



**Gwynnedd Skip and Plant Hire
Site, Caernarfon**

[Visual Appraisal and Landscape Strategy]

April 2023

DRAFT

Gwynnedd Skip and Plant Hire, Caernarfon: Introduction

This landscape appraisal has been produced in respect of the detailed application submission for the proposed development located at the Gwynnedd Skip and Plant Hire site in Caernarfon.

The document consists of the following parts;

- Part 01 : Overall Site Context
- Part 02 : Landscape Strategy
- Part 03 : Viewpoint Photographs

The site lies to the eastern extent of Caernarfon, within the Cibyn Industrial estate. The site is accessed through the north of the site as well as along the west of the site, with both of these being wide vehicular entrances. The site does not lie within any designations but some key statutory designations include ancient woodland, listed buildings and scheduled monuments can be found in the surrounding area.

The site is located within the east of Cibyn Industrial Estate, which also lies to the east of Caernarfon. The recently completed A487 Caernarfon Bypass also runs along the eastern boundary of the site. The site is industrial in character and is surrounded by other industrial buildings within Cibyn Industrial Estate to the north and west. Beyond the A487 are agricultural fields with a single house and the Glan Gwna Holiday Park. The site is generally only visible from locations in very close proximity within 500m to the site, with a very select few viewpoints outside of 500m that will be afforded views. Beyond 500m, the site is largely screened by layers of vegetation to field boundaries throughout the study area and will therefore not be visible. This is explored further in Part 03 of this report.

The proposed development involves the construction of a new industrial building and accompanying ancillary buildings which include a workshop and vehicle washing facility. The proposed development also includes external parking for cars and trucks, as well as a storage space.

The landscape strategy proposes mixed native hedgerow to the boundaries of the site with a large proportion of the mix to the eastern boundary reflecting the existing wooded boundary of Cibyn Industrial Estate. To the eastern boundary will be an avenue of trees and woodland planting that will help, alongside the planting to the side of the by-pass, screen views of the proposed development from the east. Further groups of trees will be located throughout the site and will be underplanted by a meadow grass mix, providing some screening of the proposed development whilst improving the biodiversity value of the site.

This document provides detail on the points raised above, demonstrating the landscape context in which the site sits and assessing the potential impact of views from the identified viewpoints. The appraisal method is outlined in Appendix A of this report. The assessment ends with an overall conclusion that summarises the degree of landscape and visual impact of the two development sites on the surrounding landscape character.



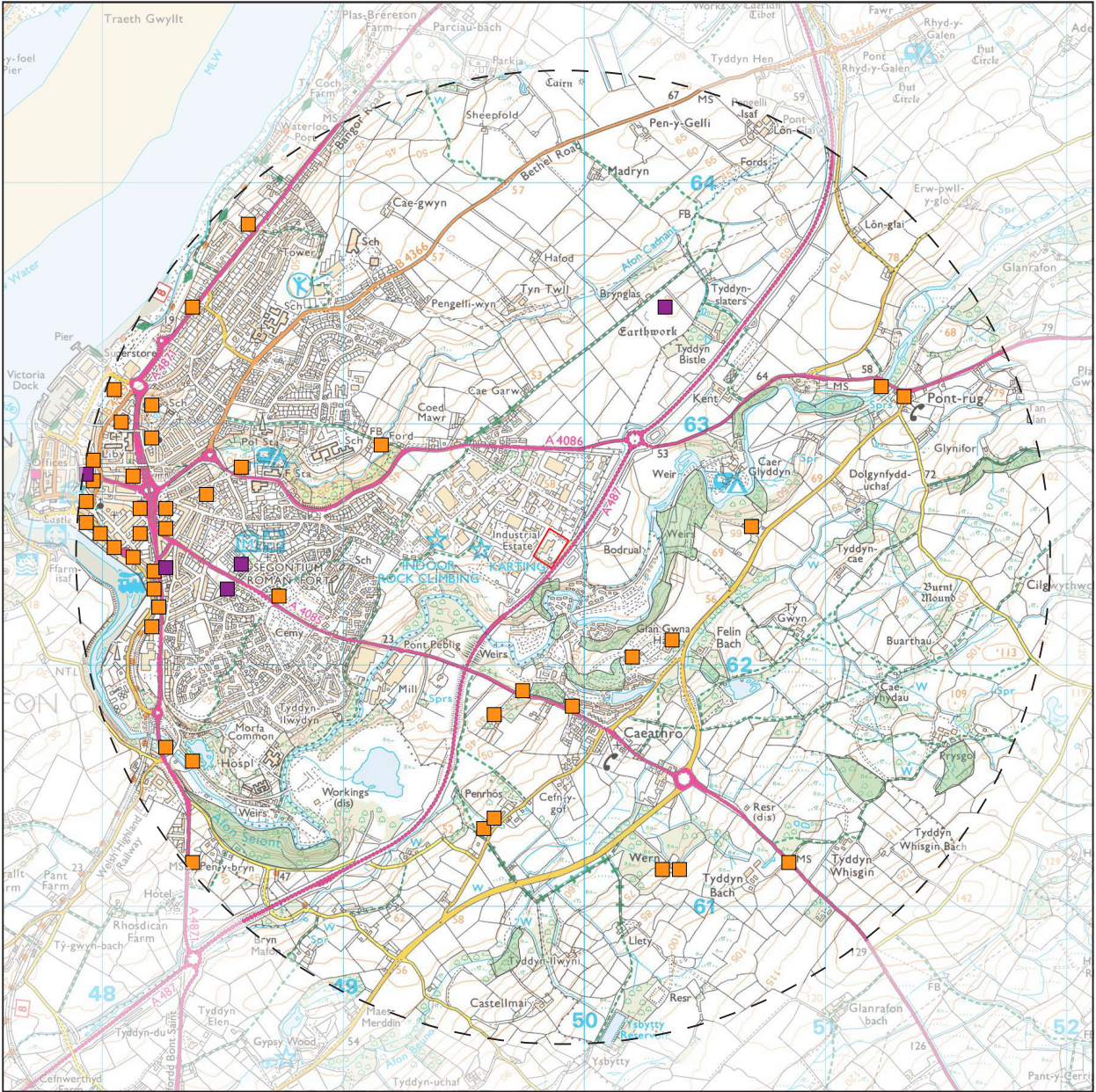
Gwynnedd Skip and Plant Hire Site, Caernarfon








Part 01 Site Context

The following chapter sets out an analysis of the surrounding landscape to determine the character and setting of the overall site. The analysis involves detailed mapping of local landscape designations, character areas, access routes and visual receptors.

Figure 01: Designations



-  Site boundary
-  2km Radius
-  Listed Buildings
-  Scheduled Monuments
-  Ancient Woodland

The plan on the left illustrates the location of the statutory landscape and heritage designations present within the study area.

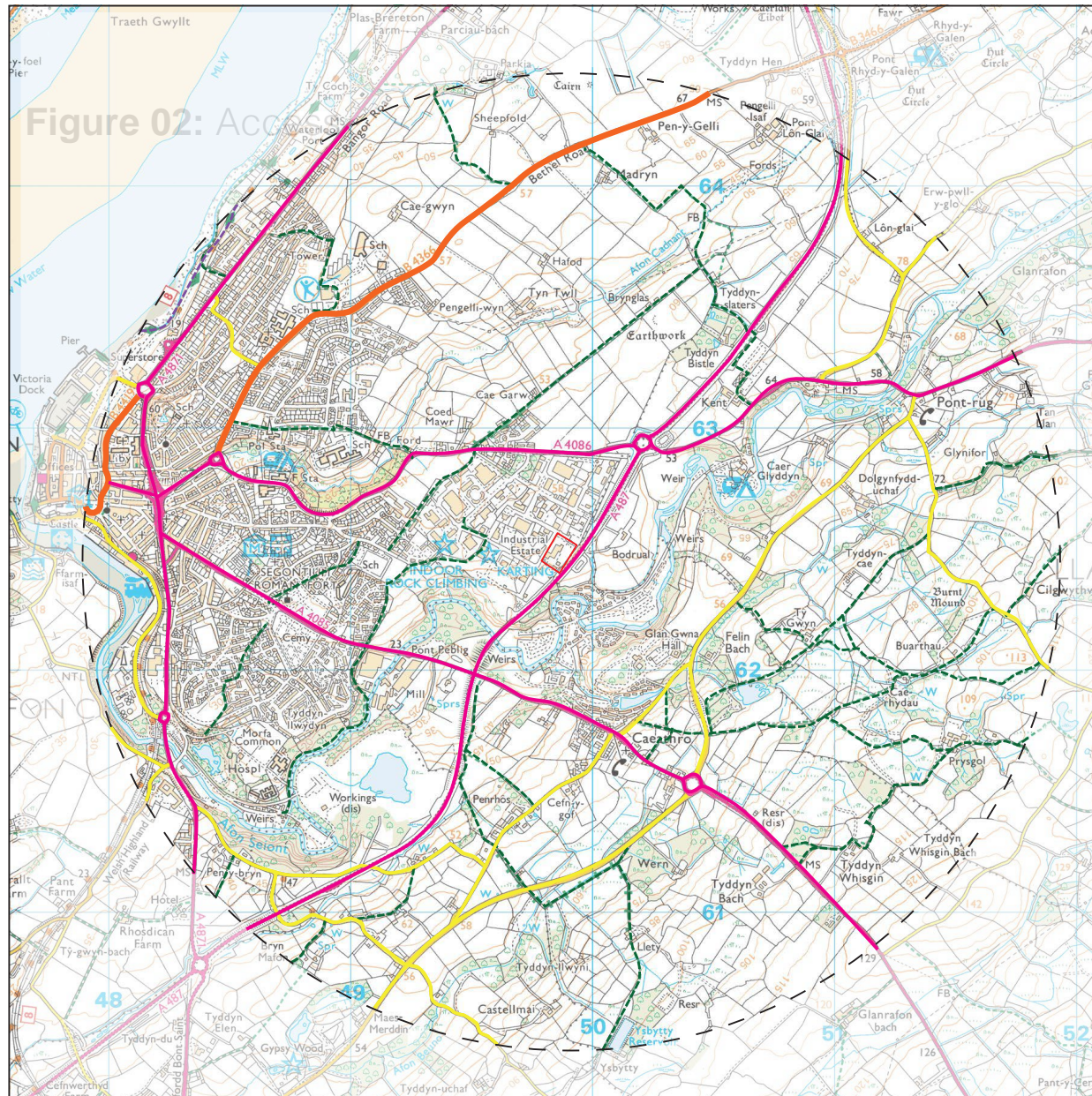
As illustrated, there are three types of statutory designations which include listed buildings, scheduled monuments and ancient woodland.








The main concentration of listed buildings lies to central Caernarfon with a few located to the wider landscape. Buildings are predominantly Grade II listed residential or agricultural structures.

Scheduled monuments lie mainly within Caernarfon with a single monument lying to the north of the study area. Scheduled monuments comprise Caernarfon Castle, historic walls, Segontium Roman Fort site and Bryn Glas Roman Signal Station.

Numerous areas of ancient woodland are located to the south and east of the study area with the nearest being 100m to the south of the site.

Figure 02: Access



-  Site Boundary
-  2km Radius
-  A Roads
-  B Roads
-  Roads more than 4m wide
-  Public footpaths
-  Recreational routes

The plan on the left illustrates key access routes within the study area. The site is accessed directly from Lon Cae Darbi from either the north or the west of the site.

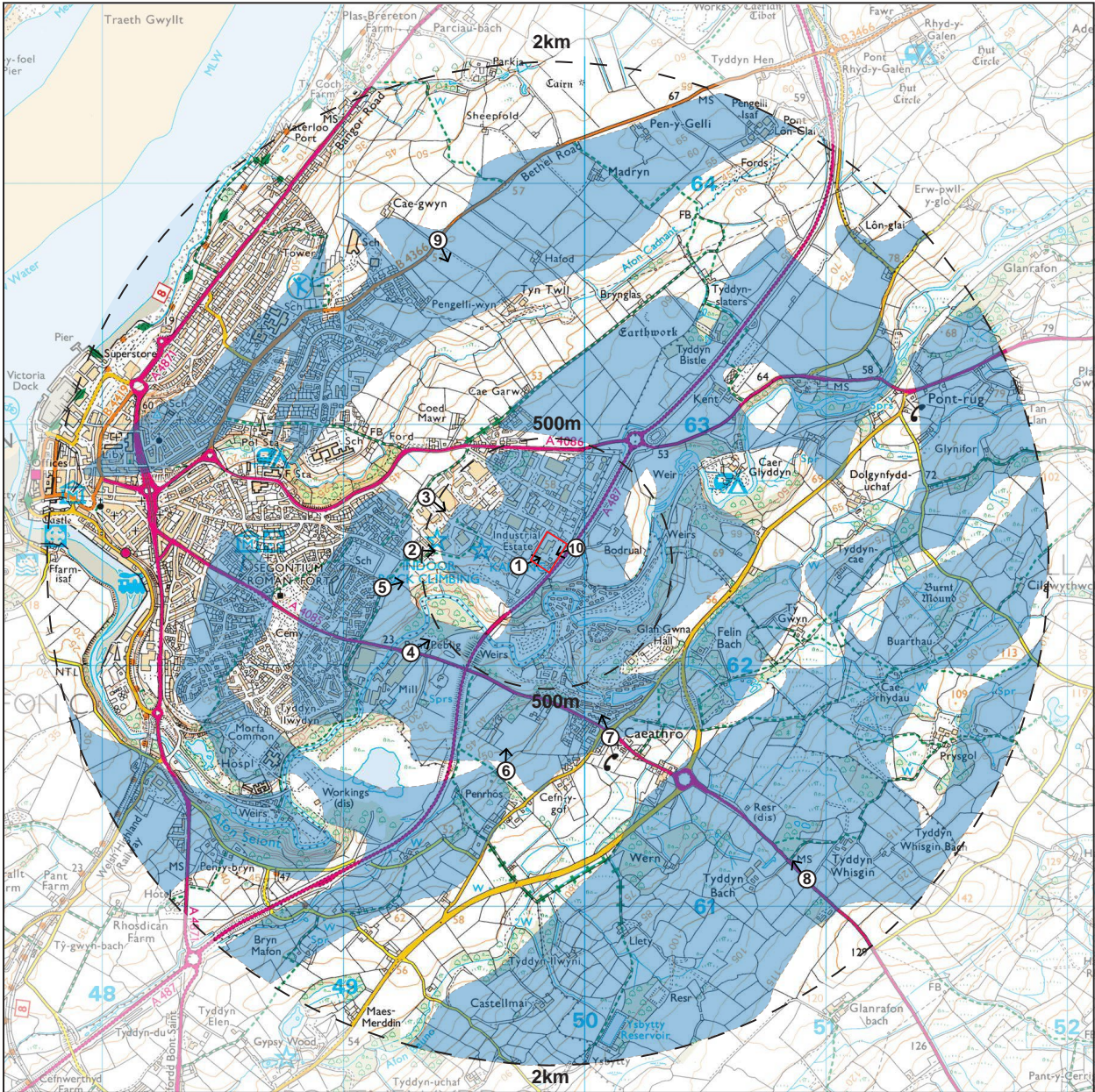
Main vehicular routes include the A487 Caernarfon By Pass, A4086 Llanberis, A4085/ Waunfawr Road, A4871/ Pwllhelli Road, and the B4366/ Bethel Road. These roads run through the landscape in multiple directions and form a large feature within the study area.





The network of public footpaths adjoin multiple roads through field boundaries connecting settlements and roads to one another.

The network of public footpaths lie mainly to the south of the A486 and create long routes throughout the landscape. Lon Las Menai which forms part of the Welsh National Cycle Route runs along the north west of the study area.

While the site may be visible from some locations along these roads, it will be seen in the wider industrial context of the landscape and will therefore have limited impacts. This is discussed further in Part 03 of this document.

Figure 03: Visual Envelope and Viewpoint Locations



-  Site Boundary
-  2km and 500m Radius (as labelled)
-  Computer Generated Zone of Theoretical Visibility
-  Viewpoint Locations

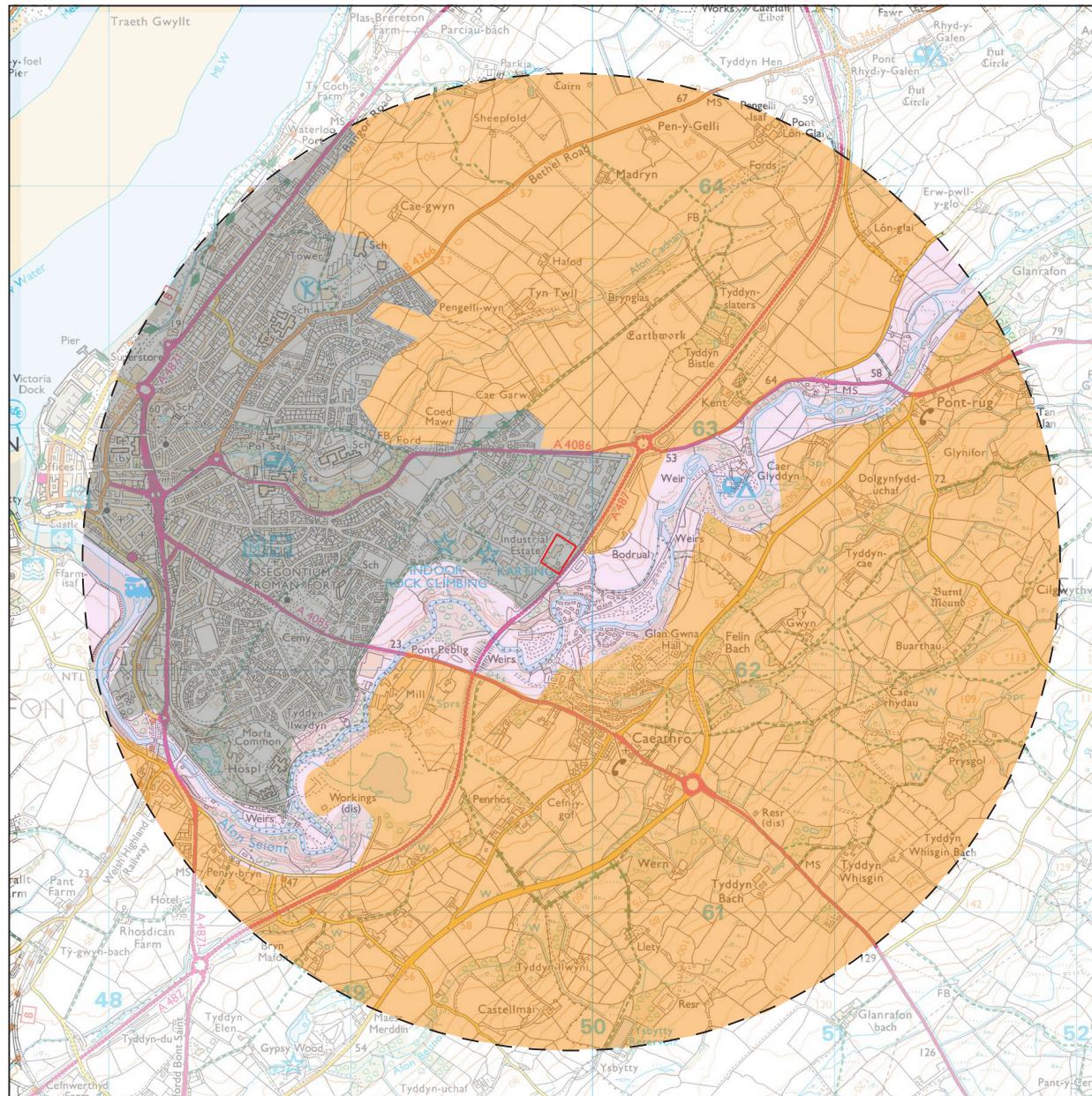
The plan illustrated on the left shows the areas of land from where the site is likely to be visible. The blue area with dashed black line shows the Zone of Theoretical Visibility (ZTV) generated by a computer at a height of 7.5m from ground level at the centre of the site.






Viewpoints have been selected based on a selection of significant places within the study such as public footpaths, roads and designations.

As figure 03 suggests, views will mainly be local to the site (within 500m) with a few views located further outside of this zone. Due to varying topography, layers of boundary planting and the distance of some views, the site is generally screened from the wider landscape and where it is visible, it is viewed in the context of Cibyn Industrial Estate.

An analysis of these viewpoints is set out in Part 03 of this document.

Figure 04: Local Character Areas



-  Site Boundary
-  2km Radius
-  Lowland Valleys
-  Rolling Lowlands
-  Urban Area

The plan on the left illustrates the location of the landscape character areas within the study area, as specified by Natural Resources Wales National Character Assessment.

The entire study area sits within the Arfon National Landscape Character Area (03). Key characteristics include:

- " a broad, gently undulating lowland and valley land form, rising from the coast to about 200m and flanked by the much higher adjacent uplands of Eryri.
- A dramatic inland panorama of steeply rising mountains - with many views to wellknown ridges and peaks, including Snowdon.
- Deep 'U' shape valleys emerge from uplands into Arfon – and whose rivers then cross the area. The rivers include the Gregyn, Ogwen, Cegin, Gwyfrai, Seoint and Llyfni, and in the Llanberis area also include the ice-deepened lakes of Llyn Padarn and Llyn Peris.
- Very extensive slate workings – on the flanks of the upland valleys, including associated old mines, levels, railways, waste tips and workshops. Many are at a spectacular scale.
- Lowland – upland contrasts – from the intimate, wooded, lush, soft, sheltered lowland and pastures to the exposed, open, heavily grazed, marginal upland fringes.
- Prehistoric and funerary sites - a rich concentration of burial sites, hill forts and stonebuilt hut circles and their field systems, which often survive on the more marginal parts of the foothills.
- Settlement pattern relates to sites of strategic significance: river mouths and ports, coastal defensive, where the upland valleys emerge, and near slate workings."

Gwynnedd Skip and Plant Hire Site, Caernarfon

Landscape Character Areas: Descriptions

The following landscape character area descriptions should be read in conjunction with Figure 04 on the previous page.

Lowland Valleys

“Shallow valley of Afon Seiont upstream from Caernarfon to Llanrug. Pleasant pasture with stone walls and riparian woodland. Enclosed, relatively narrow valley, with meandering river and many small islands, with some areas of steep sides, eg near Pont Rug. Seen from nearby roads but not very accessible. Some views to Snowdonia hills from upper valley sides. Relatively intact farmland, although some lengths of stone wall require repair to maintain overall feeling of integrity..

Overall Value: Moderate.”

Rolling Lowlands

“From Clynnog in south to Bangor in north, between the coastal lowlands and rising land to foothills of Snowdonia, five areas of rolling pasture, generally with northerly aspect, on land lying between approximately 20m to 100m AOD, seperated by shallow west-flowing valleys. Gradual transition to upland in east, so boundary of area is not clear-cut. Field boundaries consist of mix of stone walls (tend to be more with elevation to east) and hedges in varied state of repair, with scattered clumps.

Overall Value: Moderate.”

Urban Area

“Caernarfon urban area centred on historic buildings/castle set on Menai Straits and Afon Seiont. Generally dense busy town with some unprepossessing outskirts that detract from overall character. Fine views to and from Anglesey. Important tourist destination so historic qualities need special consideration and not drowned by busy-ness

Overall Value: Moderate.”

In summary, the urban area of Caernarfon within which the site lies highlights the town as being generally busy with a historic core and long distance views to and from Anglesey. The outskirts of the town which includes Cibyn Industrial Estate, is described as being ‘unprepossessing’ and a detracting feature within the rest of the landscape. The proposed development will not impact the existing character as it is already heavily influenced by the existing industrial character of the Estate.



Part 02 Landscape Strategy

This chapter details the design proposals, including general layout, planting approach and ecological enhancements of the proposed development. Following the analysis of the local area, the landscape strategy serves to enhance the wider landscape setting through the implementation of a comprehensive landscape strategy.

Existing Site: Character and setting

Northern entrance of site



1

Mounds of rubble and large skips/
equipment currently on site



2

The images on the left illustrate the character of the site and its setting. The site is currently bare asphalt with large mounds of rubble located throughout. Large skips, steel shipping containers and transport equipment are stacked and organised to areas of the site. The northwest of the site has a group of small structures.

The site is bound by palisade fencing to all but the eastern boundary, which runs adjacent to the A487/ Caernarfon Bypass and is bound by a post and wire fence. Boundaries are generally open and not planted, however outside of the eastern boundary, multiple groups of young trees have been planting which over time will provide screening from the east.

The site lies to the east of Cibyn Industrial Estate, and as such is surrounded by tall industrial buildings. It is important to note that some buildings on the site were demolished prior to the site visit.

Existing industrial buildings in Cibyn Industrial Estate



3

Key Character Features:

- A487/ Caernarfon Bypass traffic is evident from within the site.
- Existing industrial influence from the many businesses within Cibyn Industrial Estate.
- Views eastward to the Snowdon mountain range.

Existing Site: Character and Setting

Recently demolished industrial buildings on site



A487/ Caernarfon Bypass looking south west toward site

The images to the left illustrates the view from the A487/ Caernarfon Bypass with the indicative outline of the recently demolished industrial buildings that were on the site.

These buildings were visible from this viewpoint and were and formed the industrial edge to Cibyn Industrial Estate and Caernarfon.

While the proposed development will be visible, the character of the view will not change because the previously existing buildings and equipment on the site were already a visible element in the landscape. The proposed development will be experienced in the same way the previously existing buildings were.

Context Analysis: Wider Setting



The images to the left illustrate the site in the wider context of Caernarfon and Cibyn Industrial Estate as viewed from the A487/ Caernarfon Bypass.

Large industrial buildings from within Cibyn Industrial Estate are clearly visible from both directions and they are perceived as the eastern edge of Caernarfon.

With an existing industrial character, the proposed development will be visible from these locations but it will not change the character nor will it change the roof profile/ skyline of Cibyn Industrial Estate and the surrounding landscape.



Environmental Enhancements: Planting



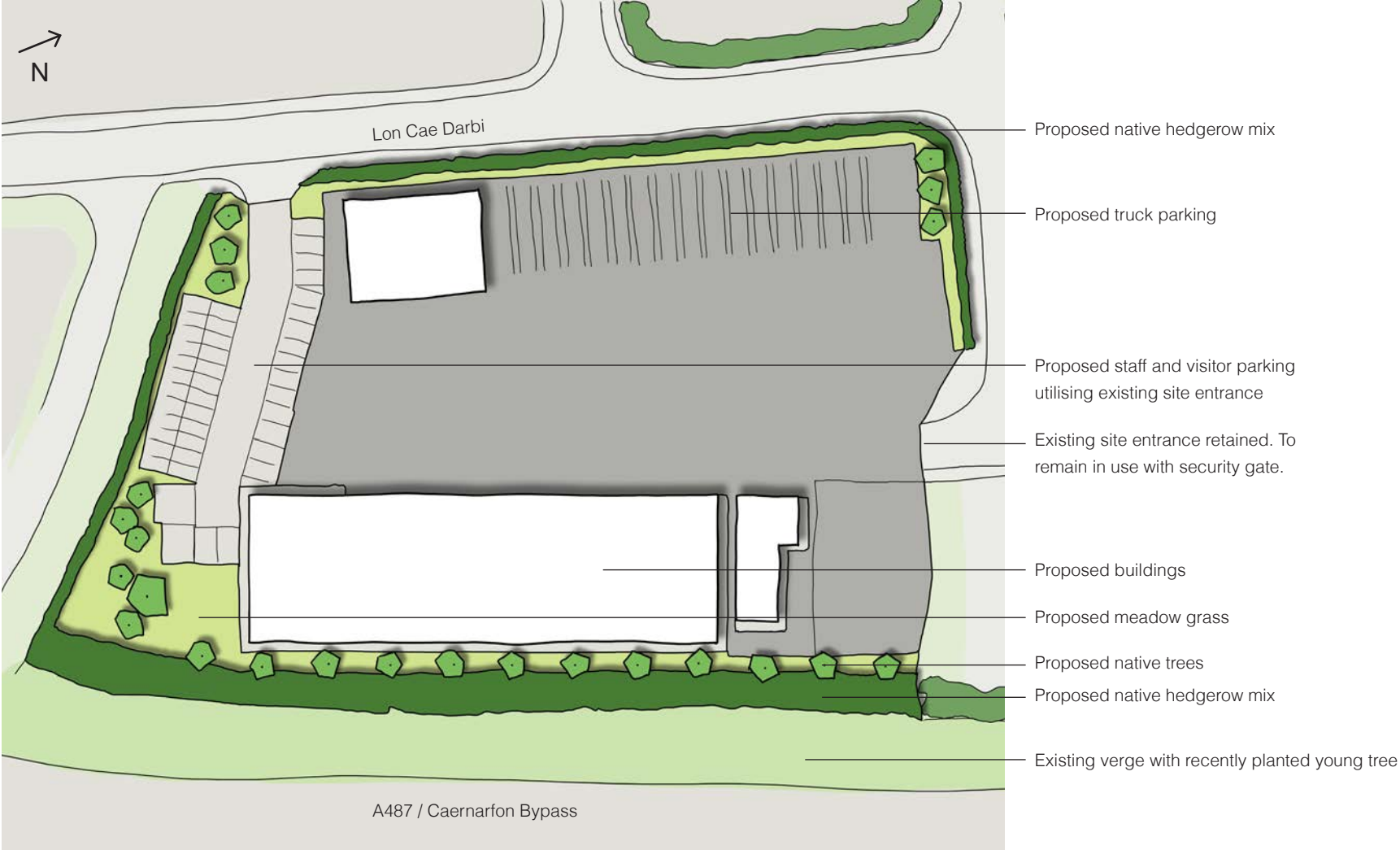
The landscape strategy includes many environmental enhancements that will also make the proposed development more attractive.

Environmental enhancements include a new native hedgerow mix to all boundaries of the site, with the eastern boundary being having a wider length of hedgerow to help mitigate views from the east and reflect the previous site character.

Swathes of meadow grass with native woodland trees will also be planted throughout the site where possible, with an avenue of trees along the eastern boundary, and further groups to open areas of the site.



Proposal: Illustrative Layout - Proposed Caravan Park Extension



Proposal: General Arrangement Plan



- KEY**
- Proposed Native Trees
New native trees throughout site. Refer to schedule for details.
 - Proposed Native Hedgerow
New native hedgerow to boundaries. Refer to schedule for details.
 - Proposed Meadow Grass Mix
New meadow grass mix. Refer to schedule for details.
 - Proposed Asphalt
New tarmac to staff and visitor parking area. Colour: grey
 - Proposed Concrete Surfacing
New concrete surfacing to working area of site.
 - Proposed Grasscrete
New grasscrete to overspill car parking area.

Schedule A - Proposed Native Tree Planting

Plant Name	Specification	% mix	m	density	Total Plants
Acer campestre	Girth 8-10cm, 3- 4m height, 30L pot	-	-	As Shown	1
Betula pendula	Girth 8-10cm, 3.5 - 4m height, 28L pot	-	-	As Shown	1
Quercus robur	Girth 12-14cm, 4.5 - 5m height, 70L pot	-	-	As Shown	1
Total					2

Schedule B - Proposed Meadow Grass Mixture

Plant Name	Specification	% mix	m	density	Total Plants
Emorsgate EM1	Basic General Purpose Meadow Mixture EM1	100	-	4g/m ²	5165
Total Area	1,291				5,165

Schedule C - Proposed Native Hedge Mix

* Species to be planted in double staggered rows at 5 per linear metre

Plant Name	Specification	% mix	Linea r m	density per m	Total Plants
Acer campestre	1+1 bare root, 40-60cm whip	20	-	5	1357
Corylus avellana	1+1 bare root, 40-60cm whip	15	-	5	1018
Crataegus monogyna	1+1 bare root, 40-60cm whip	15	-	5	1018
Prunus padus	1+1 bare root, 40-60cm whip	15	-	5	1018
Prunus spinosa	1+1 bare root, 40-60cm whip	10	-	5	678
Quercus robur	1+1 bare root, 40-60cm whip	10	-	5	678
Viburnum opulus	1+1 bare root, 40-60cm whip	15	-	5	1018
Total area	1,357				6,784



Part 03 Viewpoint Photographs

This chapter provides an analysis of the selected representative viewpoints within a 2km radius of the site. The overall visual impact on each viewpoint will be identified following an assessment of the wider context of the view and its susceptibility to change, combined with the receptor sensitivity as identified on Figure 03.

Viewpoint 01: View from Lon Cae Darbi, looking North East

Viewpoint 01 is taken from Lon Cae Darbi approximately 50m to the south west of the site. It is representative of people using the industrial estate in a north south orientation.

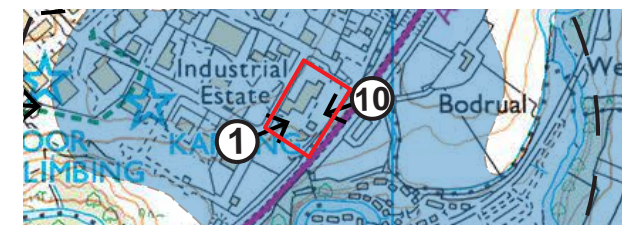
The view comprises the eastern part of Cibyn Industrial Estate with large industrial buildings within the foreground, that are bound by palisade fencing. The site is visible to the middleground/ background with existing elements within the site also visible. There are multiple detracting elements within the view including fencing, industrial buildings, lampposts and the surrounding A roads.

Being in close proximity to the site, the proposed development will be visible from this viewpoint from above existing fencing. While the proposed development will be visible it will be seen in the context of the existing large industrial buildings in Cibyn Industrial Estate and the recently demolished building. Also the site lies at a lower elevation in comparison to the rest of Cibyn Industrial Estate which will aid in reducing the impact of the proposed development. Being within an existing industrial estate with tall structures, the proposed development will not impact the character of the view.

The landscape strategy proposes new native hedgerow planting and groups of trees to the boundaries of the site, more specifically the west and southern boundary, where this planting will screen the lower elements of the proposed development over time.

Overall visual impact of Viewpoint 01: Slight.

Approximate extent of site



Viewpoint Location:

Viewpoint Number : 01
Lens Focal Length : 16mm
Direction : North East

Viewpoint 02: View from Fford Wern, looking East

Approximate extent of site



Viewpoint 02 is taken from Fford Wern approximately 500m to the west of the site. It is representative of residents using the local roads in an east west orientation.

The view comprises rows of terraced housing and associated car parking to the fore and middleground. a large industrial building lies beyond the terraces in Cibyn Industrial Estate. Detracting elements include the large areas of car parking as well as buildings within Cibyn Industrial Estate.

Although the viewpoint is near to the site, the proposed development will not be visible due to existing structures within Cibyn Industrial Estate screening the site. Therefore the proposed development will not have an impact on the character of this viewpoint.

Overall visual impact of Viewpoint 02: Negligible.

Viewpoint Location:



Viewpoint Number : 02
Lens Focal Length : 50mm
Direction : East

Viewpoint 03: View from Public Footpath, looking East

Approximate extent of site



Viewpoint 03 is taken from a public footpath which runs adjacent to Cibyn Industrial Estate approximately 525m to the west of the site. It is representative of people using the public footpath in a north south orientation.

The view comprises the western part of Cibyn Industrial Estate, which includes palisade fencing, large trees and industrial buildings. This view contains multiple elements that are detracting including the boundary fencing and buildings in the estate.

Although being on the edge of the industrial estate, the site and proposed development will not be visible from this viewpoint. This is because the layers of buildings, fencing and planting completely screen views into the industrial estate.

Overall visual impact of Viewpoint 03: Negligible.

Viewpoint Location:



Viewpoint Number : 03
Lens Focal Length : 16mm
Direction : East

Viewpoint 04: View from A4085/ Waunfawr Road, looking North East

Approximate extent of site

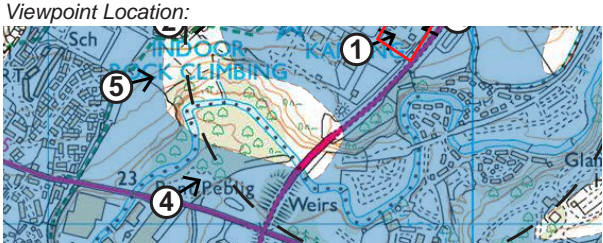


Viewpoint 04 is taken from the A4085/ Waunfawr Road approximately 725m to the south west of the site. It is representative of receptors travelling in an east west orientation along Waunfawr Road.

The view comprises an empty industrial site bounded by fencing, with the Afon Seiont lying to the west within the foreground. The middleground and background comprise planting along the embankment to the north of the Afon Seiont as well as the upper elements of industrial buildings within Cibyn Industrial Estate.

The site and proposed development will not be visible from this viewpoint mainly because the viewpoint is at a lower elevation to the site and industrial buildings to the south of Cibyn Industrial Estate form a screen, blocking views inward.

Overall visual impact of Viewpoint 04: Negligible.



Viewpoint Number : 04
Lens Focal Length : 50mm
Direction : North East

Viewpoint 05: View from Public Footpath, looking East

Approximate extent of site



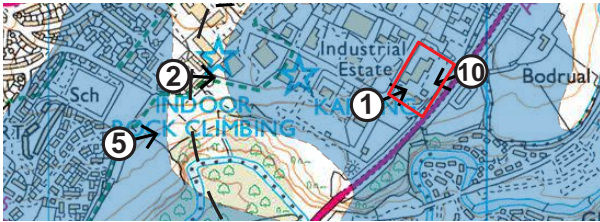
Viewpoint 05 is taken from a public footpath approximately 700m to the west of the site. It is representative of receptors walking in a north south orientation.

The view comprises adjacent fields and valley to the Afon Seiont, which are planted to boundaries. To the middleground, buildings within Cibyn Industrial Estate are visible, while the background comprises the Snowdon Mountain range. Detracting elements include the industrial estate, telephone poles and the A487/ Caernarfon Bypass which is visible.

The upper limits of the southern most part of the proposed development will be glimpsed from this viewpoint. A majority of the proposed development will be screen by existing buildings within the industrial estate and layers of planting to the valley of the Afon Seiont. While the proposed development will be glimpsed, it will be seen in the wider context of Cibyn Industrial Estate and the A487, where traffic and the bridge are clear urban influences in the landscape. Therefore the proposed development will not have a major impact on the viewpoint.

The landscape strategy proposes native hedgerow and tree planting to the south east of the site, which won't screen the entire proposed development but will assist in screening part of the southern section of the proposed development.

Overall visual impact of Viewpoint 05: Slight.



Viewpoint Location:

Viewpoint Number : 05
 Lens Focal Length : 50mm
 Direction : East

Viewpoint 06: View from Public Footpath, looking North

Viewpoint 06 is taken from a public footpath approximately 1km to the south of the site. It is representative of receptors travelling in an east west orientation.

The view comprises multiple fields that are bound by hedgerows and trees, with residential settlements visible in the foreground. The middle and background comprise layers of vegetation and large industrial buildings within Cibyn Industrial Estate. Distracting elements include the industrial estate, A roads and houses to the east of Caernarfon.

The site and proposed development will be visible from this viewpoint due to a number of factors. These factors include the varying topography of the landscape with the site lying at a higher elevation. The Afon Seiont and the valley within which it flows, lie between the site and viewpoint. There is also very little vegetation along field boundaries. While the proposed development will be visible, it will be seen in the context of the large buildings within Cibyn Industrial Estate, many of which sit at a higher elevation than the site. Views from this location are long distance and wide, and include houses with other buildings to the east of Caernarfon within which the proposed development will form a small element within. Therefore the proposed development will not impact the character of the view.

The landscape strategy proposes native hedgerows and tree planting to the southern boundary, which won't screen the proposed development but will assist in softening views over time and reflect the wooded character of the surrounding landscape.

Overall visual impact of Viewpoint 02: Negligible / Slight.



Viewpoint Location:

Approximate extent of site



Viewpoint Number : 06
Lens Focal Length : 50mm
Direction : North

Viewpoint 07: View from A4085/ Waunfawr Road, looking North

Approximate extent of site

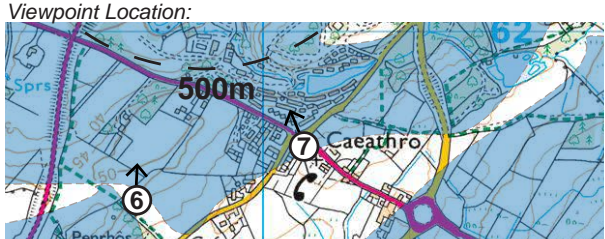


Viewpoint 07 is taken from the A4085/ Waunfawr Road approximately 750m to the south of the site. It is representative of people travelling along the A road in an east west orientation.

The view comprises parked cars, houses and the A4085 to the foreground as well as adjacent grass verges. The middleground and background comprise the stone wall boundary to Glan Gwna Holiday Park, and dense vegetation within the boundary and throughout the holiday park. Distracting elements include the busy A Road, telephone poles and lampposts which are commonplace in the landscape.

The proposed development will not be visible from this viewpoint. This is because the layers of intervening vegetation within the holiday park and along the banks of the Afon Seiont screen views northward. Therefore the viewpoint will not be impacted by the proposed development.

Overall visual impact of Viewpoint 07: Negligible.



Viewpoint Number : 07
Lens Focal Length : 50mm
Direction : North

Viewpoint 08: View from A4085/ Waunfawr Road, looking North West

Approximate extent of site



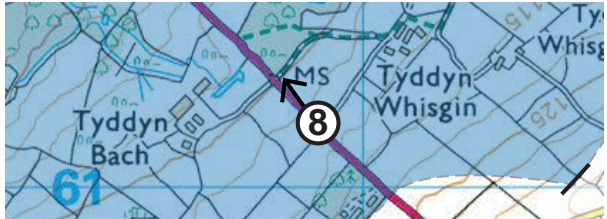
Viewpoint 02 is taken from the A4085/ Waunfawr Road approximately 1.65km to the south east of the site. It is representative of travellers using the road in an east west orientation.

The view comprises a field bound by post and wire fencing and hedgerows to the foreground. The middleground and background is comprised of agricultural buildings and further layers of vegetation within the landscape. Very small elements of the Cibyn Industrial Estate are glimpsed to the very back of the view. Detracting elements include agricultural buildings, telephone poles and traffic from along the A4085.

The very upper elements of the proposed development will be partially glimpsed from this viewpoint. While the proposed development will be glimpsed, given the long distance of the viewpoint from the site, the industrial character of the site context as well as agricultural buildings within the foreground, the proposed development will not be perceived as new. Also, the attention of receptors will be on the A4085/ Waunfawr Road. Therefore the character of the view will not be impacted by the proposed development.

Overall visual impact of Viewpoint 08: Negligible.

Viewpoint Location:



Viewpoint Number : 08
Lens Focal Length : 50mm
Direction : North West

Viewpoint 09: View from B4366/ Bethel Road, looking South

Approximate extent of site



Viewpoint 09 is taken from the B4366/ Bethel Road approximately 1.3km to the north of the site. It is representative of travellers using the B4366 in a north east - south west orientation.

The view comprises agricultural fields bound by post and wire fencing, hedgerows and tall trees, to the foreground. The middle ground comprises the residential settlement of Rhosbodruall with the Cibyn Industrial estate behind. The background comprises the hills of Snowdon which encompass much of the landscape. Detracting elements include agricultural structures, industrial estates and traffic from the B4366/ Bethel Road.

While some buildings within Cibyn Industrial Estate are visible from the viewpoint, the site and proposed development are not visible. This is due to a combination of factors including the lower elevation of the site in comparison to the rest of the industrial estate. The distance from the viewpoint as well as intervening buildings and vegetation also screen the site and proposed development. Therefore the proposed development will not impact the viewpoint.

Overall visual impact of Viewpoint 09: Negligible.

Viewpoint Location:



Viewpoint Number : 09
Lens Focal Length : 50mm
Direction : South

Viewpoint 10: View from A487/ Caernarfon Bypass, looking West

Approximate extent of site



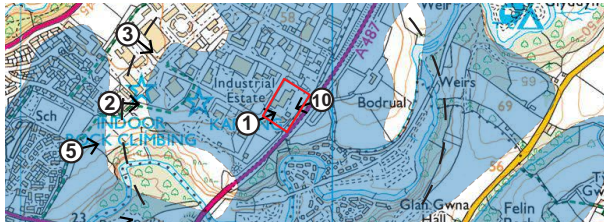
Viewpoint 10 is taken from the A487/ Caernarfon Bypass approximately 50m to the east of the site. It is representative of travellers using the A487 in a north south orientation.

The view comprises the A487 to the foreground with the adjacent grass verge. The grass verge is planted with young trees. The middleground/ background of the view comprises the edge of Cibyn Industrial estate which is bound by palisade and post wire fencing with the occasional group of trees. Detracting elements include traffic from the A487 as well as large industrial buildings within the industrial estate.

The site and proposed development will be visible from this viewpoint, due to the close proximity of the viewpoint but also because the by-pass planting has only recently been planted. Whilst the proposed development will be visible, it should be viewed in the wider context of existing large structures within Cibyn Industrial Estate and the previous buildings on the site. It is also important to note that the A487/ Caernarfon Bypass is a 70mph dual carriageway and users will be focused on the road rather than the landscape.

The landscape strategy proposes a length of hedgerow and an avenue of tree planting to part of the eastern boundary and in combination with the newly planted trees to the embankment, will grow to provide screening for the site over time.

Overall visual impact of Viewpoint 10: Slight.



Viewpoint Location:

Viewpoint Number : 10
Lens Focal Length : 16mm
Direction : West

Conclusion:

This report has assessed the potential impact of the proposed developments at the Gwynnedd Skip and Plant Hire site and assessed the potential impact of the proposed changes on the wider landscape. The report has identified the footpath network, designations and listed buildings that lie within 2km of the site so that an accurate and representative assessment can be made for this planning application submission.

The landscape character of the surrounding area of the site is predominantly industrial, with the site located within Cibyn Industrial Estate and adjacent to the A487/ Caernarfon Bypass, which are both detracting features within the landscape. The surrounding landscape also comprises a varying topography with the Afon Seiont and its adjacent valleys. Sections of woodland also lie along the valley of the Afon Seiont and along sections of key vehicular routes.

The proposed development will have a slight impact of viewpoints 01, 05, 06 and 10 mainly due to being in close proximity (01 and 10) and being at a specific location where the intervening vegetation within the surrounding landscape do not screen the site (05 and 06). Viewpoints 01 and 10 are within 100m of the site and due to the nature of the proposal being a tall industrial building, will be afforded views of the site within the context of Cibyn Industrial Estate. Viewpoint 05 is from a location where the site will be views above layers of vegetation but will be mostly screened by existing industrial buildings within Cibyn Industrial Estate. Viewpoint 06 is from an elevated footpath above woodland along the Afon Seiont valley that will be afforded views of the proposed development in the context of Cibyn Industrial Estate and the eastern part of the Caernarfon residential settlement. The remaining viewpoints are not afforded views of the proposed development due to intervening vegetation and existing settlements/ industrial buildings.

The landscape strategy proposes mixed native hedgerow and groups of native trees to the boundaries of the site with the largest concentration to the eastern section of the site where it will supplement the existing native woodland to the by-pass embankment. Groups of trees will be underplanted with a meadow grass seed mixture. Over time, and in conjunction with newly planted vegetation along the verge of the A487, the proposed development will be significantly screened from view and the planting will reflect the character of the surrounding landscape whilst improving the biodiversity value of the site.

To conclude, the proposed development will be seen from four viewpoint locations where it will be seen in the industrial context of the Cibyn Industrial Estate and the tall industrial buildings such as the Beacon Climbing Centre and the Phytovation buildings which, among others, are large scale buildings that are also prominent features within the viewpoints and landscape. The proposed development will not be seen as a new feature within the landscape.

The landscape strategy proposed for the development will assist in screening the proposals and will tie the character of the site into its surroundings, enhancing the character of the site and eastern boundary of the Cibyn Industrial Estate. It is therefore our opinion that the proposed development will not have a detrimental impact on the landscape character of the site and over time will help enhance the character and biodiversity of the wider landscape.

Appendix A: Visual Appraisal Methodology

Visual Receptor Sensitivity Appraisal:

Category	Visual Receptor Criteria
<p>High:</p> <p><i>Observers whose attention or interest may be focused on the landscape and recognised views in particular.</i></p>	<ul style="list-style-type: none"> • Recognised / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. • Residential Properties • Users of Rights of Way, Recreational Trails or land with public access (i.e. Open Access Land and National Trust Land) whose interest is primarily focused on the landscape
<p>Medium:</p> <p><i>Views of the landscape are part of, but not the sole purpose of the receptors' activities.</i></p>	<ul style="list-style-type: none"> • Those playing or participating at outdoor sports or undertaking formal outdoor recreation. • Users of local roads where there are clear / open views across the landscape, low speeds and low levels of traffic.
<p>Low:</p> <p><i>Attention is focused upon the activity of the receptor and not upon the wider views.</i></p>	<ul style="list-style-type: none"> • Users of main roads travelling at speed, or local roads where the focus is upon the road ahead owing to traffic conditions and the context / composition of views. • Places of Work

Visual Magnitude Criteria:

Category	Scale of Effects
High	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Negligible	Virtually imperceptible change to existing views and visual amenity.

The magnitude of the change to a view has been made by way of consideration of the following factors:

Size or scale; taking into account change with respect to loss or additions of features in the view and changes in its composition, including the proportion of the view occupied by the proposals. In addition the degree of contrast or integration with any new features or changes in the landscape in terms of form, scale and mass, line, height, colour and texture are considered. Finally the nature of the view is considered e.g. full, partial or glimpsed;

Geographical extent will vary in relation to the main activity of the receptor; the **distance** of the viewpoint from the proposed development and the **extent of the area** over which the changes would be visible.

Appendix A: Visual Appraisal Methodology

Overall Visual Impact Appraisal:

An initial indication of impact significance (which can be either adverse or beneficial) was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude is also required.

A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the below matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.

	MAGNITUDE OF IMPACT				
RECEPTOR SENSITIVITY		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Slight
	Medium	Major	Moderate	Slight	Negligible
	Low	Moderate	Slight	Negligible	Negligible
	Negligible	Slight	Negligible	Negligible	Negligible