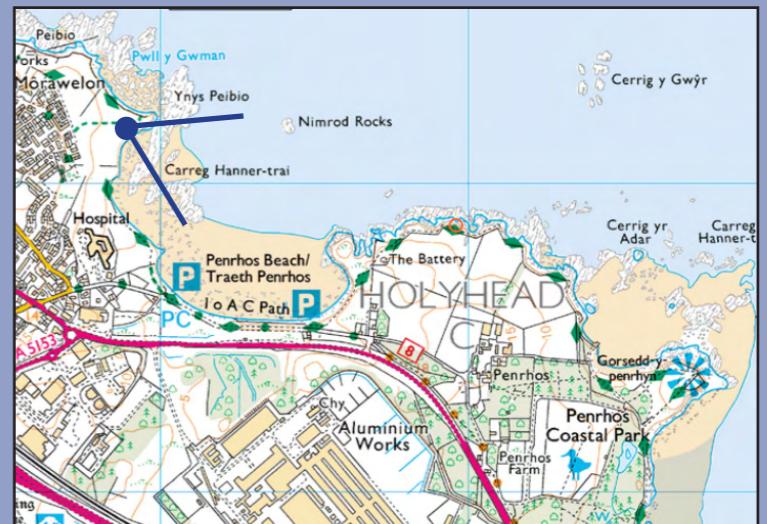
EXISTING VIEW

PHOTOMONTAGE P15: Coastal Path, Holyhead - Years 1-3



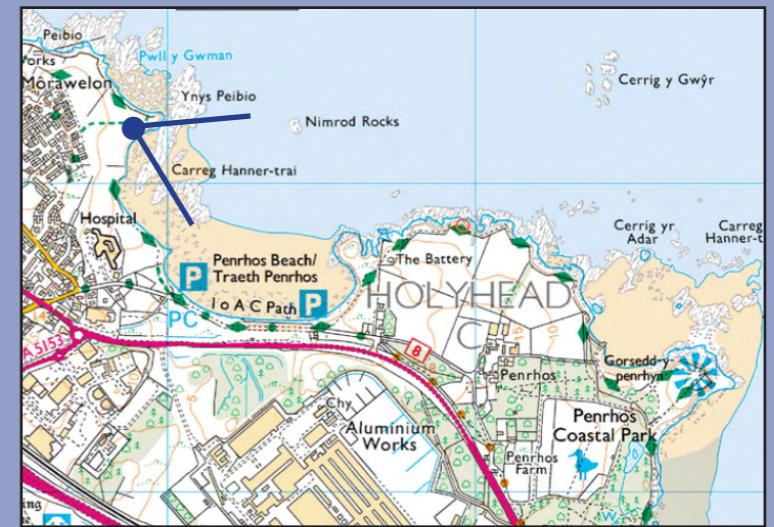
PHOTOMONTAGE VIEW - Years 1 - 3

VIEWPOINT P15: Coastal Path, Holyhead - Years 5 - 8



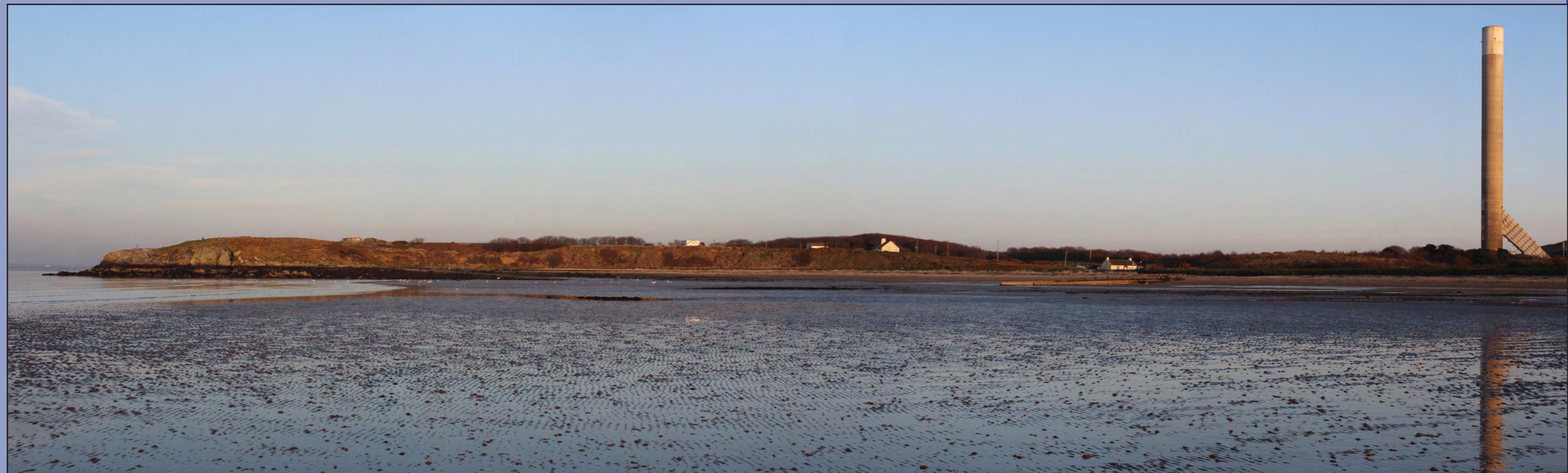
PHOTOMONTAGE VIEW - Years 5 - 8

PHOTOMONTAGE P15: Coastal Path, Holyhead - Year 10+



PHOTOMONTAGE VIEW - Year 10+

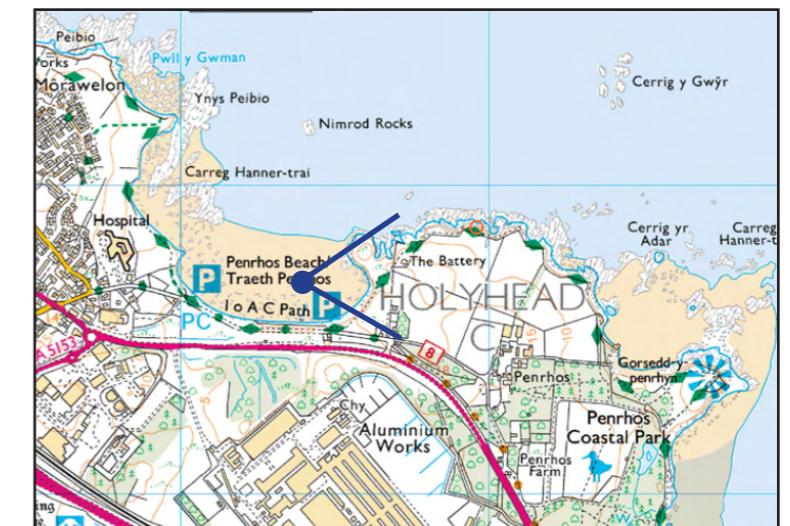
VIEWPOINT P16: Penrhos Beach



EXISTING VIEW

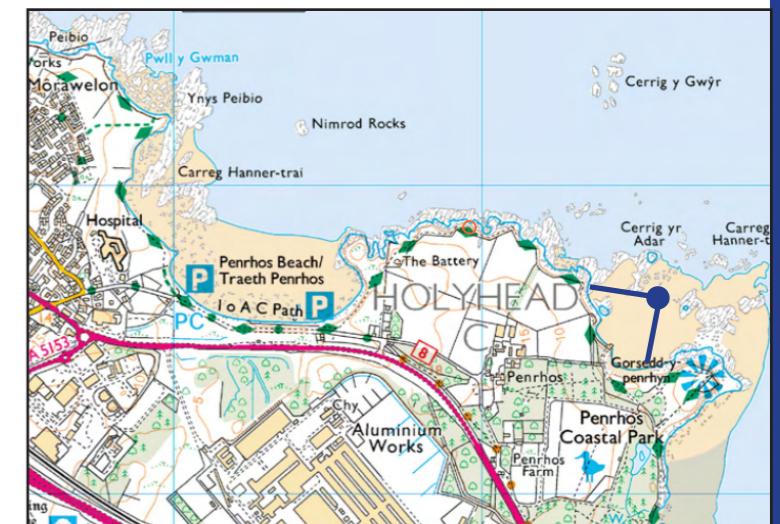


WIRELINE PHOTOMONTAGE P16: Penrhos Beach



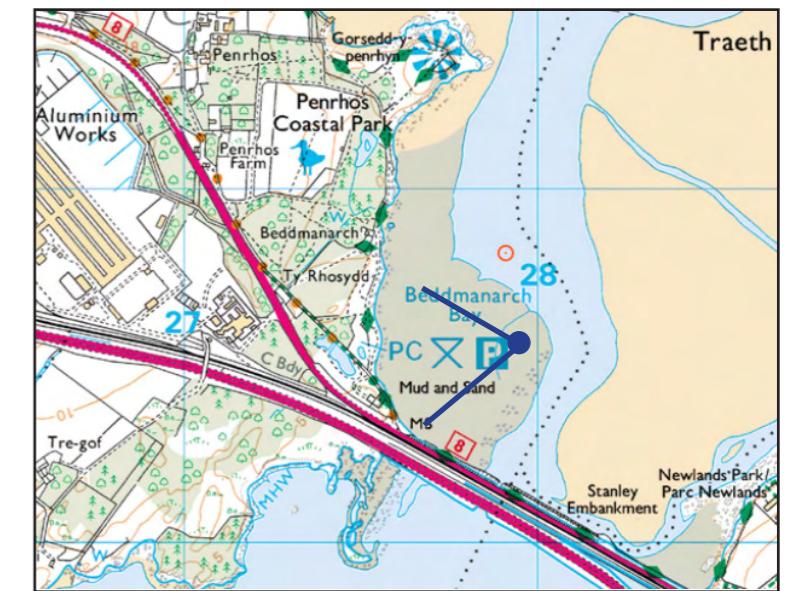


VIEWPOINT P17: North of the Headland



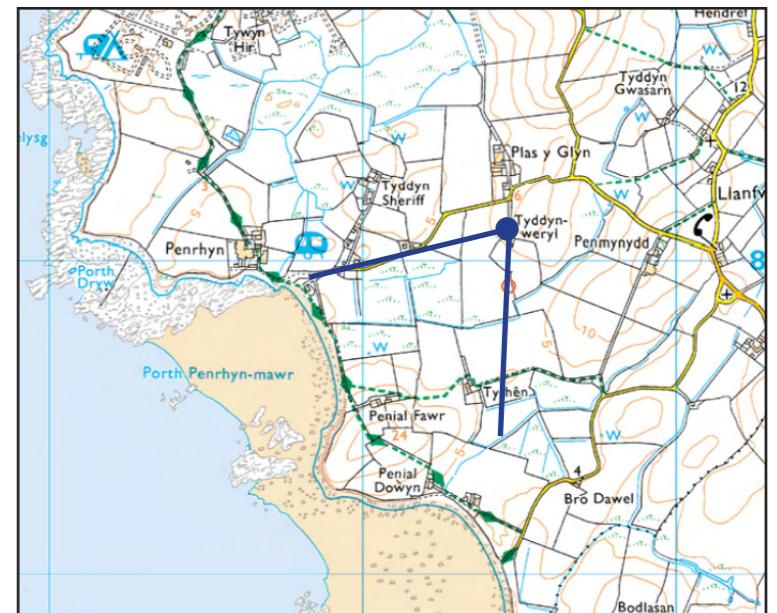


VIEWPOINT P18: Beddmanarch Bay





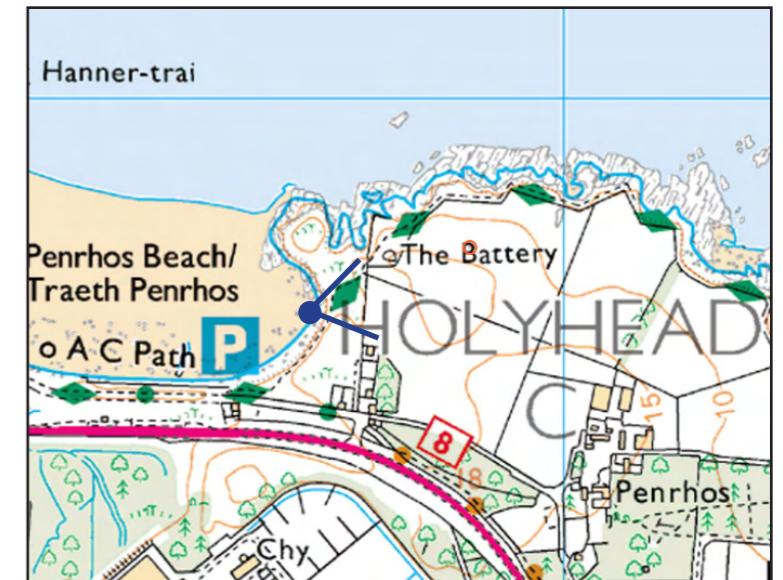
VIEWPOINT P19: Tyddynweryl



ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT P20: Coastal Path

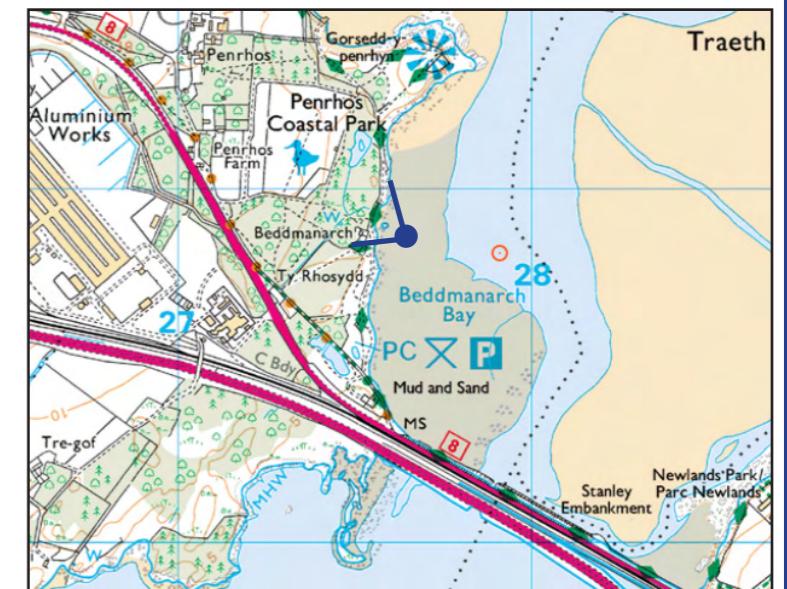


NO VIEW DUE TO LANDFORM AND VEGETATION & LANDFORM

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



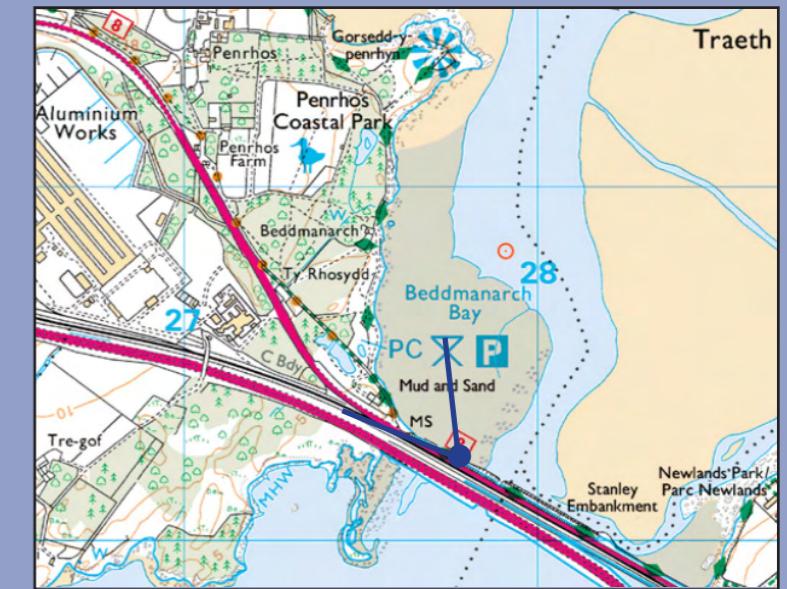
VIEWPOINT P21: Coastal Path



NO VIEW DUE TO VEGETATION & LANDFORM

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC

VIEWPOINT P22: A5 Stanley Embankment



EXISTING VIEW



WIRELINE PHOTOMONTAGE P22: A5 Stanley Embankment



WIRELINE PHOTOMONTAGE VIEW

- Wireline showing parts of the proposed development **not** predicted to be visible.
- Wireline showing parts of the proposed development predicted to be partially/wholly visible.

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT 23: Valley / Coastal Path

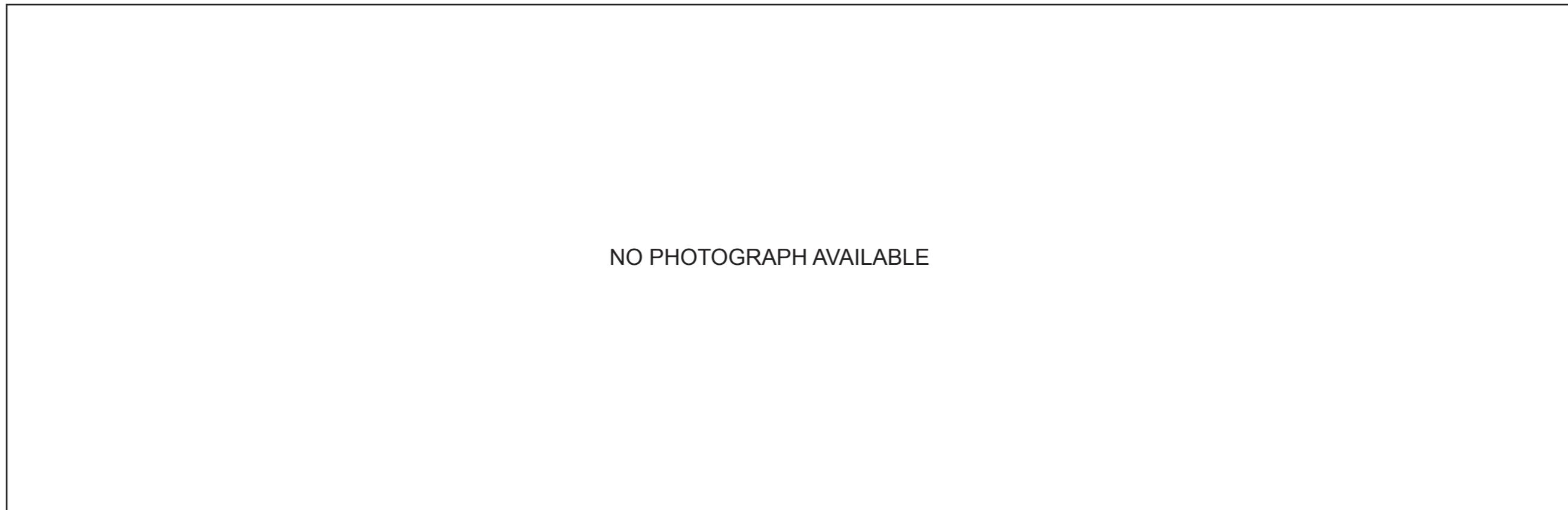
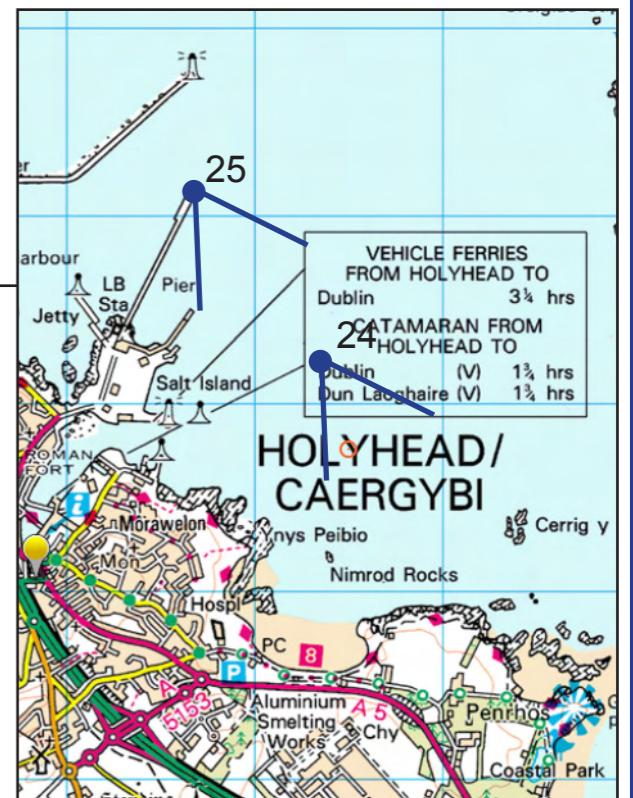
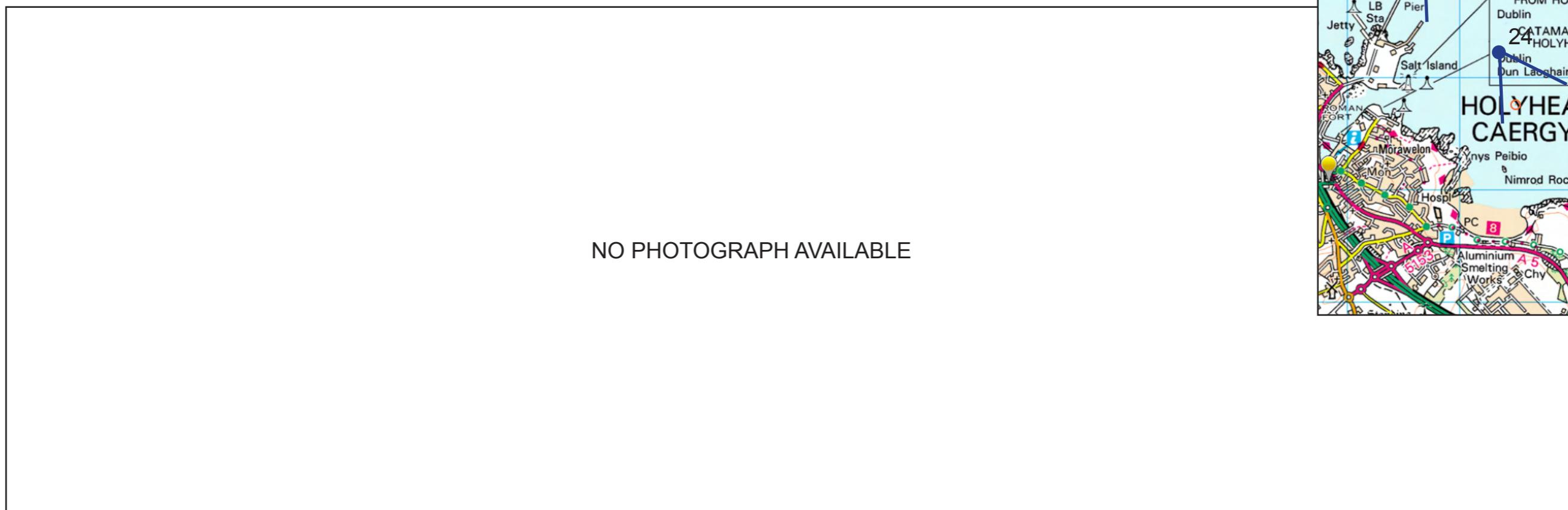


ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT P24: View from Ferries

VIEWPOINT P25: View from Cruise Ships, Salt Island



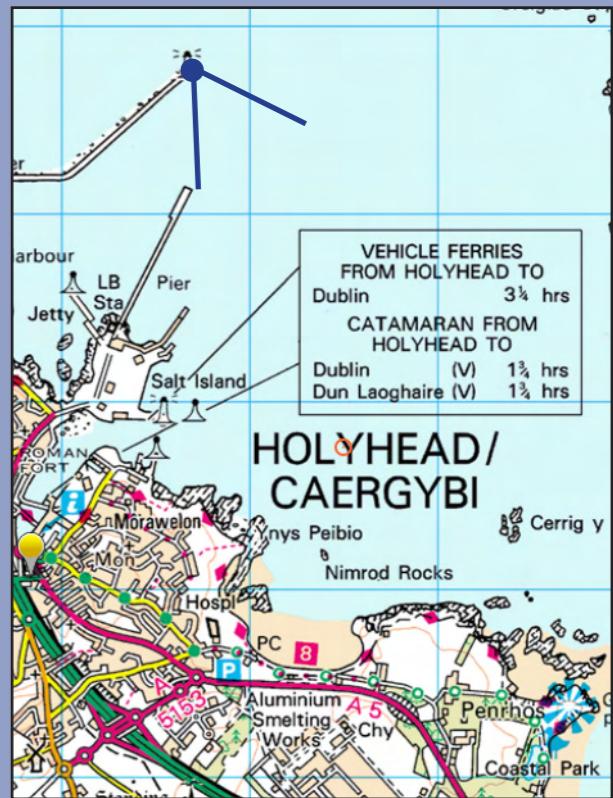
ADDITIONAL VIEWPOINTS SUGGESTED BY IOACC

VIEWPOINT P26: View from end of Breakwater



EXISTING VIEW

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC

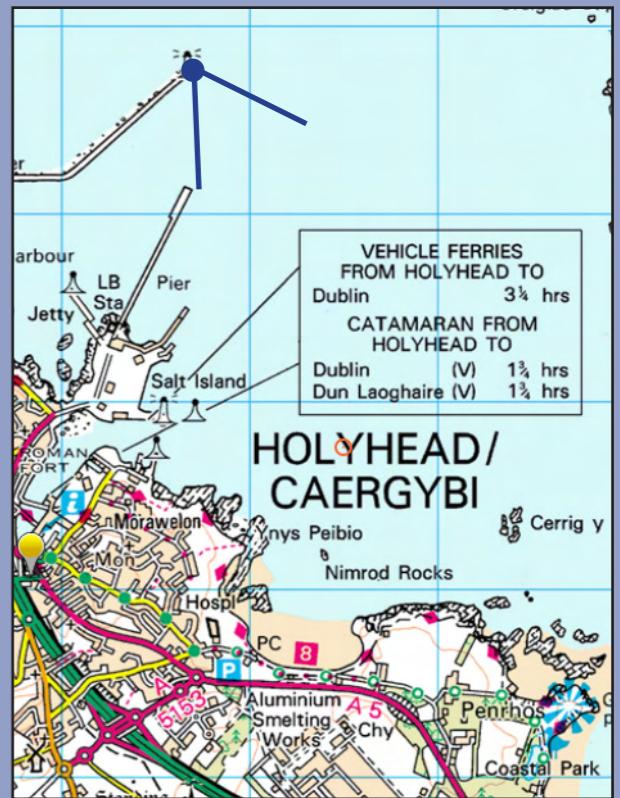


PHOTOMONTAGE P26: View from end of Breakwater

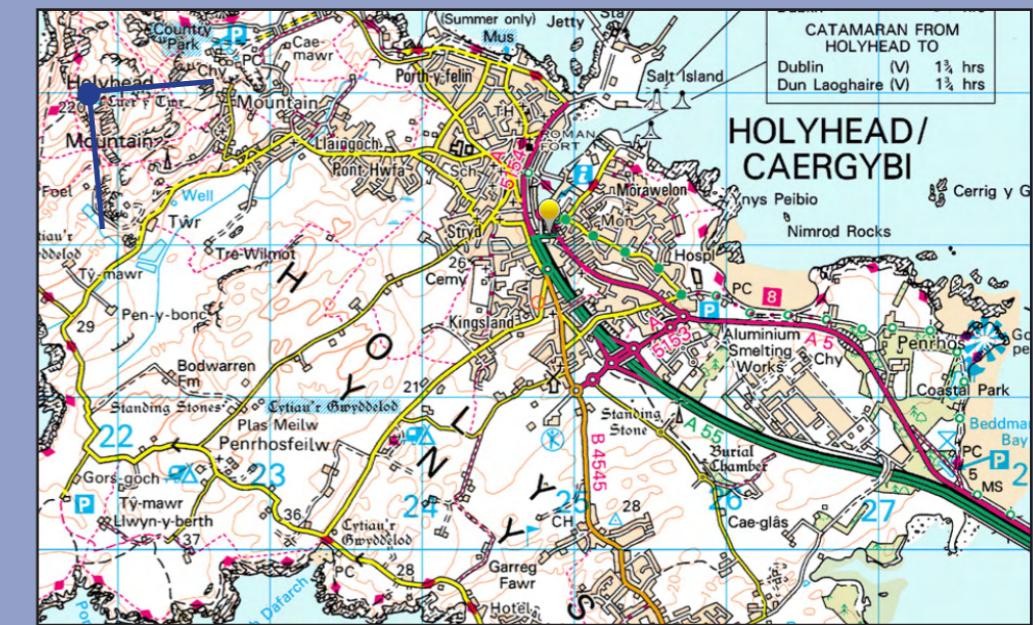


- Wireline showing parts of the proposed development **not** predicted to be visible.
- Wireline showing parts of the proposed development predicted to be partially/wholly visible.

WIRELINE PHOTOMONTAGE VIEW

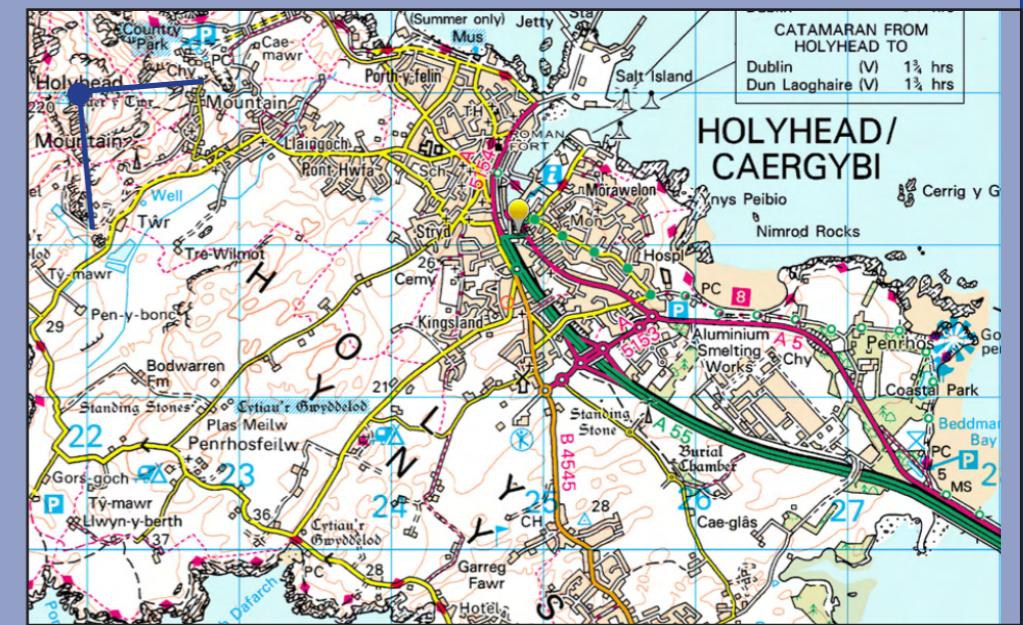


VIEWPOINT P27: View from Holyhead Mountain



EXISTING VIEW

PHOTOMONTAGE P27: View from Holyhead Mountain



PHOTOMONTAGE VIEW

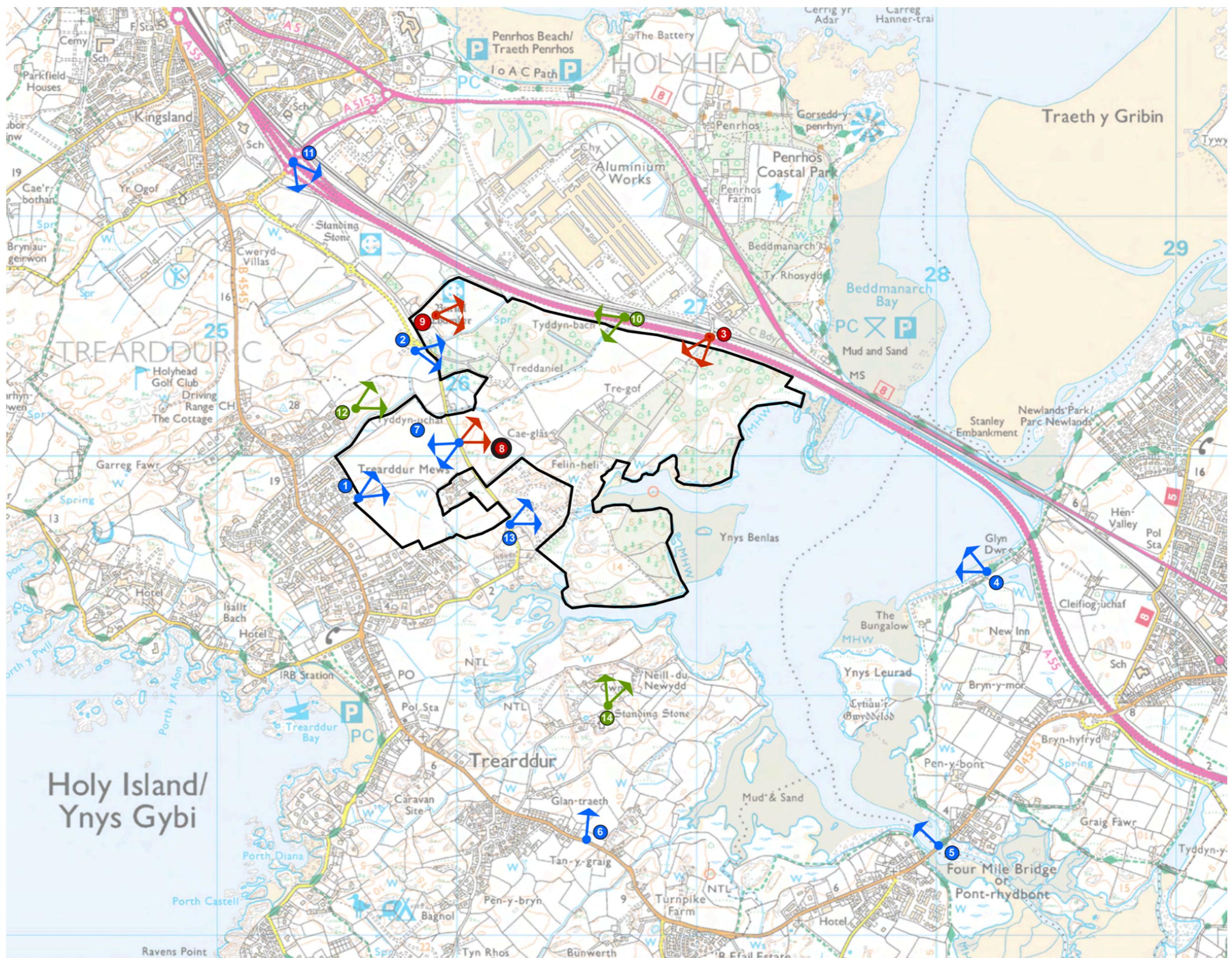


Cae Glas

KEY

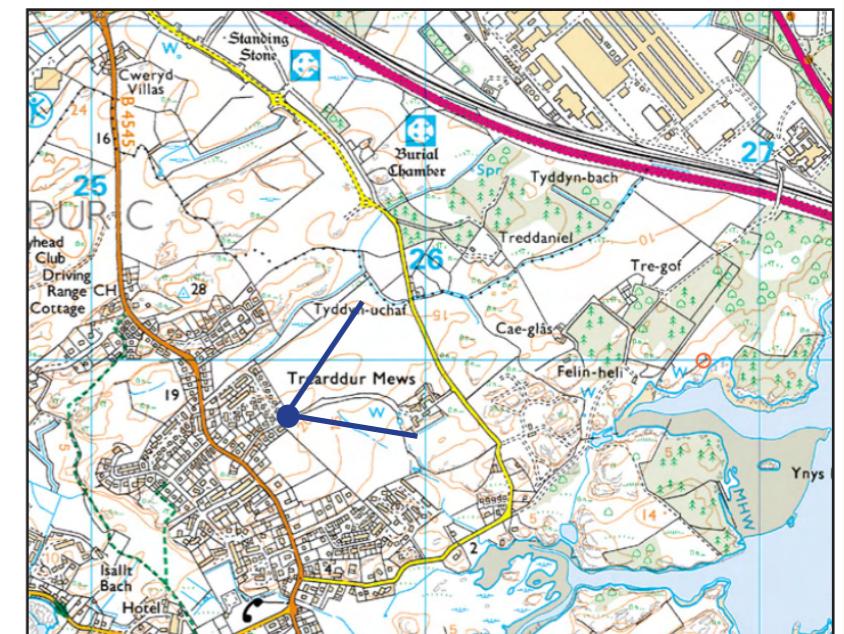
- 1 Principal viewpoint
- 1 Wireline photomontage viewpoint (x3)
- 1 Photomontage viewpoint (x2) (not verified)
- 1 Verified photomontage viewpoint (x1)

1 Snowden View Road
2 Lon Trefignal
3 New access road into Parc Cybi
4 Gly Dwr
5 Four Mile Bridge
6 Lon St Ffraid
7 Tyddyn Uchaf - view north-east
8 Tyddyn Uchaf - viewsouth-west
9 Burial Chamber
10 A55 south
11 A55 north-west
12 Penrhyn Geiriol north east
13 Trearddur Bay Country Park
14 Footpath north of Lon St Ffraid



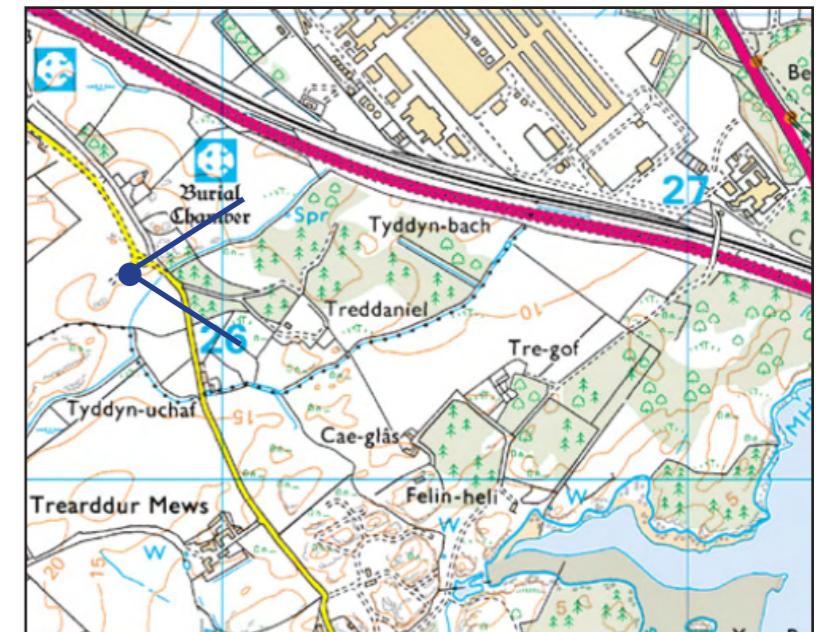


VIEWPOINT C1: Snowden View Road



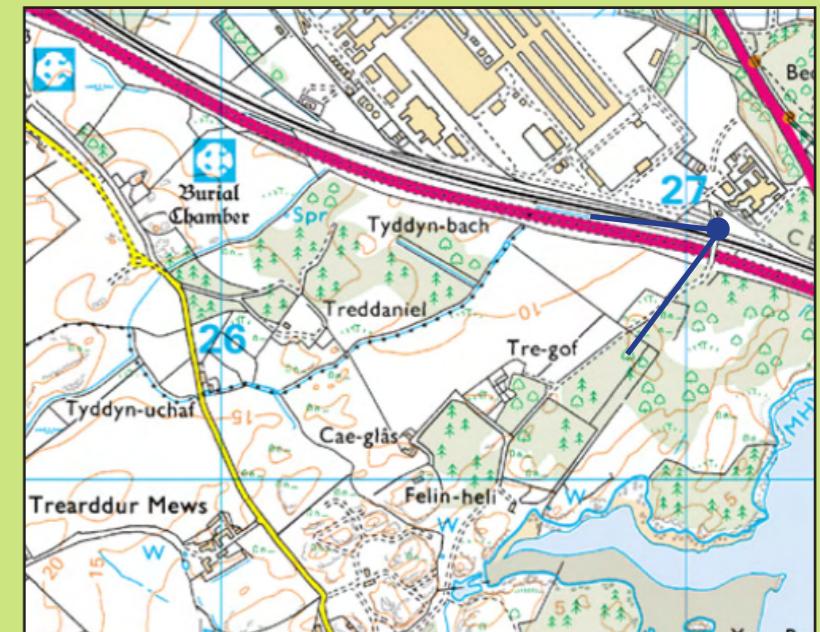


VIEWPOINT C2: Lon Trefignath



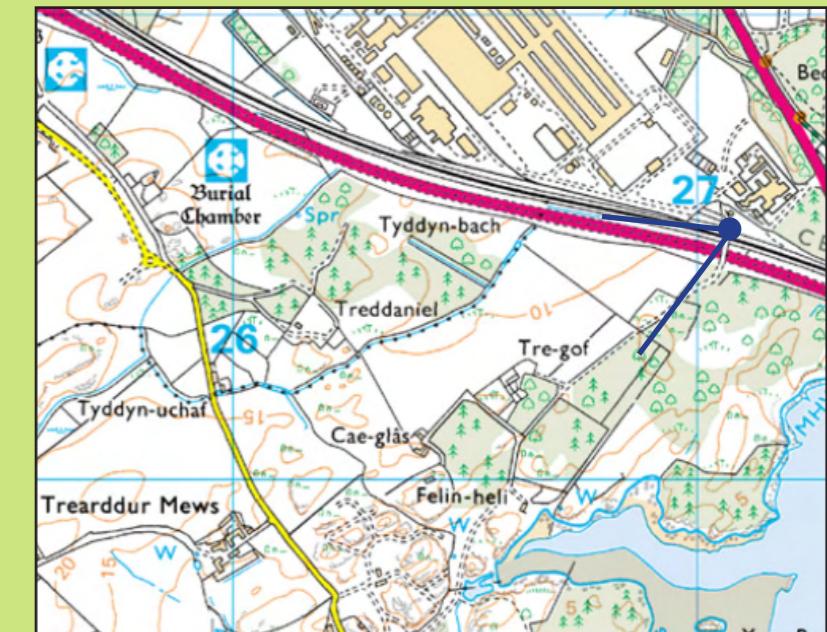


VIEWPOINT C3: Pedestrian Bridge



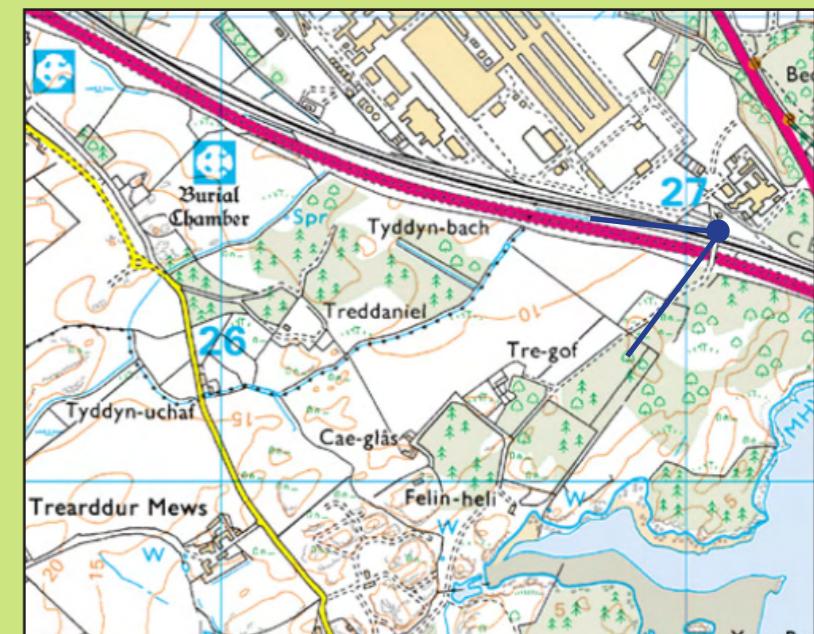
EXISTING VIEW

PHOTOMONTAGE C3: Pedestrian Bridge - Years 1-3



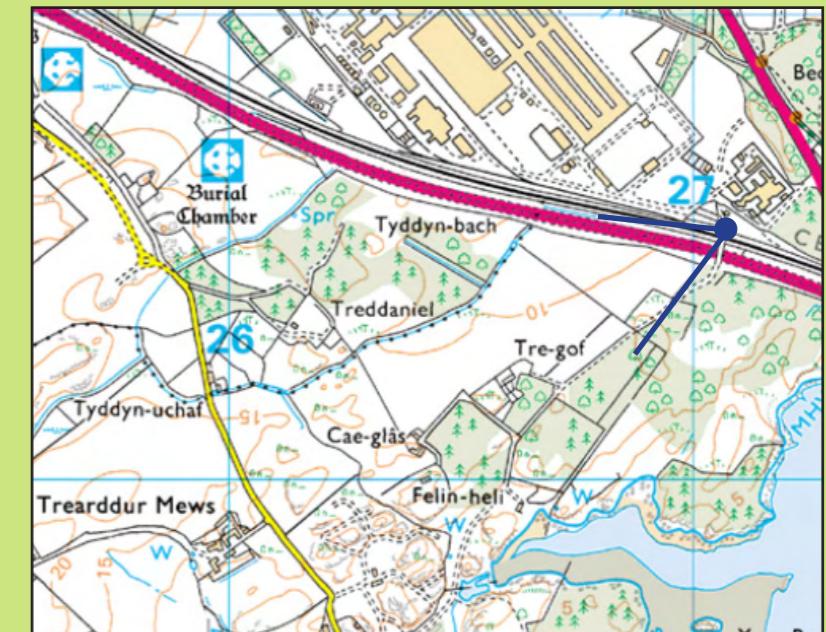
PHOTOMONTAGE VIEW - Years 1-3

VIEWPOINT C3: Pedestrian Bridge - Years 5 - 8



PHOTOMONTAGE VIEW - Years 5 - 8

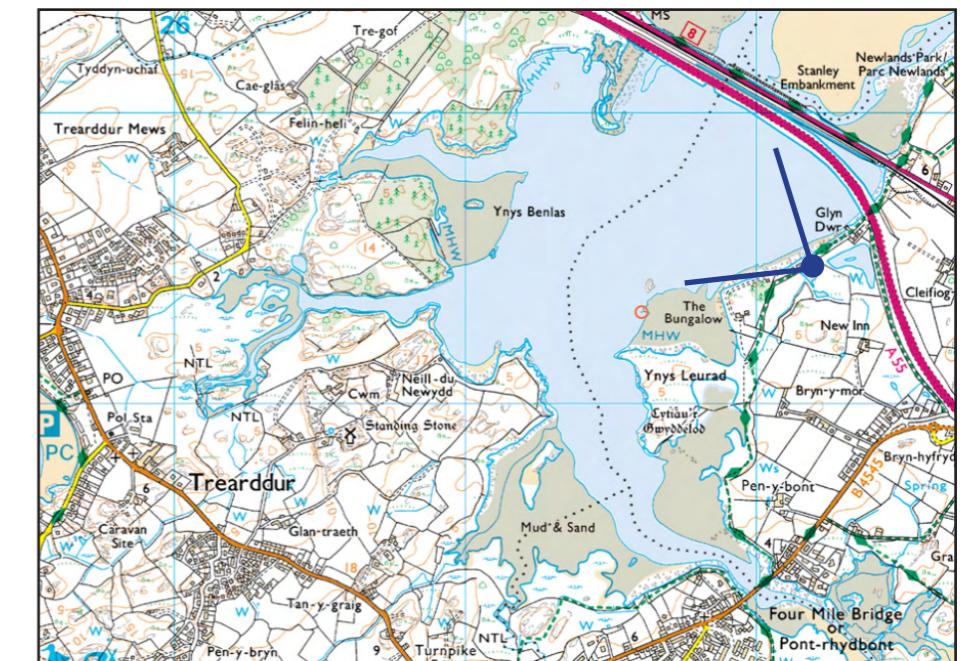
PHOTOMONTAGE C3: Pedestrian Bridge - Year 10+



PHOTOMONTAGE VIEW - Year 10+

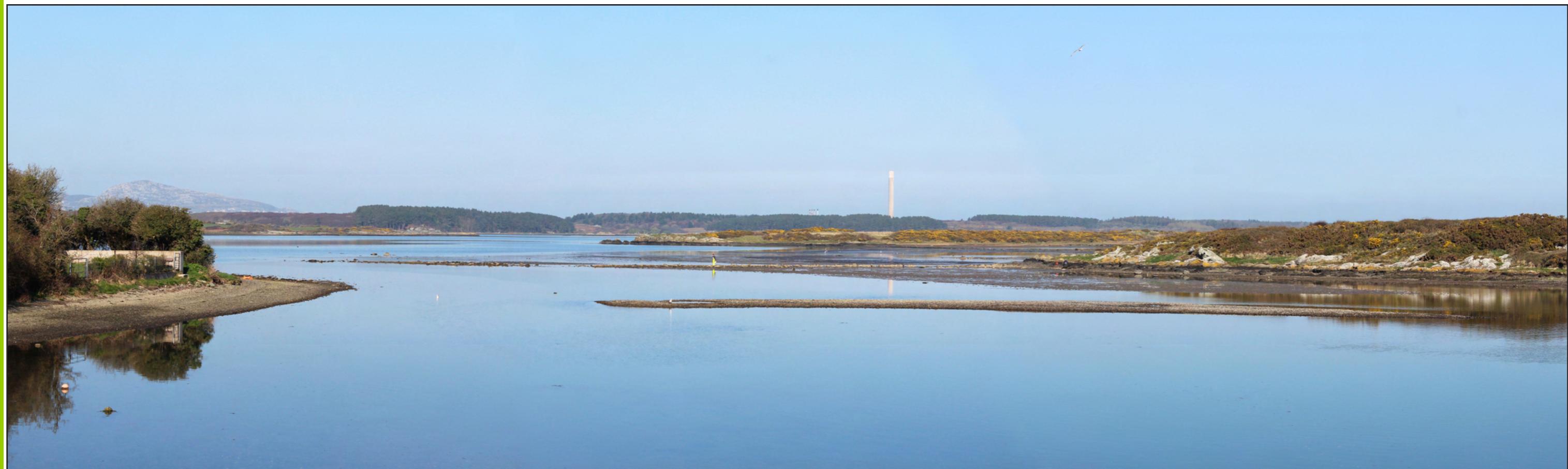


VIEWPOINT C4: Gly Dwr



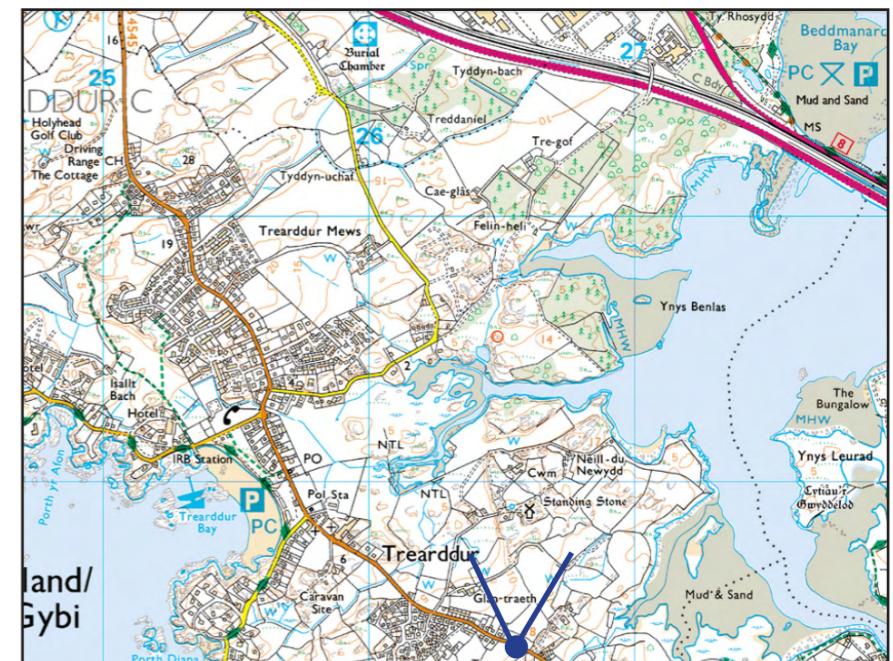


VIEWPOINT C5: Four Mile Bridge



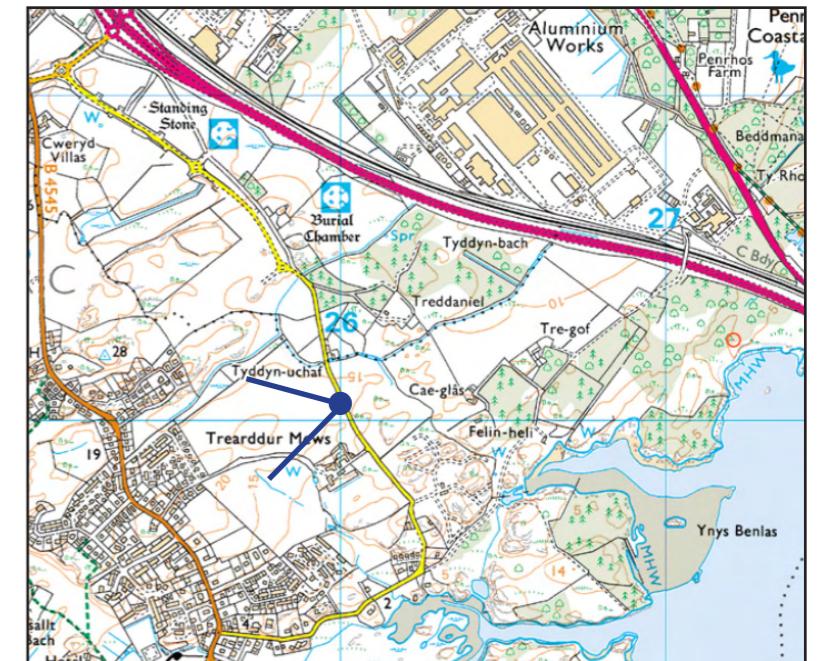


VIEWPOINT C6: Lon St Ffraid





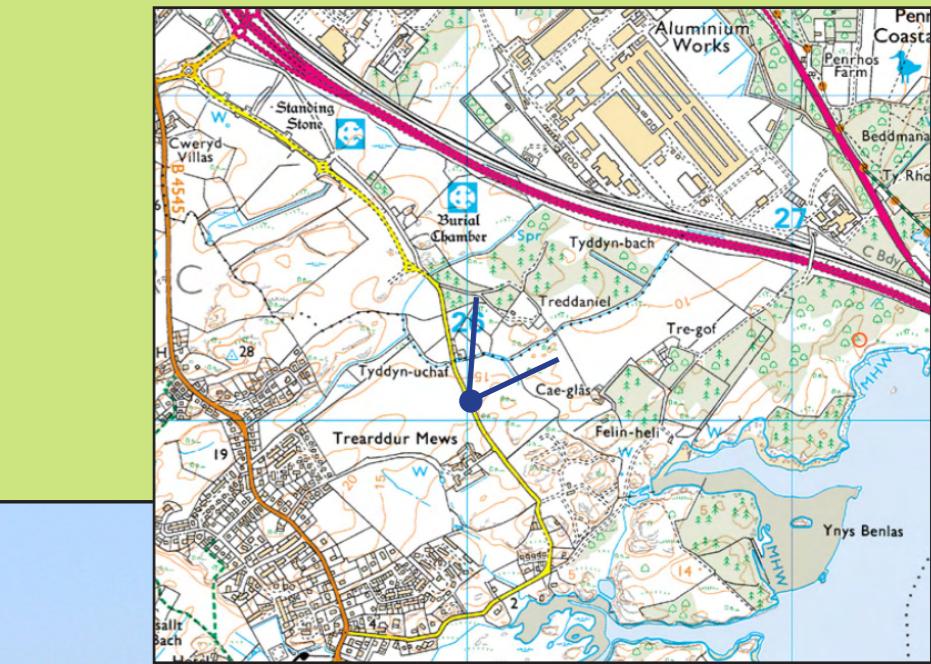
VIEWPOINT C7: Tyddyn Uchaf - view south-west







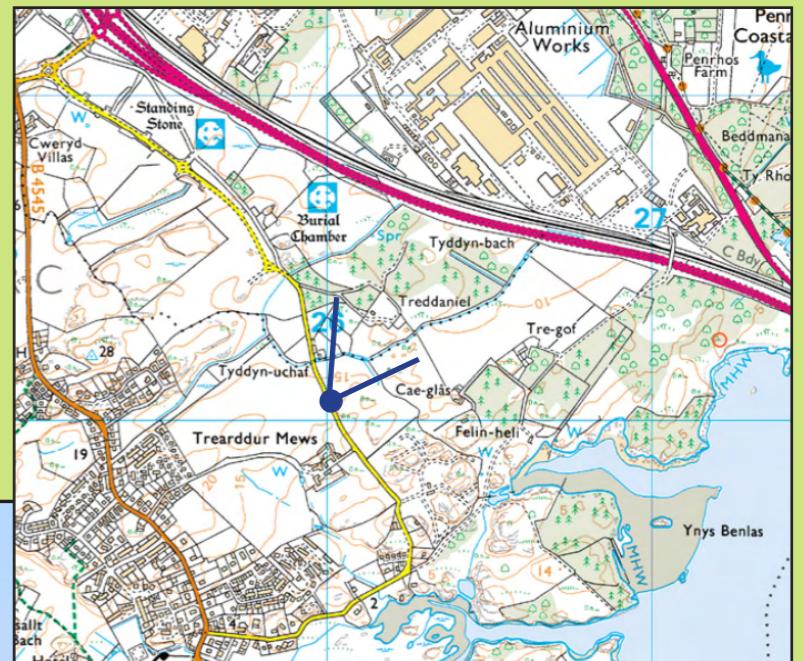
PHOTOMONTAGE C8: Tyddyn Uchaf - view north-east - Years 1 - 3



VERIFIED PHOTOMONTAGE VIEW - Years 1 - 3



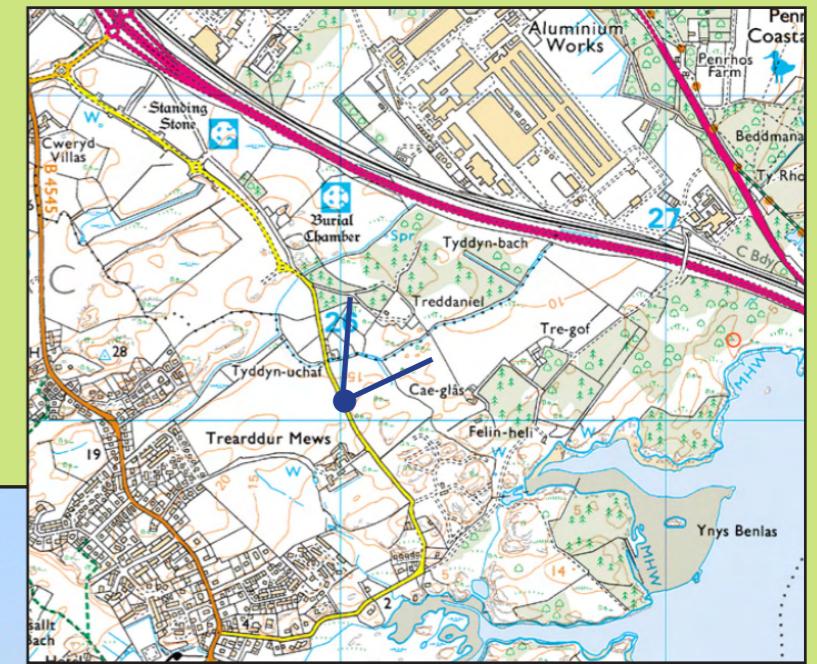
VIEWPOINT C8: Tyddyn Uchaf - view north-east - Years 3 - 5



VERIFIED PHOTOMONTAGE VIEW - Years 3 - 5



PHOTOMONTAGE C8: Tyddyn Uchaf - view north-east - Year 10+



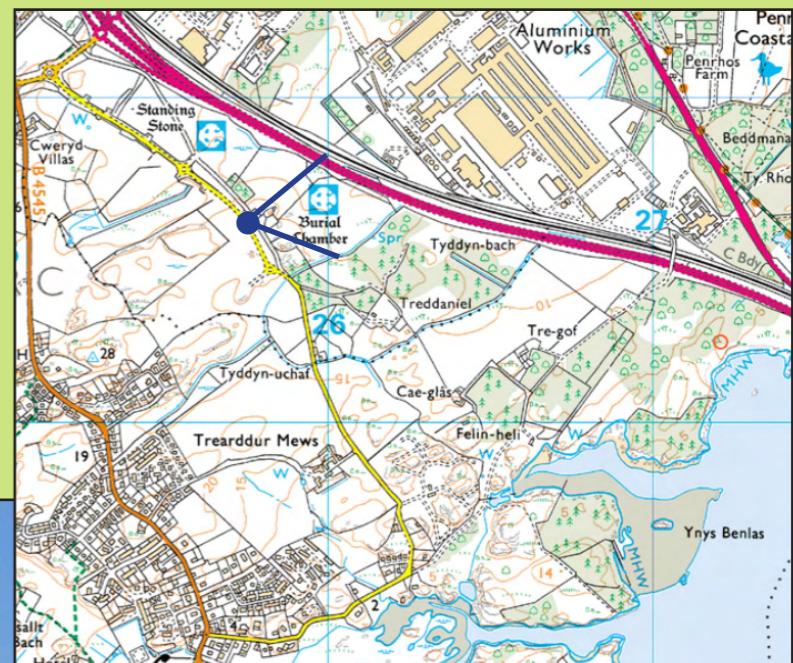
VERIFIED PHOTOMONTAGE VIEW - Year 10



VIEWPOINT C9: Burial Chamber

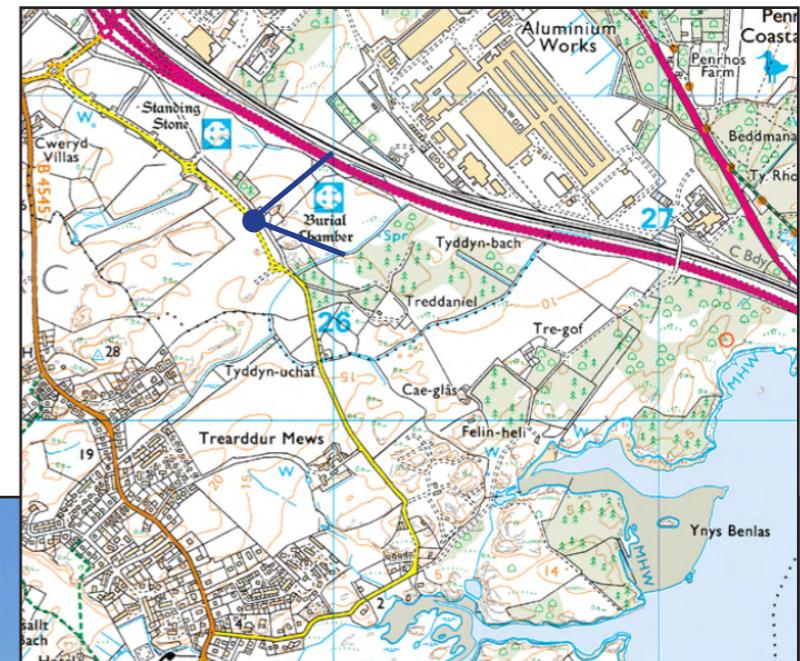


EXISTING VIEW





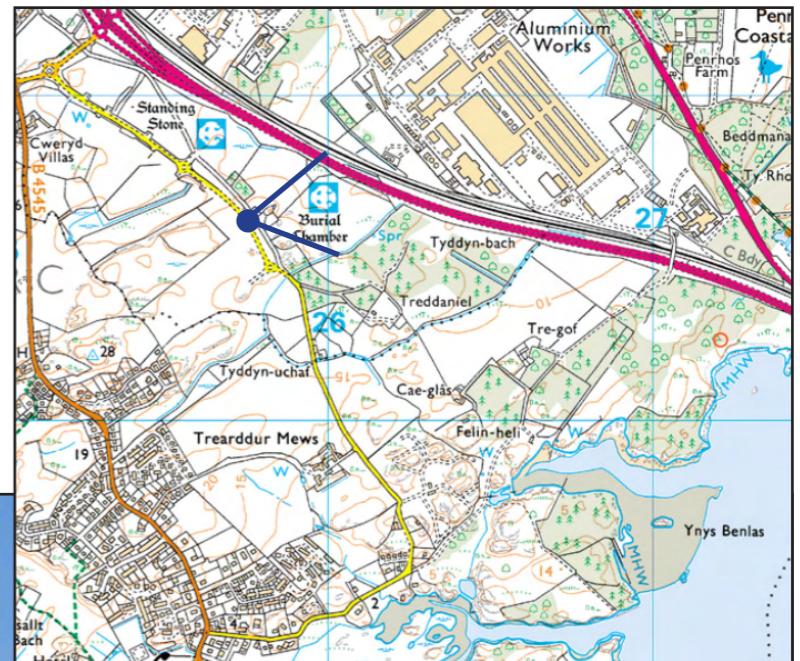
PHOTOMONTAGE C9: Burial Chamber - Years 1 - 3



PHOTOMONTAGE VIEW - Years 1 - 3



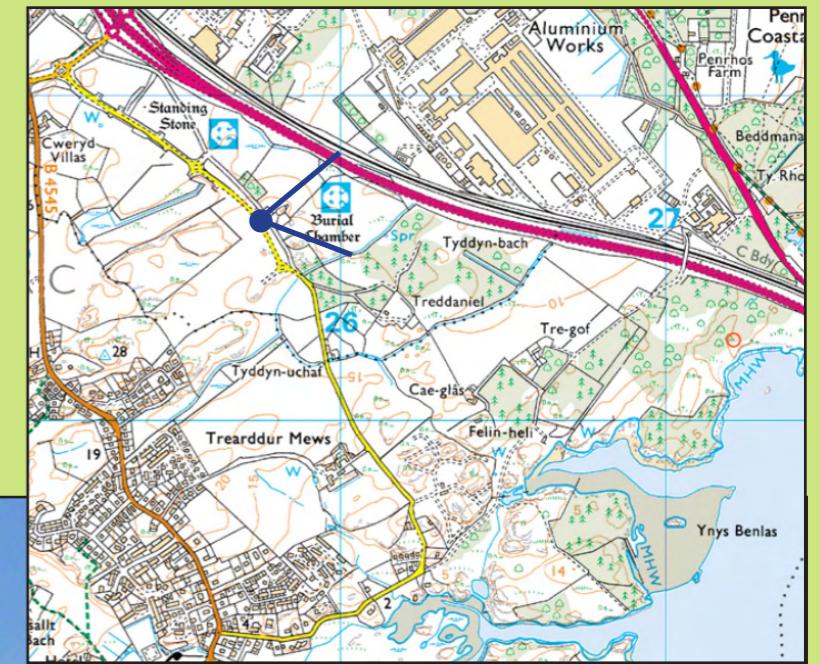
PHOTOMONTAGE C9: Burial Chamber - Years 5 - 8



PHOTOMONTAGE VIEW - Years 5 - 8



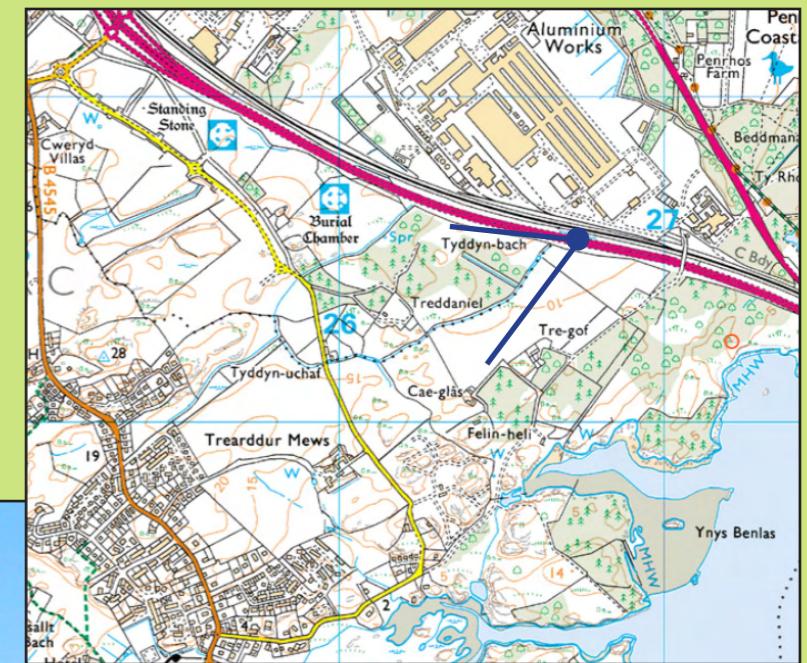
PHOTOMONTAGE C9: Burial Chamber - Year 10+



PHOTOMONTAGE VIEW - Years 10+



VIEWPOINT C10: A55 South



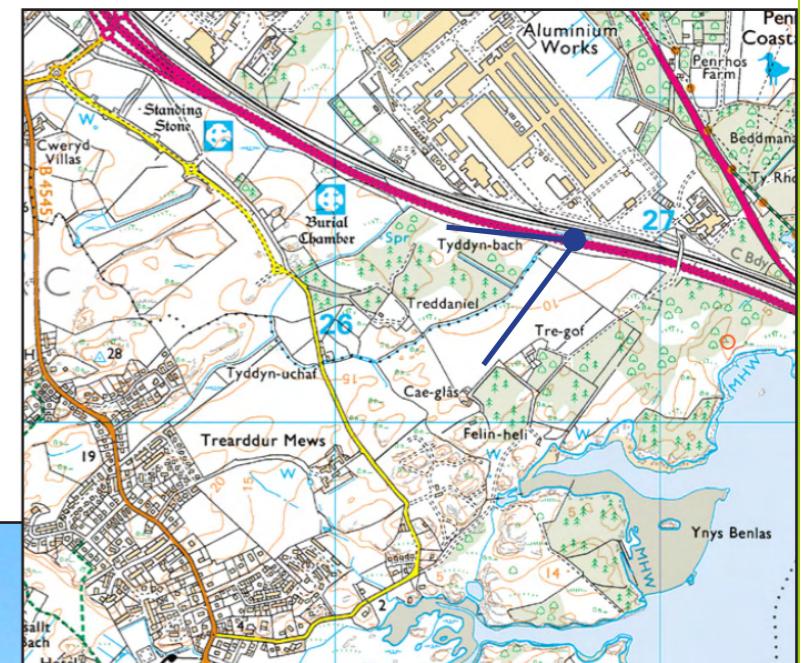


WIRELINE PHOTOMONTAGE C10: A55 South

- Wireline of proposed lodges
- Wireline of low planting to top of proposed bund
- Wireline of proposed understorey and tree planting to top of proposed bund

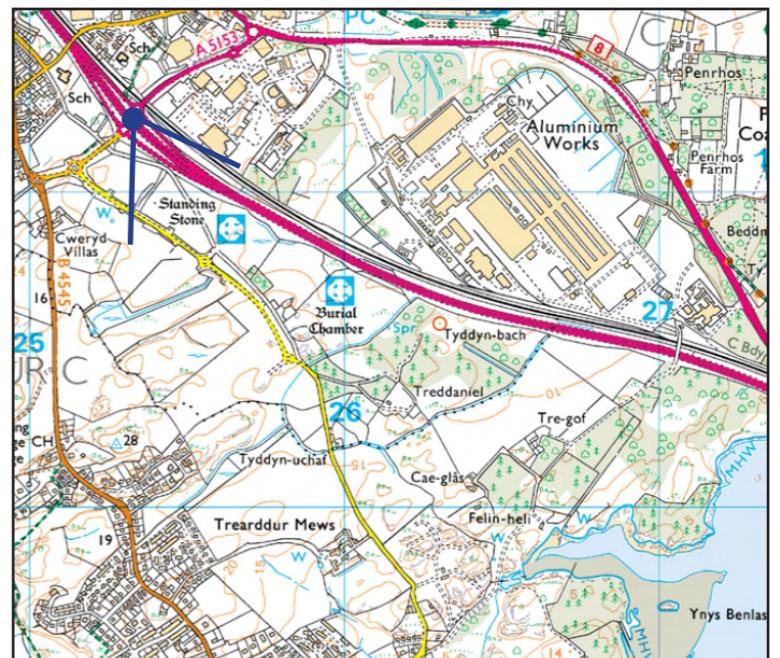


WIRELINE PHOTOMONTAGE



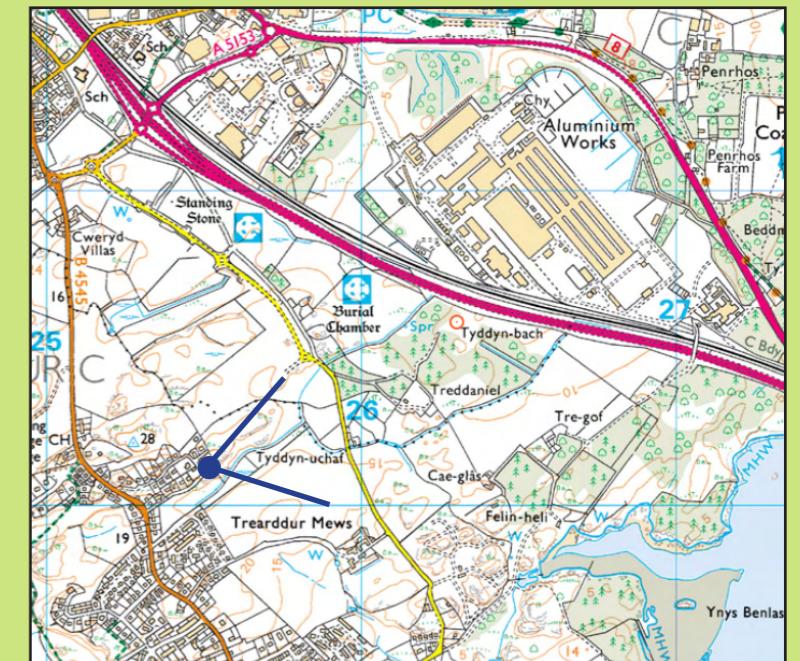


VIEWPOINT C11: A55 north-west



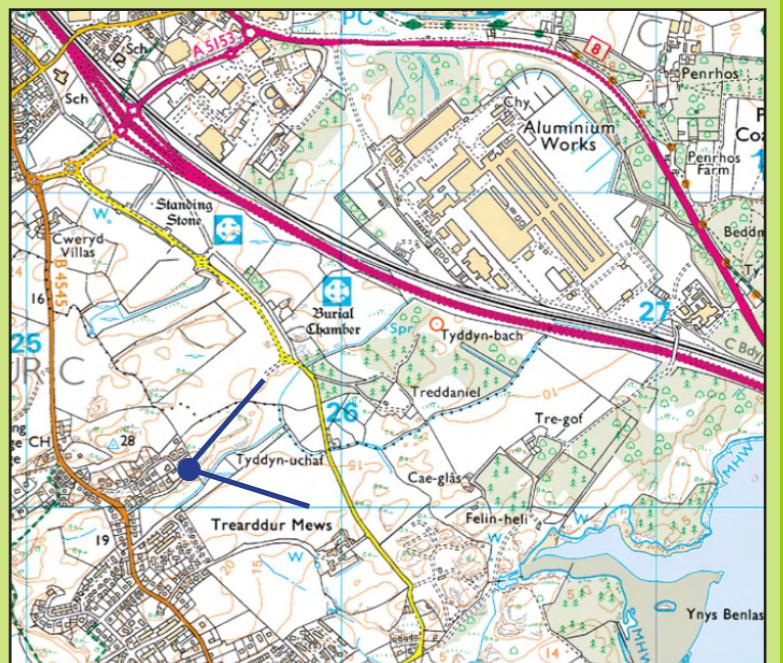


VIEWPOINT C12: Penrhyn Geiriol north east



EXISTING VIEW

WIRELINE PHOTOMONTAGE C12: Penrhyn Geiriol north east



— Wireline showing parts of the proposed development **not** predicted to be visible.

— Wireline showing parts of the proposed development predicted to be partially/wholly visible.

WIRELINE VIEW

ADDITIONAL VIEWPOINTS SUGGESTED BY IOACC

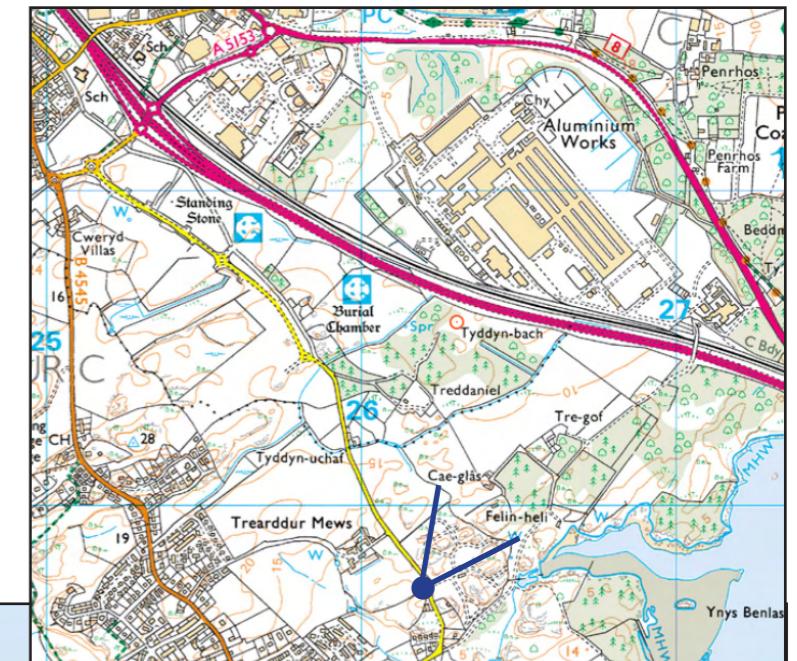


VIEWPOINT C13: Trearddur Bay Country Park



NO VIEW DUE TO VEGETATION

ADDITIONAL VIEWPOINTS SUGGESTED BY IOACC





VIEWPOINT C14: Footpath north of Lon St Ffraid

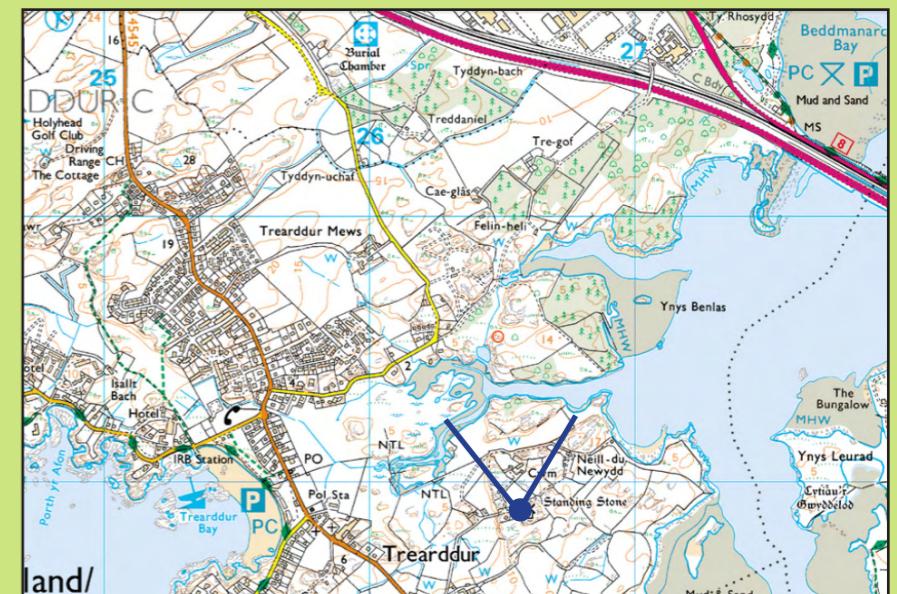


EXISTING VIEW

ADDITIONAL VIEWPOINTS SUGGESTED BY IOACC



WIRELINE PHOTOMONTAGE C14: Footpath north of Lon St Ffraid

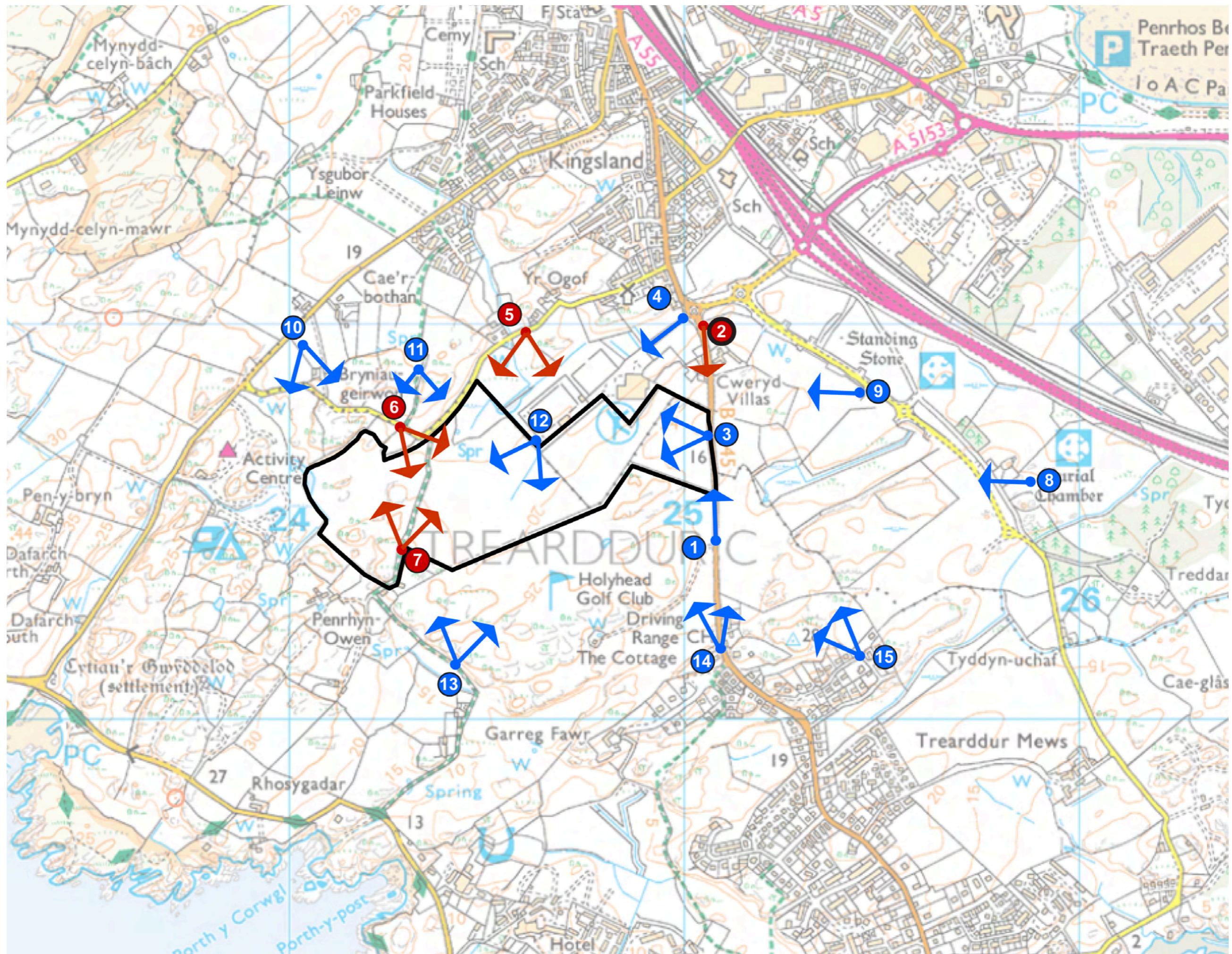


WIRELINE PHOTOMONTAGE VIEW

ADDITIONAL VIEWPOINTS SUGGESTED BY IOACC

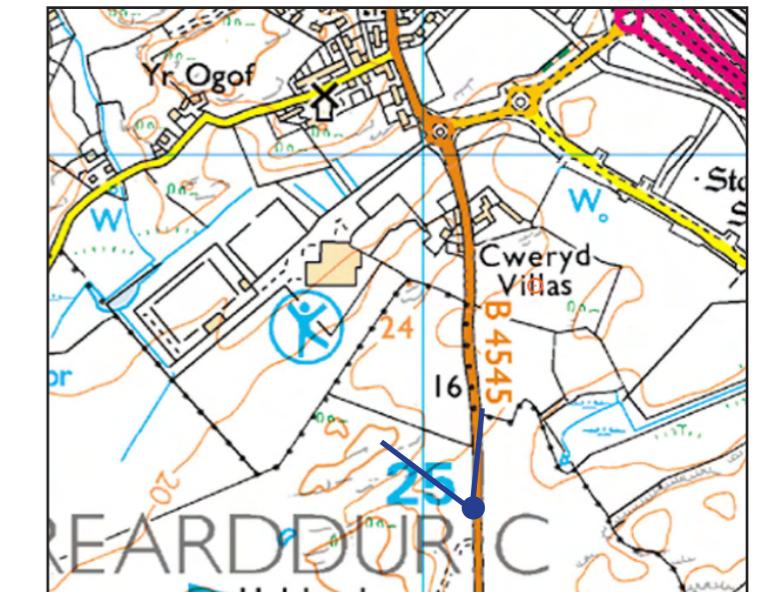


Kingsland

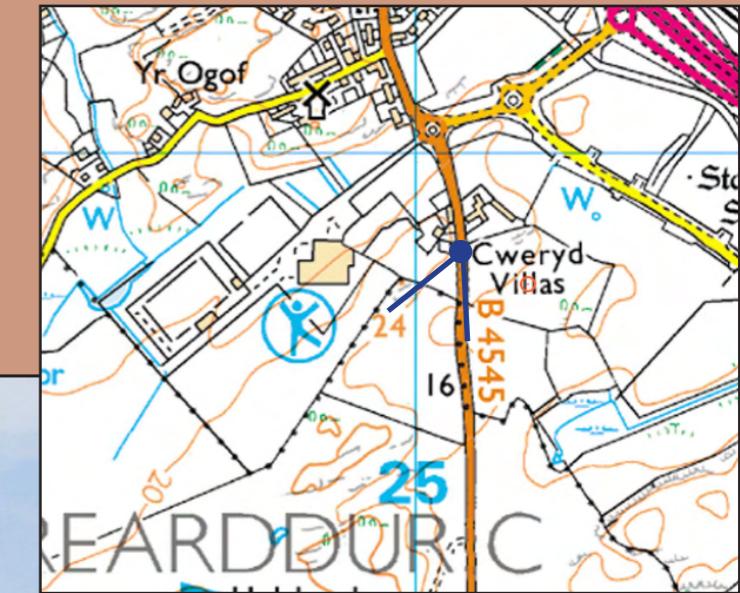




VIEWPOINT K1: Kingsland Road north



VIEWPOINT K2: Kingsland Road south



EXISTING VIEW

PHOTOMONTAGE K2: Kingsland Road south - Years 1 - 3



VERIFIED PHOTOMONTAGE VIEW - Years 1 - 3

PHOTOMONTAGE K2: Kingsland Road south - Years 5 - 8



VERIFIED PHOTOMONTAGE VIEW - Years 5 - 8

PHOTOMONTAGE K2: Kingsland Road south - Year 10+



As part of the detailed design process, additional consideration would be given to the following elements in order to potentially minimise visual impacts further:

- spacing and roof form of lodges to reduce uniformity;
- orientation and layout of lodges to add variety and allow views of green roofs;
- density and spacing of lodges to minimise massing;
- creation of site lines through to existing historic buildings;
- additional earth mounding and naturalistic planting to provide additional early screening.

Refer to page 85, Kingsland View 2, which shows an alternative image of the proposals following a more detailed level of design applied to this section of the Kingsland site. The photomontage illustrates how the visual impacts can potentially be reduced through the process of detailed design.

VERIFIED PHOTOMONTAGE VIEW - Years 5 - 8

PHOTOMONTAGE K2: Kingsland Road south - Years 5 - 8

ALTERNATIVE PHOTOMONTAGE VIEW 2 - DETAILED DESIGN

Kingsland Photomontage View 2 shows an alternative image of the proposals following a more detailed level of design applied to this section of the Kingsland site. The photomontage illustrates how the visual impacts can potentially be reduced through the process of detailed design.

Key refinements to the proposed development include:

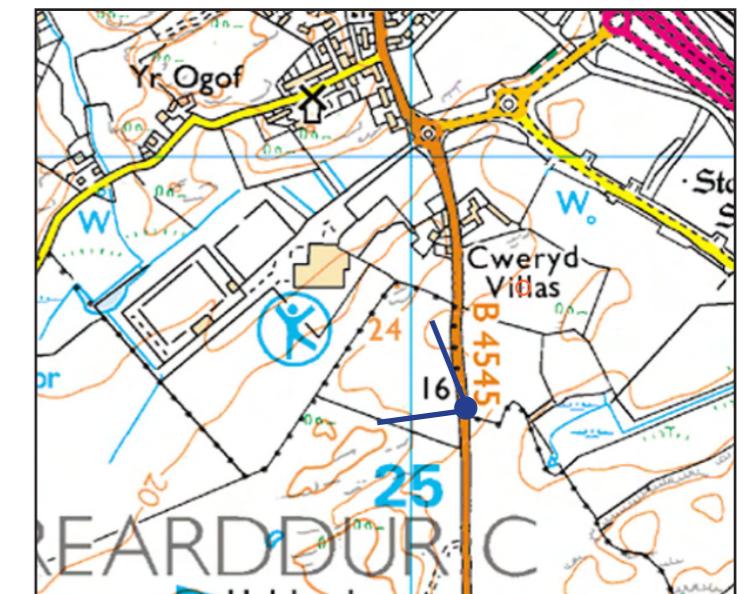
- Smaller scale units fronting onto Kingsland Road to create a street frontage more reflective of typical local character;
- Manipulation of ground levels to embed the housing into the landscape and respect the natural topographic variation.
- Subtle manipulations to layout and orientation of housing to visually reduce massing through the creation of views into the development, and beyond to agricultural land and existing development.
- Detailed landscape treatment to screen/soften and enhance the view.



ALTERNATIVE PHOTOMONTAGE VIEW - Years 10+



VIEWPOINT K3: Kingsland Road west





VIEWPOINT K4: Leisure Centre entrance



VIEWPOINT K5: Yr Ogof, Mill Road

PHOTOMONTAGE AREA



PHOTOMONTAGE K5: Yr Ogof, Mill Road - Years 1 - 3



PHOTOMONTAGE VIEW - Years 1 - 3

PHOTOMONTAGE K5: Yr Ogof, Mill Road - Years 5 - 8



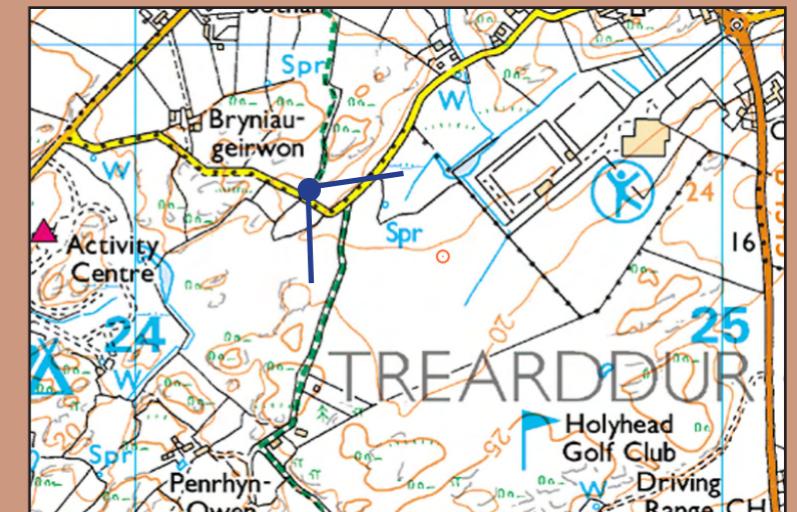
PHOTOMONTAGE VIEW - Years 5 - 8

PHOTOMONTAGE K5: Yr Ogof, Mill Road - Year 10+



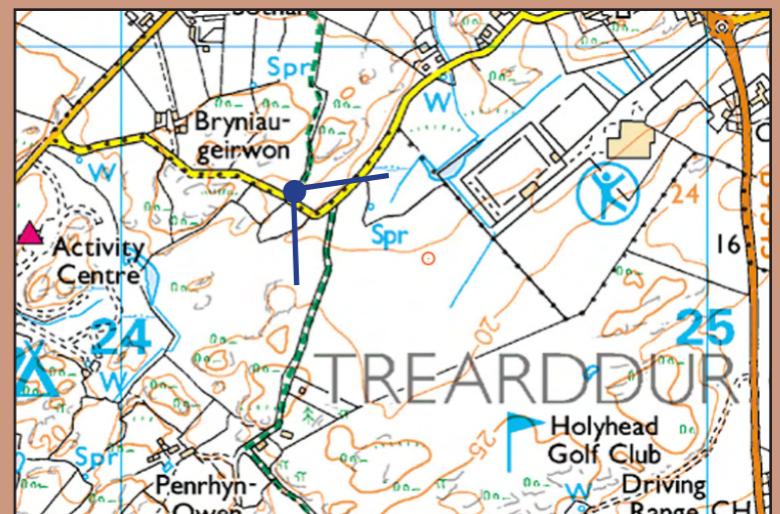
PHOTOMONTAGE VIEW - Year 10+

VIEWPOINT K6: Bryniau-geirwon, Mill Road



EXISTING VIEW

PHOTOMONTAGE K6: Bryniau-geirwon, Mill Road

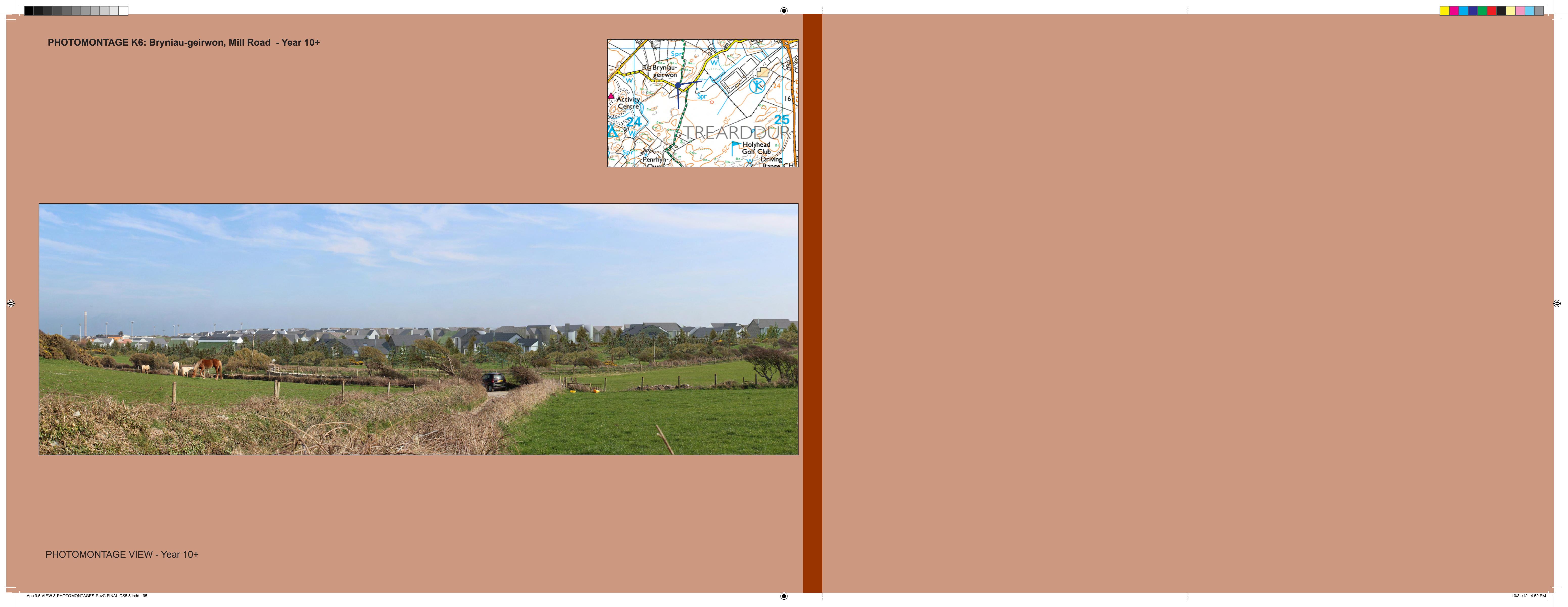


PHOTOMONTAGE VIEW - Years 1 - 3

PHOTOMONTAGE K6: Bryniau-geirwon, Mill Road - Years 5 - 8



PHOTOMONTAGE VIEW - Years 5 - 8



PHOTOMONTAGE VIEW - Year 10+



PHOTOMONTAGE K7: Public Footpath

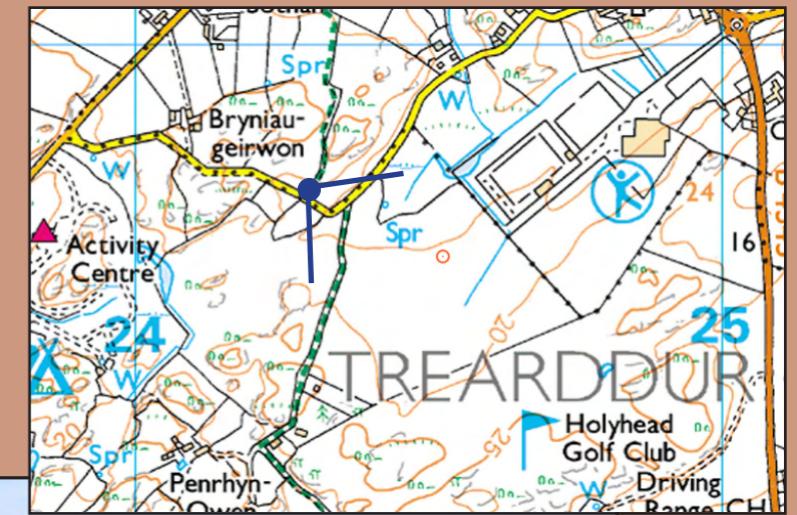


EXISTING VIEW

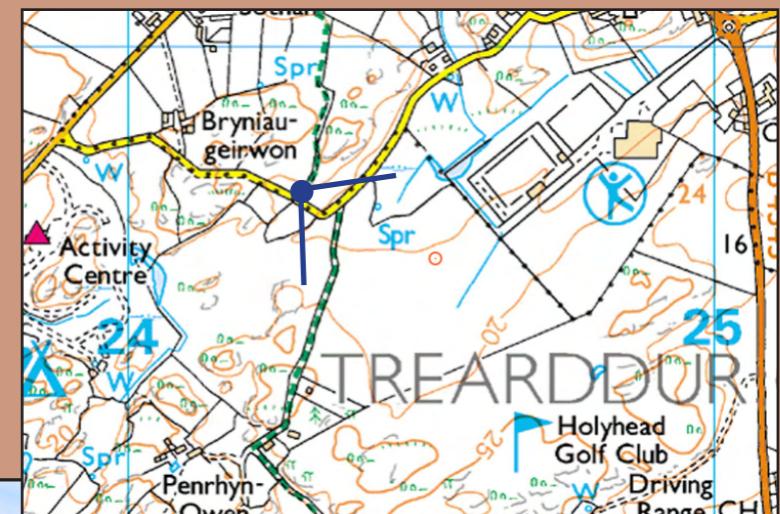
PHOTOMONTAGE K7: Public Footpath - Years 1 - 3



PHOTOMONTAGE VIEW - Years 1 - 3

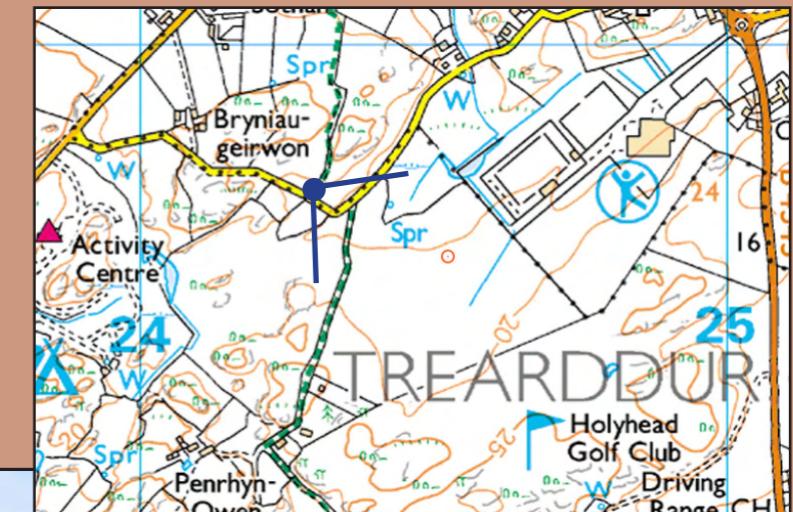


PHOTOMONTAGE K7: Public Footpath - Years 5 - 8



PHOTOMONTAGE VIEW - Years 5 - 8

PHOTOMONTAGE K7: Public Footpath - Year 10+



PHOTOMONTAGE VIEW - Year 10+



VIEWPOINT K8: Burial Chamber



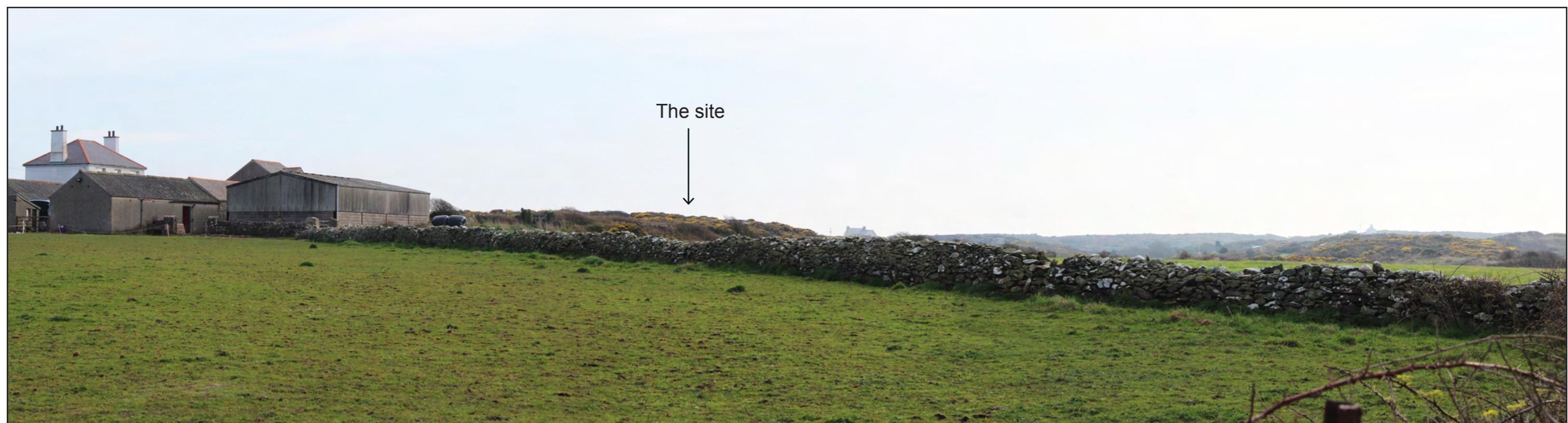


VIEWPOINT K9: Parc Cybi





VIEWPOINT K10: Porthdafarch Road south east



NO VIEW DUE TO LANDFORM

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT K11: Public footpath



NO VIEW DUE TO VEGETATION

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT K12: Holyhead Hotspur F.C.



ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT K13: Public Footpath near Penrhyn Owen



NO VIEW DUE TO LANDFORM

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT K14: Kingsland Road near Holyhead Golf Club



NO VIEW DUE TO LANDFORM AND VEGETATION

ADDITIONAL VIEWPOINT SUGGESTED BY IOACC



VIEWPOINT K15: Penrhyn Geiriol west



ADDITIONAL VIEWPOINT SUGGESTED BY IOACC





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