

## Appendix 10.5 Effects on Viewpoints.

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| <p><b>Viewpoint 1: Holyhead Mountain</b> (Figure 10.2a)<br/> <b>Grid Ref:</b> 222086, 383290</p> <p>Expansive panoramic views across the Irish Sea, Anglesey and Holyhead. Ferry boats and Great Breakwater are obvious features. Existing waterfront development can be seen. The harbour is a minor part of the wider view. Within Anglesey AONB. Accessible via local path network.</p>  |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Walkers; <ul style="list-style-type: none"> <li>○ The views available will be the principal reason for any visit.</li> </ul> </li> </ul>  | <p><b>Value: High</b></p> <ul style="list-style-type: none"> <li>• Within AONB;</li> <li>• Open access land and readily accessible from nearby paths;</li> <li>• Signed access to the paths leading up the Mountain from the Breakwater Country Park below</li> </ul>   |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects the views available to walkers on Holyhead Mountain. The availability of such views will be the principal reason for any visit to the viewpoint. The viewpoint lies within the Anglesey AONB. It is located within open access land, close to the local path network. The paths leading up the Mountain are signposted from the Breakwater Country Park. Value is high. Overall, sensitivity is high.</p>                         |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ Proposed Scheme would be a limited addition to the expansive, long range views available.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> Enclosed harbour/ urbanised coast already visible in the middle ground.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered. Long range and expansive</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 1.55km</li> <li>• <b>Extent of area over which changes would be visible:</b> The east facing slopes and summit of Holyhead Mountain</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>  | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Small</b></p> <p>The Proposed Scheme would be a limited addition to the expansive, long range views available</p>  |   |
| <p><b>Significant Effect: No</b></p> <p>A minor level of effect would occur. The Proposed Scheme would be a limited addition to an expansive, long range panorama, which already includes the town of Holyhead. The presence of the Proposed Scheme would exert no influence upon the character of the existing view. Effects would not be significant.</p>   |   |
| <p>Adverse/ <b>Neutral</b>/ Beneficial:</p> <p>The Proposed Scheme would neither enhance nor detract from the qualities of the view. As such, effects would be neutral.</p>   |   |

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| <p><b>Viewpoint 2: Ty Mawr</b> (Figure 10.2b)<br/> <b>Grid Ref:</b> 222958, 383164</p> <p>View from the junction of a public bridleway, the public road network, and permissive paths leading out of the Breakwater Country Park. The view is across the harbour, with the Great Breakwater clearly visible. Boats in the harbour can be seen, but the majority of existing waterfront development is well screened by landform and vegetation. Anglesey forms the background to the view.</p>   |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Walkers/ riders/ cyclists; <ul style="list-style-type: none"> <li>○ The view available will be a major reason for any visit.</li> </ul> </li> </ul>  | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• Public right of way;</li> <li>• Permissive access to and from the nearby Country Park.</li> </ul>  |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects the views available to walkers, riders and cyclists on the local road/path networks. The views available from these routes will be a major reason for any visit to the viewpoint. Susceptibility to change is high.</p> <p>The viewpoint does not lie within any landscape designation. It is located at the end of a public right of way, and at the end of permissive paths leading into the Breakwater Country Park. Value is medium to high.</p> <p>Overall, sensitivity is high.</p>  |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The Proposed Scheme would be largely screened from view by intervening landform and vegetation cover;</li> <li>○ The roofs of the new apartments at Porth y Felin, and a section of the new breakwater would be visible;</li> <li>○ A very limited increase in the influence of built development in the middle ground of the view.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> Existing urbanised waterfront is well screened.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 730m</li> <li>• <b>Extent of area over which changes would be visible:</b> Approx 100m radius of the viewpoint (further afield changes in landform would change what is visible)</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Small</b></p> <p>The Proposed Scheme would be largely screened from view by intervening landform and vegetation cover. However, the roofs of the new apartments at Porth y Felin and a section of the new breakwater would be visible. There would be a very limited increase in the influence of built development in the middle ground of the view.</p>   |   |
| <p><b>Significant Effect: No</b></p> <p>A minor level of effect would occur. The Proposed Scheme would be largely screened from view by intervening features. Some of the proposed new buildings would be visible, but the nature of existing views across the harbour to Anglesey beyond would remain unaffected. Visual effects would not be significant.</p>  |   |
| <p><b>Adverse/ Neutral/ Beneficial:</b></p>  |   |

The effects of the Proposed Scheme would be adverse.

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| <p><b>Viewpoint 3: Holyhead Breakwater</b> (Figure 10.2c)<br/> <b>Grid Ref:</b> 224270, 384196</p> <p>View south and south-east from Great Breakwater across harbour. Holyhead Mountain, Anglesey Aluminium and the ferry terminal are conspicuous features. Boats in the harbour are clearly visible. Existing waterfront development is eye-catching due to its white colour.</p>  |  |
| <p><b>Susceptibility to Change: Medium to High</b></p> <ul style="list-style-type: none"> <li>• Walkers and anglers; <ul style="list-style-type: none"> <li>○ The views from the Great Breakwater will be a major reason for any visit;</li> <li>○ The expectation will be of the presence of existing development.</li> </ul> </li> </ul>   | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• Publicly accessible Great Breakwater</li> </ul>   |
| <p><b>Sensitivity: Medium to High</b></p> <p>The viewpoint reflects the views available to walkers and anglers using the Great Breakwater. The views available will be a major reason for any visit. The expectation of visitors will include the presence of existing buildings and other structures at Holyhead, some of which is utilitarian in form. Susceptibility to change is medium to high.</p> <p>The viewpoint is not subject to any landscape designations. It is located on a publicly accessible and well frequented Great Breakwater. Value is medium to high.</p> <p>Overall, sensitivity is medium to high.</p>   |  |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The proposed new buildings along the new waterfront would be clearly visible;</li> <li>○ The new breakwater would also be clearly visible;</li> <li>○ Views of the green space to the south of the existing waterfront would be partially screened;</li> <li>○ The influence of built development upon the view would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of a largely developed enclosed harbour/ waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 760m</li> <li>• <b>Extent of area over which changes would be visible:</b> The south facing stretch of the Great Breakwater</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>   |
| <p><b>Magnitude: Medium</b></p> <p>The proposed new buildings along the new waterfront would be clearly visible. The new breakwater would also be clearly visible. Views of the green space to the south of the existing waterfront would reduce because of the new buildings. The influence of built development upon the view would increase</p>   |  |
| <p><b>Significant Effect: Yes</b></p> <p>A moderate to major level of effect would occur. The Proposed Scheme would be introduced into a view of a largely developed harbour/ waterfront area. The influence of development upon the view would increase, and the view would become more 'urbanised'. Visual effects would be significant.</p>   |  |
| <p><b>Adverse/ Neutral/ Beneficial:</b></p>  |  |

The effects of the Proposed Scheme would generally be beneficial as the changes would result in views across the harbour to a vibrant, busy waterfront. The partial loss of views to features beyond the Site would be adverse.

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| <p><b>Viewpoint 4: Holyhead Breakwater</b> (Figure 10.2d)<br/> <b>Grid Ref:</b> 223891, 383980</p> <p>View east from Great Breakwater across harbour. Holyhead Mountain, Anglesey Aluminium and the ferry terminal are conspicuous features. Boats in the harbour are clearly visible. Existing waterfront development is eye-catching due to its white colour. The remnants of the former marina (destroyed by storm damage) are evident.</p>  |   |
| <p><b>Susceptibility to Change: Medium to High</b></p> <ul style="list-style-type: none"> <li>• Walkers and anglers; <ul style="list-style-type: none"> <li>○ The views from the Great Breakwater will be a major reason for any visit;</li> <li>○ The expectation will be of the presence of existing development.</li> </ul> </li> </ul>  | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• Publicly accessible Great Breakwater</li> </ul>  |
| <p><b>Sensitivity: Medium to High</b></p> <p>The viewpoint reflects the views available to walkers and anglers using the Great Breakwater. The views available will be a major reason for any visit. The expectation of visitors will include the presence of existing buildings and other structures at Holyhead, some of which is utilitarian in form. Susceptibility to change is medium to high.</p> <p>The viewpoint is not subject to any landscape designations. It is located on a publicly accessible and well frequented Great Breakwater. Value is medium to high.</p> <p>Overall, sensitivity is medium to high.</p>  |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The proposed new buildings at Porth y Felin and the land reclamation to accommodate these would be clearly visible;</li> <li>○ The listed building at Porth y Felin would be screened from view;</li> <li>○ The proposed new buildings at the marina would be visible to the south-east, and would partially screen views of the green space beyond;</li> <li>○ The new breakwater would be visible;</li> <li>○ The influence of built development upon the view would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of a largely developed enclosed harbour/ waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 385m</li> <li>• <b>Extent of area over which changes would be visible:</b> South-east facing stretch of Great Breakwater</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>  | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Medium</b></p> <p>The proposed new buildings at Porth y Felin and the land reclamation to accommodate these would be clearly visible, and the new buildings would screen the listed building at Porth y Felin from view. The proposed new buildings at the marina would partially screen views of the green space beyond. The new breakwater would be visible. The influence of built development upon the view would increase.</p>  |   |
| <p><b>Significant Effect: Yes</b></p>   |   |

A moderate to major level of effect would occur. The Proposed Scheme would be introduced into a view of a largely developed harbour/ waterfront area. The influence of development upon the view would increase, and the view would become more 'urbanised'. Visual effects would be significant.

**Adverse/ Neutral/ Beneficial:**

The effects of the Proposed Scheme would generally be beneficial as the changes would result in views across the harbour to a vibrant, busy waterfront. The partial loss of views to features beyond the Site would be adverse.

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| <p><b>Viewpoint 5: Gorlan</b> (Figure 10.2e)<br/> <b>Grid Ref:</b> 222742, 382880</p> <p>View looking north-east from edge of small village, towards Holyhead Bay including the harbour. The Great Breakwater and ferry terminal are clearly visible. The existing waterfront buildings are visible partially screened by intervening landform and vegetation.</p>   |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from main windows.</li> </ul> </li> </ul>   | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• Conservation Area;</li> <li>• Reflects views from Gorlan as a community</li> </ul>   |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint does not lie within any landscape designations. It does lie within a Conservation Area. The viewpoint reflects the type of view that is available from the village generally, rather than from specific properties, i.e. a community view. Value is medium to high.</p> <p>Overall, sensitivity is high.</p>   |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The proposed new buildings along the waterfront at Porth y Felin and the marina would be partially visible above the intervening vegetation cover;</li> <li>○ The new breakwater would also be visible;</li> <li>○ A limited increase in the influence of built development in the middle ground of the view</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> Enclosed harbour/ urbanised coast already visible in the middle ground</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 1.05km</li> <li>• <b>Extent of area over which changes would be visible:</b> Approx. 200m length of the minor road at the eastern edge of Gorlan</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Small</b></p> <p>The proposed new buildings along the waterfront at Porth y Felin and the marina would be partially visible above the intervening vegetation cover. The new breakwater would also be visible. There would be a limited increase in the well-established influence of built development in the middle ground of the view.</p>  |   |
| <p><b>Significant Effect: No</b></p> <p>A minor level of effect would occur. The Proposed Scheme would be added to the existing assemblage of built features on the southern side of Holyhead harbour. Some of the proposed new buildings would be visible, but the nature of existing views across the harbour to Anglesey beyond would remain unaffected. Visual effects would not be significant.</p>   |   |
| <p><b>Adverse/ Neutral/ Beneficial:</b></p> <p>The effects of the Proposed Scheme would be adverse.</p>  |   |



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| <p><b>Viewpoint 6a: Beach Road</b> (Figure 10.2f)<br/> <b>Grid Ref:</b> 224096, 383239</p> <p>View looking north towards the harbour from the edge of Holyhead, with the Great Breakwater forming a clear visual boundary with the open sea beyond, and the coast of Anglesey to the north-east. The viewpoint is located on a tarmac footpath adjacent to properties. There are benches located along the path, including one adjacent to the Viewpoint. The ferry terminal is visible to the north-east, and traffic along Beach Road is clearly visible at short range. Existing waterfront development is prominent in the foreground of the view.</p>   |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from property windows.</li> </ul> </li> </ul>   | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area;</li> <li>• People tend to value views from their properties.</li> </ul>   |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. People tend to value views from their properties. Value is medium to high</p> <p>Overall, sensitivity is high.</p>   |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The new marina and relocated moorings to the north would be visible;</li> <li>○ The proposed new buildings on the reclaimed land at the waterfront would be visible, but views to the harbour would remain available;</li> <li>○ The visibility of the ferry terminal would reduce due to the presence of the new buildings;</li> <li>○ New buildings at Porth y Felin would be visible to the west, with the listed structures remaining visible beyond these;</li> <li>○ The influence of built development in views towards the harbour would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 125m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretch of path and properties to the rear</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Medium to Large</b></p> <p>The new marina and relocated moorings to the north would be visible. The proposed new buildings on the reclaimed land at the waterfront would be visible, but views to the harbour would remain available. The new buildings would reduce the visibility of the ferry terminal to the east. New buildings at Porth y Felin would be visible to the west, but views of the</p>  |   |

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| two listed structures would remain. The influence of built development in views towards the harbour would increase.   |
| <b>Significant Effect: Yes</b><br>A major level of effect would occur. The Proposed Scheme would appreciably change the assemblage of features present at the Holyhead waterfront, and would increase the influence of built development upon the view. Effects would be significant. |
| <b>Adverse/ Neutral/ Beneficial:</b><br>The effects of the Proposed Scheme would be adverse.  |

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| <p><b>Viewpoint 6b: Gwelfor Avenue</b> (Figure 10.2g)<br/> <b>Grid Ref:</b> 224197, 383221</p> <p>View looking north towards the harbour from the edge of Holyhead, with the Great Breakwater forming a clear visual boundary with the open sea beyond, and the coast of Anglesey to the north-east. The viewpoint is located on a tarmac footpath adjacent to properties. There are benches located along the path, including one adjacent to the Viewpoint. The ferry terminal is visible to the north-east, and traffic along Beach Road is clearly visible at short range. Existing waterfront development is visible to the north-west.</p>   |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from property windows.</li> </ul> </li> </ul>   | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area;</li> <li>• People tend to value views from their properties.</li> </ul>   |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. People tend to value views from their properties. Value is medium to high</p> <p>Overall, sensitivity is high.</p>   |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The proposed new buildings along the waterfront and at Porth y Felin would be visible, across an approximately 180 degree arc of view;</li> <li>○ The new breakwater would also be visible;</li> <li>○ Views of the harbour would remain;</li> <li>○ The listed buildings at Porth y Felin and Soldiers Point would remain visible;</li> <li>○ The influence of built development in views towards the harbour would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 130m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretch of path and properties to the rear</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Medium to Large</b></p> <p>The proposed new buildings along the waterfront and at Porth y Felin would be visible, across a wide field of view, but views to the harbour would remain available. The new breakwater and moorings would also be visible. The listed buildings at Porth y Felin and Soldiers Point would remain visible to the rear of the new buildings. The influence of built development in views towards the harbour would increase.</p>  |   |
| <p><b>Significant Effect: Yes</b></p>  |   |

A major level of effect would occur. The Proposed Scheme would appreciably change the assemblage of features present at the Holyhead waterfront, and would increase the influence of built development upon the view. Effects would be significant.

**Adverse/ Neutral/ Beneficial:**

The effects of the Proposed Scheme would be adverse.

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| <p><b>Viewpoint 7: Newry Fawr</b> (Figure 10.2h)<br/> <b>Grid Ref:</b> 224549, 383111</p> <p>View looking north-west across the harbour from the edge of Holyhead, with the Great Breakwater forming a clear visual boundary with the open sea beyond. Traffic along Beach Road is clearly visible at short range. Existing waterfront development is evident to the west. There are benches on the adjacent path.</p>   |  |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from property windows.</li> </ul> </li> </ul>   | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area;</li> <li>• Benches on the path adjacent to the viewpoint, allowing people to sit and appreciate the view</li> <li>• People tend to value views from their properties.</li> </ul> |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. People tend to value views from their properties. Value is medium to high</p> <p>Overall, sensitivity is high.</p>   |  |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The new buildings along the waterfront would be prominent additions to the view;</li> <li>○ The extent of open water visible within the harbour would decrease considerably;</li> <li>○ The influence of built development upon the view would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 170m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretch of path and properties to the rear</li> </ul>  |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>   |
| <p><b>Magnitude: Large</b></p> <p>The new buildings introduced to the redeveloped waterfront would be clearly visible to the north-west and would be prominent additions to the view. The extent of open water visible within the harbour would decrease considerably. The influence of built development upon the view would increase</p>   |  |
| <p><b>Significant Effect: Yes</b></p> <p>A major level of effect would occur. The Proposed Scheme would appreciably change the assemblage of features present at the Holyhead waterfront, and would increase the influence of built development upon the view. Effects would be significant.</p>   |  |
| <p><b>Adverse/ Neutral/ Beneficial:</b></p>  |  |

The effects of the Proposed Scheme would be adverse.

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| <p><b>Viewpoint 8: Salt Island Bridge</b> (Figure 10.2i)<br/> <b>Grid Ref:</b> 225057, 382943</p> <p>View looking west across the harbour from the road leading to the ferry terminal. A localised headland blocks direct views west along the shore. The Great Breakwater forms the horizon. Residential properties are located to the west, and small car park is located to the south-west. Security fencing associated with the ferry terminal is located immediately to the rear of the viewpoint.</p>  |   |
| <p><b>Susceptibility to Change: Low</b></p> <ul style="list-style-type: none"> <li>• Users of the ferry terminal; <ul style="list-style-type: none"> <li>○ Will not be present for the availability of views across the harbour;</li> <li>○ Expectation will be of the presence of a range of utilitarian features at the ferry terminal.</li> </ul> </li> </ul>   | <p><b>Value: Low</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• Not a location likely to be visited for any scenic qualities</li> </ul>   |
| <p><b>Sensitivity: Low</b></p> <p>The viewpoint reflects the views available to people accessing the adjacent ferry terminal. Views across the harbour will not be a reason for any journey, and the expectation of people at the viewpoint would be of the presence of utilitarian structures associated with the ferry terminal. Susceptibility to change is low.</p> <p>The viewpoint is not subject to any landscape designations. It is not a location where people are likely to congregate to appreciate any particular scene. Value is low.</p> <p>Overall, sensitivity is low.</p>  |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The Proposed Scheme would be largely screened by the headland to the west of the viewpoint;</li> <li>○ The new breakwater would be partially visible, but all other features would be hidden from view.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban harbour/ waterfront.</li> <li>• <b>Nature of the View:</b> View encumbered by intervening landform. Views from within the ferry terminal would also be encumbered by boundary fencing.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 685m</li> <li>• <b>Extent of area over which changes would be visible:</b> Immediate vicinity of the viewpoint</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Negligible</b></p> <p>The Proposed Scheme would be largely screened by the headland to the west of the viewpoint. The new breakwater would be partially visible, but all other features would be hidden from view. Change from baseline would be minimal</p>  |   |
| <p><b>Significant Effect: No</b></p> <p>A negligible level of effect would occur. There would be little evident change from baseline, with a part of the new breakwater visible, and the nature of the view would not change. Effects would not be significant.</p>  |   |
| <p>Adverse/ <b>Neutral</b>/ Beneficial:</p> <p>The Proposed Scheme would neither enhance nor detract from the qualities of the view. As such, effects would be neutral.</p>  |   |



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| <p><b>Viewpoint 9: Wales Coast Path, west of Site</b> (Figure 10.2j)<br/> <b>Grid Ref:</b> 223410, 383804</p> <p>View looking eastwards across the harbour to the ferry terminal, northwards out to sea and westwards towards Holyhead Mountain. Soldier's Point and existing waterfront development is visible to the east. The Great Breakwater is prominent. An interpretation panel is located adjacent to the viewpoint.</p>  |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Path users; <ul style="list-style-type: none"> <li>○ The views available will be a main reason for any visit.</li> </ul> </li> </ul>   | <p><b>Value: High</b></p> <ul style="list-style-type: none"> <li>• On National Trail (and within open access land);</li> <li>• Within the Breakwater Country Park;</li> <li>• Interpretation panel.</li> </ul>  |
| <p><b>Sensitivity:</b></p> <p>The viewpoint reflects the views available to users of this section of the National Trail. Such views will be a main reason for any visit. Susceptibility to change is high.</p> <p>The viewpoint is located along a National Trail. The viewpoint also lies within the Breakwater Country Park. An interpretation panel is located at the viewpoint, so help people understand their surroundings. Value is high.</p> <p>Overall, sensitivity is high.</p>  |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The new marina area would be visible, defined by the new breakwater;</li> <li>○ The new buildings at the southern end of the breakwater would be visible</li> <li>○ The existing waterfront buildings would be screened from view by the new residential units at Porth y Felin;</li> <li>○ A very limited increase in the influence of built development in the middle ground of the view.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing enclosed harbour/ urbanised waterfront is a prominent component of the view.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 295m</li> <li>• <b>Extent of area over which changes would be visible:</b> Approx. 200m stretch of the adjacent path</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Small</b></p> <p>The new marina area would be visible, defined by the new breakwater, and the new buildings at the southern end of the breakwater would also be visible. The existing waterfront buildings would be screened from view by the new residential units at Porth y Felin. A very limited increase in the influence of built development in the middle ground of the view would occur.</p>   |   |
| <p><b>Significant Effect: No</b></p> <p>A minor to moderate level of effect would occur. There would be a limited change to the assemblage of built features within Holyhead harbour, and a limited increase in the influence of built development upon the view. The character of the existing view would remain largely as at baseline, i.e. a view into Holyhead harbour from the undeveloped area to the west of town. Effects would not be significant</p>  |   |

Adverse/ **Neutral**/ Beneficial:

The changes resulting from the Proposed Scheme would not appreciably enhance or detract from the quality of the view. Whilst the assemblage of features visible would change, the scene itself would remain very similar to baseline. As such, effects would be neutral.

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| <p><b>Viewpoint 10: Wales Coast Path, Porth Namarch</b> (Figure 10.2k)<br/> <b>Grid Ref:</b> 222399, 383567</p> <p>View looking east from a viewing area located along the Wales Coast Path/ Anglesey Coastal Path. The view is across Porth Namarch towards the harbour, with Anglesey beyond. The Great Breakwater is clearly visible, as are boats in the harbour and the ferry terminal beyond. Soldier's Point is visible, but the majority of waterfront buildings are screened from view by landform.</p>  |  |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Path users; <ul style="list-style-type: none"> <li>○ The views available will be a main reason for any visit.</li> </ul> </li> </ul>  | <p><b>Value: High</b></p> <ul style="list-style-type: none"> <li>• Within AONB;</li> <li>• On National Trail;</li> <li>• Within the Breakwater Country Park.</li> </ul>  |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects the views available to users of the path, and the views available to these receptors will be a main reason for any visit. Susceptibility to change is high. The viewpoint is located within the Anglesey AONB, is on a National Trail, and lies within the Breakwater Country Park. Value is high</p> <p>Overall, sensitivity is high.</p>  |  |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The Proposed Scheme would be largely screened from view by the intervening landform;</li> <li>○ There would be glimpses of the new buildings and the breakwater, but these would not stand out;</li> <li>○ A very limited increase in the influence of built development upon the view.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> Enclosed harbour/ urbanised coast already visible in the middle ground.</li> <li>• <b>Nature of the View:</b> Clear view, framed by adjacent landform.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 1.22km</li> <li>• <b>Extent of area over which changes would be visible:</b> Scattered locations along an approx. 225m length of path, where gaps in the coastal landform and vegetation cover allows views eastwards towards Holyhead.</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>  | <p><b>Reversibility:</b> Irreversible (permanent development).</p>   |
| <p><b>Magnitude: Small</b></p> <p>The Proposed Scheme would be largely screened from view by the intervening landform and vegetation cover. Glimpses of the new buildings and the new breakwater would be available, but these would not stand out, and would be minor additions to a much wider view. A very limited increase in the influence of built development upon the view</p>  |  |
| <p><b>Significant Effect: No</b></p> <p>A minor level of effect would occur at worst. The Proposed Scheme would be a small scale addition to the existing views along the coast, which already includes development at Holyhead. The presence of the Proposed Scheme would exert no influence upon the character of the existing view. Effects would not be significant</p>   |  |
| <p>Adverse/ <b>Neutral</b>/ Beneficial:</p> <p>The Proposed Scheme would neither enhance nor detract from the qualities of the view. As such, effects would be neutral.</p>   |  |

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| <p><b>Viewpoint 11: Breakwater access road</b> (Figure 10.21)<br/> <b>Grid Ref:</b> 223951, 383217</p> <p>View looking northwards towards the harbour from the north-western edge of Holyhead. The existing boatyard is prominent at short-range, with the harbour and the Great Breakwater to the rear of this. Soldiers Point and Porth y Felin are visible to the west, and Holyhead Mountain is visible to the south-west (out of shot on the Viewpoint figure). Views eastwards are limited by a localised rise in landform, although existing waterfront development, and the ferry terminal can be seen. Residential properties are located to the rear of the Viewpoint, and have similar views.</p>  |   |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from property windows.</li> </ul> </li> </ul>  | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area;</li> <li>• People tend to value views from their properties.</li> </ul>   |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. People tend to value views from their properties. Value is medium to high</p> <p>Overall, sensitivity is high.</p>  |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The new buildings at Porth y Felin, and the new access road leading to these would be conspicuous to the north-west;</li> <li>○ The improvements to the listed building at Porth y Felin would be apparent;</li> <li>○ The new buildings further east would be well screened by the intervening features and landform, and would comprise only minor additions to the view;</li> <li>○ The immediate foreground of the view, defined by the existing waterfront buildings and boatyard would be unaffected.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 170m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretch of road and properties to the rear</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>  | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Medium</b></p> <p>The new buildings at Porth y Felin, and the new access road leading to these would be conspicuous to the north-west. The restoration of the listed building at Porth y Felin would also be visible. The new buildings further east would be well screened by the intervening features and landform, and would comprise only minor additions to the view. The</p>   |   |

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| immediate foreground of the view, defined by the existing waterfront buildings and boatyard would be unaffected.  |
| <b>Significant Effect: Yes</b><br>A moderate to major level of effect would occur. The influence of built development to the north-west of the Viewpoint, in an arc of view where this is little development at present, would increase notably. Effects would be significant |
| <b>Adverse/ Neutral/ Beneficial:</b><br>The effects of the Proposed Scheme would in general be adverse. The changes to the appearance of the listed building at Porth y Felin following restoration would be beneficial   |

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| <p><b>Viewpoint 12: Prince of Wales Road/ Newry Fawr</b> (Figure 10.2m)<br/> <b>Grid Ref:</b> 224600, 383145</p>   |   |
| <p>View looking north-west across the harbour from the edge of Holyhead, with the Great Breakwater forming a clear visual boundary with the open sea beyond. Traffic along Beach Road is clearly visible at short range, as are lighting columns, bus shelters and benches along the road. Existing waterfront development is evident to the west, and to the north and east (out of shot on the Viewpoint figure). Nearby buildings are civic or commercial buildings, with residential properties more distant (refer to Viewpoint 7 for effects on the nearest residential properties)</p>              |   |
| <p><b>Susceptibility to Change: Medium</b></p> <ul style="list-style-type: none"> <li>• Road users; <ul style="list-style-type: none"> <li>○ Typically have a medium susceptibility.</li> </ul> </li> </ul>  | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area.</li> </ul>  |
| <p><b>Sensitivity: Medium</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is medium.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. Value is medium</p> <p>Overall, sensitivity is medium.</p>   |   |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The new breakwater and the new buildings located along it would be clearly visible;</li> <li>○ The extent of open water visible within the harbour would decrease;</li> <li>○ Changes further to the west would be largely screened by intervening features.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> In the direction of westbound travel.</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 185m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretches of Newry Fawr and Prince of Wales Road</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>   | <p><b>Reversibility:</b> Irreversible (permanent development).</p>  |
| <p><b>Magnitude: Medium to Large</b></p> <p>The new breakwater and the new buildings located along it would be clearly visible to the north-west at short-range. This would result in the amount of visible open water within the harbour reducing. The changes further west would be well screened by intervening features, and would have no influence of note upon the view.</p>  |   |
| <p><b>Significant Effect: Yes</b></p> <p>A moderate to major level of effect would occur. The Proposed Scheme would appreciably change the assemblage of features present at the Holyhead waterfront, and would increase the influence of built development upon the view. Effects would be significant</p>  |   |
| <p><b>Adverse/ Neutral/ Beneficial:</b></p> <p>The effects of the Proposed Development would be adverse.</p>   |   |

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| <p><b>Viewpoint 13: Beach Road</b> (Figure 10.2n)<br/> <b>Grid Ref:</b> 224237, 383209</p> <p>View looking north towards the harbour from the edge of Holyhead, with the Great Breakwater forming a clear visual boundary with the open sea beyond, and the coast of Anglesey to the north-east. The viewpoint is located on a tarmac footpath adjacent to properties. There are benches located along the path, including one adjacent to the Viewpoint. The ferry terminal is visible to the north-east, and traffic along Beach Road is clearly visible at short range. Existing waterfront development is visible to the north-west.</p>  |  |
| <p><b>Susceptibility to Change: High</b></p> <ul style="list-style-type: none"> <li>• Local residents; <ul style="list-style-type: none"> <li>○ Direct views from property windows.</li> </ul> </li> </ul>  | <p><b>Value: Medium to High</b></p> <ul style="list-style-type: none"> <li>• No landscape designations;</li> <li>• At the boundary of, and overlooking a Conservation Area;</li> <li>• People tend to value views from their properties.</li> </ul>  |
| <p><b>Sensitivity: High</b></p> <p>The viewpoint reflects direct views from main windows of adjacent properties. Susceptibility to change is high.</p> <p>The viewpoint is not subject to any landscape designations. It is located at the boundary of Conservation Area and reflects views across this heritage asset. People tend to value views from their properties. Value is medium to high.</p> <p>Overall, sensitivity is high.</p>   |  |
| <p><b>Size / Scale of Effect:</b></p> <ul style="list-style-type: none"> <li>• <b>Scale of Change in view:</b> <ul style="list-style-type: none"> <li>○ The proposed new buildings along the waterfront and at Porth y Felin would be visible, across an approximately 180 degree arc of view;</li> <li>○ The new breakwater and moorings would also be visible;</li> <li>○ Views of the harbour would remain;</li> <li>○ The listed buildings at Porth y Felin and Soldiers Point would remain visible;</li> <li>○ The influence of built development in views towards the harbour would increase.</li> </ul> </li> <li>• <b>Degree of contrast / integration:</b> The existing view is of an urban waterfront.</li> <li>• <b>Nature of the View:</b> Clear and unencumbered.</li> </ul> | <p><b>Geographical Extent:</b></p> <ul style="list-style-type: none"> <li>• <b>Angle:</b> Direct</li> <li>• <b>Distance to Proposed Scheme (nearest new building):</b> 150m</li> <li>• <b>Extent of area over which changes would be visible:</b> Adjacent stretch of path and properties to the rear</li> </ul> |
| <p><b>Duration:</b> Long-term (permanent development).</p>  | <p><b>Reversibility:</b> Irreversible (permanent development).</p>   |
| <p><b>Magnitude: Medium to Large</b></p> <p>The proposed new buildings along the waterfront and at Porth y Felin would be visible, but views to the harbour would remain available. The new breakwater and moorings would also be visible. The listed buildings at Porth y Felin and Soldiers Point would remain visible to the rear of the new buildings. The influence of built development in views towards the harbour would increase.</p>  |  |
| <p><b>Significant Effect: Yes</b></p>   |  |

A major level of effect would occur. The Proposed Scheme would appreciably change the assemblage of features present at the Holyhead waterfront, and would increase the influence of built development upon the view. Effects would be significant.

**Adverse/ Neutral/ Beneficial:**

The effects of the Proposed Scheme would be adverse.