

**Land at Tyddyn Fletcher, Llanberis Road, Caernarfon.  
Proposed residential development,**

**Landscape and Visual Impact Statement**

May 2025

**Tirlun Barr Associates**

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Author	Checked	Issue	Date
JB	PW	v2	21.05.25
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*This report has been prepared by Tirlunbarr Associates on behalf of ADRA (Tai) Cyfyngedig. in connection with the provision of residential development on land known as Tyddyn Fletcher, Llanberis Road, Caernarfon, Gwynedd and takes into account their particular instructions and requirements. It is not intended for and should not be relied on by any third party and no responsibility is undertaken to any third party. © Tirlunbarr Associates.*

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## **APPENDICES**

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## 1.0 Introduction

- 1.1 Tirlun Barr Associates were appointed in Autumn 2024 to provide Landscape and Visual input in connection with a proposed affordable housing development in Caernarfon, Gwynedd; comprising 36 no. proposed dwellings of single and two storeys with private gardens, a new access onto the A4086 Llanberis Road, associated internal access roads, fencing, and soft landscaping including integral drainage provision and ecological mitigation measures.
- 1.2 Details of the proposed development have been provided by the client ADRA and their representatives including Ainsley Gommon Architects (AGA) and these are contained at the rear of this document. Refer to Figure 2 of the Appendices - Site Proposals.
- 1.3 An initial site inspection was made in September 2024 to ascertain the site context, and the scale and content of the proposed development with the aim of identifying design avoidance mitigation measures and/or post operation landscape mitigation that may be necessary as part of the development proposals, and further visits to the site and surrounding wider area have been undertaken as part of the commission in October and December (as a leafless month).
- 1.4 The initial site visit concluded that the scale, and content of the proposal, together with the existing landscape context and its setting was able to absorb the proposal via a good design, (and which included suitable mitigation measures) to reflect the site setting, character and peri urban context.
- 1.5 It was considered that a lengthy Landscape and Visual Appraisal would be disproportionate given the minor magnitude and content of the proposal and its limited visibility, but that a Landscape and Visual Statement would be helpful to identify any likely effects upon the existing landscape character and visual receptors - and to assist in any mitigation requirements identified as the design proposals developed.
- 1.6 The site assessment and subsequent landscape review was undertaken by Mrs. Julie Barr BA, Dip LA CMLI, a Chartered Landscape Architect with over 30 years' experience in Wales of Landscape related matters and similar development proposals as Principal of Tirlun Barr Associates.
- 1.7 The assessment for the Landscape Statement has involved a review of the existing site context and the proposed development characteristics, together with a study of the baseline landscape character, its context and features, which is outside of the towns development boundary, but located on a site previously included for development (within the superseded Gwynedd Structure Plan) and devoid of any protective Landscape designation within the currently adopted and extant Gwynedd Local Development Plan (LDP).
- 1.8 Following a decision by Conger Gwynedd and the Isle of Anglesey County Council to cease the joint working agreement on Planning Policy matters on 31 March 2023, the Gwynedd Planning Policy Service has been established.
- 1.9 The process of preparing a new Local Development Plan (LDP) for the Gwynedd Local Planning Authority area only (which is the area of Gwynedd located outside the Eryri National Park) has commenced. The new LDP will cover a period between 2024 and 2039. The Anglesey and Gwynedd Joint Local Development Plan continues to provide the local policy framework for decisions on planning applications, until the Gwynedd Local Development Plan is adopted.
- 1.10 Details of the proposed development have been provided by the client and their representatives which include the following:
  - Archaeological Assessment /Survey



- Traffic and Highways Assessment -
- Drainage and Civils Design
- Ecological and Arboricultural Assessment
- Ground investigation
- Noise Survey

- 1.11 The submitted proposals have been produced by Ainsley Gommon Architects (AGA) and are contained within the report appendices as Figure 2 of the Appendices - Site Development Proposals.
- 1.12 Report figures are contained within the Appendices at the rear of this document and a Planning Statement and specialist reports are provided under separate cover.

## 2.0 Site Context and Baseline

- 2.1 The proposed site (known as Tyddyn Fletcher) is part of several open agricultural fields currently use for seasonal stock grazing, located approximately 1.0km east of Caernarfon Town Centre in Gwynedd, on land adjacent to Llanberis Road (the A4086) LL55 2BS. **(NGR SH 49240 62774)**
- 2.2 The site, comprising a single field bounded by mature hedgerows with hedgerow trees, is approximately 1.37 hectares and is situated directly south of Llanberis Road, near Rhosbodruall and located directly north of Cibyn Industrial Estate which forms the sites south eastern boundary.
- 2.3 The site is enclosed by existing residential development to the south west and undeveloped riparian land to the north following the minor steeply wooded valley of Afon Cadnant, beyond which is existing residential development and Ysgol Gynradd Maesincla comprising larger scale buildings and associated sports pitches etc as shown on aerial photography below.



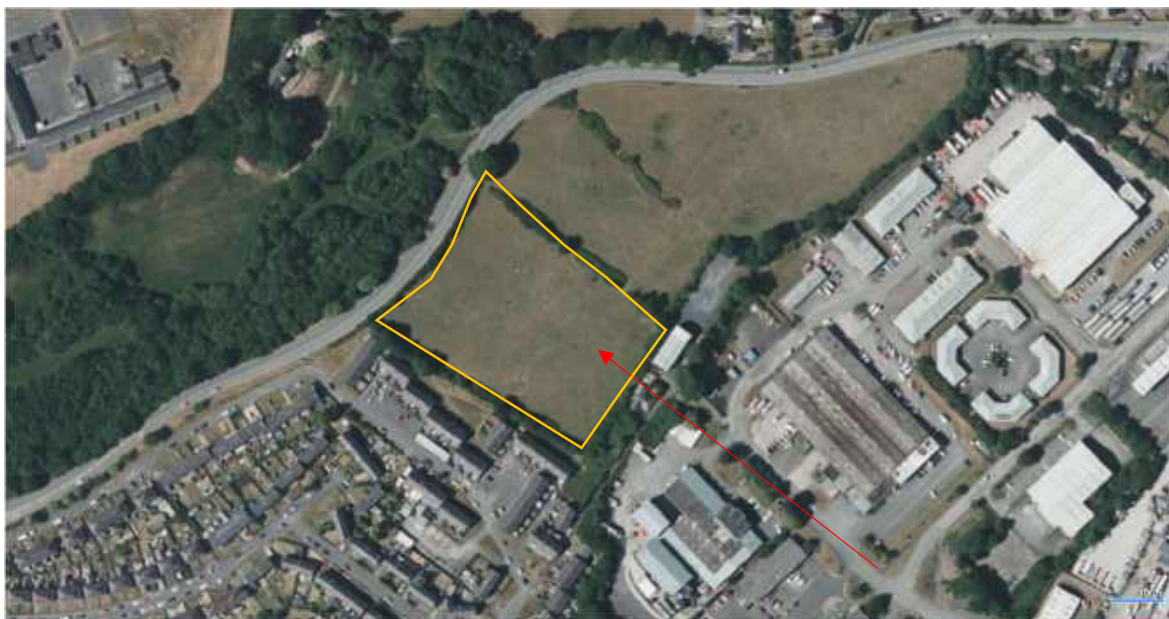
**Plate 1. Aerial Photograph of the Wider Site Context**

© - Microsoft Bing Maps

- 2.4 The site and surrounding area are located outside the Towns development boundary and the land subject to the application has no protective landscape designation.
- 2.5 The ancient Roman Fort of Segontium a Scheduled Ancient Monument dating from circa 77 AD is situated approximately 0.7km distant to the south west located on rising land north of the A4085 Waunfawr Road where views towards south, west and northwards Caernarfon Town and Menai Strait are extensive, but where visual connectivity eastwards (including the proposed site) is precluded by existing built development and established vegetation.
- 2.6 The surrounding area is predominantly urban, with further development north and beyond the minor Cadnant Valley and its wooded slopes.
- 2.7 The nearest Registered Historic Park and Garden is the nineteenth century small park, known as Morfa Common Park, Ref;(PGW) Gd 38 (GWY) a Grade II public park designated in 2022 "*designed around an artificial lake with tree and shrub plantings on sloping and level grassy areas*" which is located some +1.5km to the south of the proposed site and again with no visual connectivity.

## Site Context and Land use

- 2.8 The surrounding landscape is urban: situated immediately adjacent to Cibyn Industrial Estate and existing residential development, and fronting the busy A4086 Llanberis Road- the areas is busy with frequent vehicular and pedestrian movement, and exerts urban characteristics of both existing lighting and evident lack of tranquility despite being currently seasonally grazed by livestock.
- 2.9 The nearest properties to the existing (and proposed) site are located immediately to the west – formed by the eastern edge of the existing housing estate by Caer Garreg, Glan Peris and Ffordd Odyn, with further residential properties to the north east and within the suburb of Rhosbodruall approximately 350m to the east as the Landscape Context Plan (Figure 4 of the appendices) illustrate
- 2.10 Caernarfon town centre is approximately 1.0km to the west and where the proposed site forms part of the wider residential and developed suburbs between Rhosbodruall, the nearby Industrial Estate and the town.



**Plate 2. Aerial Photograph of the proposed site (yellow outline) © - Bing Maps**

## Topography

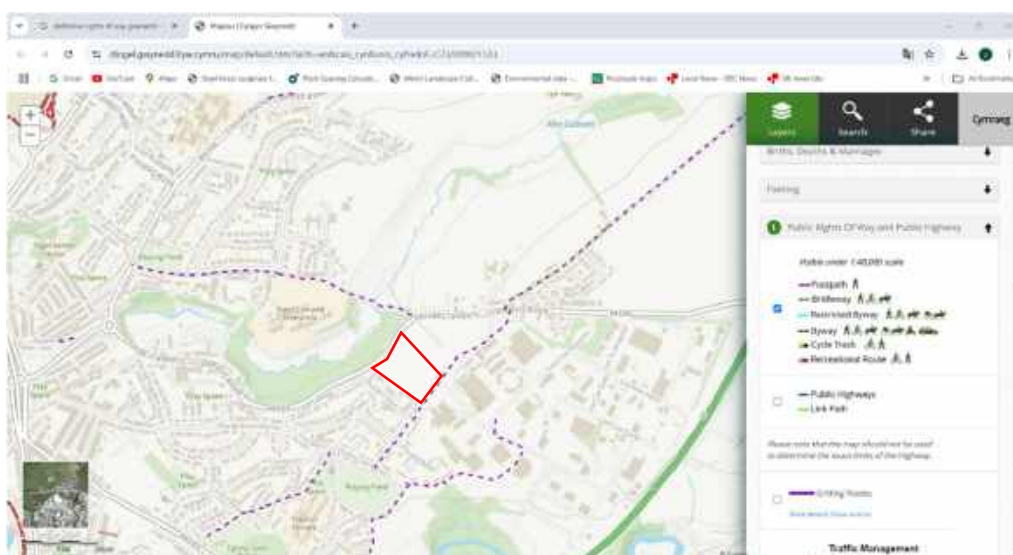
- 2.11 The site falls gently from its south eastern boundary north westwards towards the Afon Cadnant from circa +48m AOD at its highest to circa +43mAOD at its lowest parallel with Llanberis Road, beyond this the landform falls to the wooded Afon Cadnant to the north west, before rising northwards to over +50m AOD along Bethel Road.
- 2.12 Topographically, and with the wooded river valley immediately to the north which encloses the site from northern longer views, rising land beyond the site to the south and south east (Including the large-scale buildings within Cibyn Industrial Estate) limits long or open views resulting in a limited zone of visibility.

## Vegetation

- 2.13 The proposed site extent is currently one of three seasonally grazed agricultural fields, separated and bounded by partial native hedgerows and with Hedgerow trees to the north, south and western boundaries and partial boundary to the east as Plate 2 illustrates.
- 2.14 Existing native tree and hedgerows comprise Common Oak, Sycamore, remnant Ash, Hawthorn, Blackthorn, Hazel, Holly and Bramble.
- 2.15 Opposite the site beyond Llanberis Road, is the riparian valley of Afon Cadnant with woodland along the river embankments comprising Oak, Ash, Sycamore, Alder and Willow with floodplain wetland bounded by hedging on the lower land.

## Public Footpaths and Accessibility

- 2.16 Publicly available access in the vicinity of the proposed site is centred along Llanberis Road which includes a well-lit pavement and Bus stop provision, whilst several Public Footpaths are within 1km of the site area including Footpath Reference Caernarfon no.9 which follows the eastern edge of the proposed site along its boundary with Cibun Industrial Estate, and links Ffordd Cibun with Rhosbodrual - refer to Plate 3 below and Figure 4 Site Context.



**Plate 3. Definitive Footpaths in the area surrounding the proposed site (Red outline)**

© CyngorGwynedd

- 2.17 It is intended that the proposed development will provide access to adjacent housing area within Glan Peris and Ffordd Pandy and via Llanberis Road, but will not connect to Footpath 9 due to land ownership constraints as part of the proposals.
- 2.18 Vehicular access to the site will be provided from Llanberis Road and pedestrian links are proposed with Ffordd Cibun and existing housing pedestrian areas including a Bus Stop as part of the scheme proposals.
- 2.19 There are no long-distance paths or National Paths within the immediate study area; the nearest being the Wales Coastal Path some 1.5km distant to the north following the Menai Strait.

## **Designations**

- 2.20 The site is located outside any formal protective Landscape designation and current settlement boundary, although a Candidate site for residential development within the upcoming LDP.
- 2.21 The Ecological reporting provided separately confirms there are no protected or designated sites of Ecological Interest, or Ancient Woodland surrounding the site.

## **Views**

- 2.22 Opportunity to observe both the current site (and proposed site development) is primarily for users of Llanberis Road when travelling in both directions, and in close proximity where it runs contiguous with the sites northern boundary as a busy arterial road into Caernarfon from Llanberis, linking the town with the new A487(T) Caernarfon bypass.
- 2.23 This also includes a pavement which provides an immediate open view of the site for pedestrians and which includes the site urban context and location with the existing backdrop of Cibyn Industrial Estate.
- 2.24 Despite footpaths in the surrounding area, many (including Footpaths 4,7,5 and 10) run through existing areas of built development, and hence views of the existing and proposed site are restricted, however glimpsed views from the north (as higher land along Caeathro Road) permit wider views southwards- including the site and surrounding urban context towards the mountains beyond.
- 2.25 The nearest properties to the site include those along the sites western edge in Ffordd Cibyn, and a single dwelling located on the public footpath immediately along the sites southern boundary, where views are currently available in part, or partially screened and filtered by the existing site boundary hedgerows even in winter (leafless) months.
- 2.26 The proposed site adjoins agricultural field located southeast of the proposed site – beyond which are scattered houses along Llanberis Road and in Rhosbodrual including the former Lodge (Isgoed) where currently there are views of the existing site as grazing land from circa 200m distant.
- 2.27 Existing views towards the site from the slightly elevated land to the north and west of the site including Ysgol Gynradd Maesincla, Plas Pawb, Maes Incla, Maes Hyfryd and Glen and Cefn Cadnant are curtailed by the existing trees along the Afon Cadnant.
- 2.28 There are no existing views of the site from the A487(T) Caernarfon bypass, as it is screened by topography and existing large scale-built development within Cibyn Industrial Estate between the site and receptors.
- 2.29 Photographs of the site context are contained within Figure 3 at the rear of the report.

## **Landscape Character**

- 2.30 The Landscape character of the existing area is urban as despite comprising grazed open fields the context of the wider surrounding area is urban and includes development and activity on the sites boundaries as both large scale and dominant buildings of Cibyn Industrial Estate adjacent, housing to the west forming part of Caernarfon Town centre, and the well-used Llanberis Road to the northern frontage.

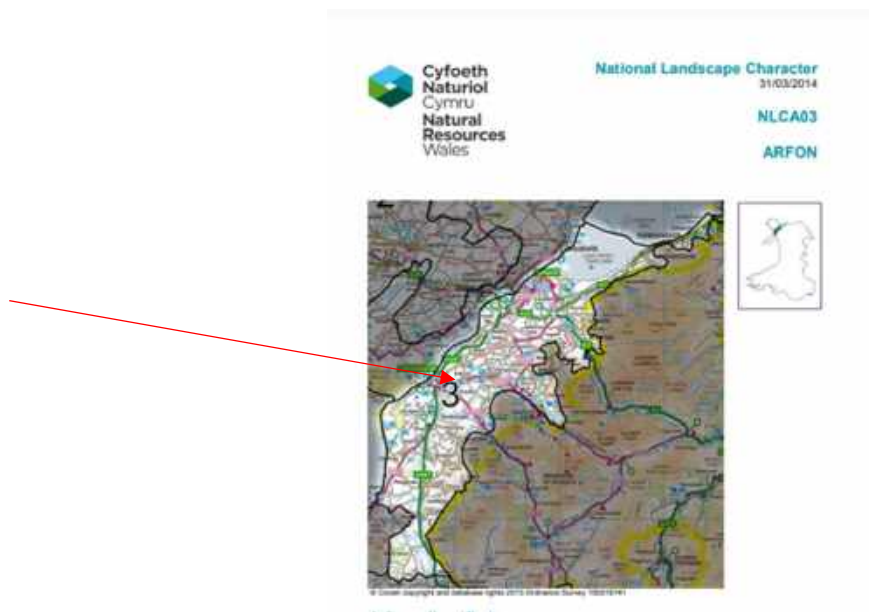
- 2.31 Natural Resources Wales (NRW) National Landscape Assessment (based upon LANDMAP Characterisation) confirms that the proposed site area is located centrally within the boundary of **Area 3 Arfon** and confirms the area description as follows:

#### **Summary description**

*“Arfon is literally the land which is ar-fon, ‘against Anglesey’, being the lowland area bounded on the one side by the Menai Strait and on the other by the Snowdonia foothills and the adjacent glaciated valleys that open into it. Extending from Penmaen-bach Point in the north east to Bryncir in the south, it includes the Anglo-Norman boroughs of Caernarfon (with its World Heritage Site castle and town walls) and the cathedral and university city of Bangor. This coastal plateau area also includes the 19th century neoNorman Penrhyn Castle, which dominates the view and whose estate extends for many miles around, as well as the less apparent, gentry houses and parklands at Faenol (now an internationally-recognised concert venue) and Glynllifon. As well as the dwellings of the once-wealthy and powerful, this is also pre-eminently the landscape of the Welsh gwerin, the industrious, progressive and cultured population of the farm, the small-holding, the cottage and the quarry. Their way of life, brought into being by the tremendous industrial slate quarrying workings of the late 18th and the 19th centuries, has far from vanished, and the Welsh language remains particularly strong. The landscape of the gwerin is everywhere, in the form of settlements, chapels, field-boundaries and in the unique environments of the great slate quarries, whose working faces and tips dominate the Ogwen and Nantlle valleys and the Llanberis-Llanddeiniolen area. The time depth of the area is also evident, in an exceptionally rich legacy of earlier archaeology, and in the rich traditions of myth and legend. Key Characteristics The Arfonian plateau – 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. Menai Strait – the tidal channel separating Anglesey and the mainland. Soft open coastline – at Morfa Dinlle with shingle and sand beaches and dunes, extensive mud and sand flats in Foryd Bay and at Traeth Lafan. Extensive sheltered inter-tidal areas at Foryd Bay and Traeth Lafan, with high ecological importance. A dramatic inland panorama of steeply rising mountains - with many views to well-known 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. [www.naturalresources.wales](http://www.naturalresources.wales) NLCA03 Arfon - Page 3 of 9 ‘Gwerin’ – landscapes associated with slate quarry worker’s housing and smallholdings that encroached onto former commons, typically heavily dominated by slate walls and buildings, and in places (e.g. Nebo) tiny field sizes. Slate fencing in a few places (e.g. Mynydd Llandegai). Pastoral land cover – predominates. Wooded valley slopes – by rivers and beside the Menai Strait. 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. Landed estates and their designed parklands - from the Medieval and post Medieval periods, such as Penrhyn, Faenol and Glynllifon, on the better land and often with designed parklands and scattered individual trees. Settlement pattern relates to sites of strategic significance: river mouths and ports, coastal defensive, where the upland valleys emerge, and near slate workings. Caernarfon Castle - World heritage site, and its associated Medieval walled town overlooking the Menai Strait. The University City of Bangor – occupying a constricted site flanked by coast and wooded hills. Visual and Sensory profile Arfon comprises an undulating plateau dissected by a number of rivers, issuing from dramatic U-shaped upland valleys to the south-east and issuing more gently into the sea at either end of the Menai Strait. Within its relatively narrow width it is a transitional zone between coast and mountain, between lowland and upland, between industrial and agricultural and between urban and rural. One of its most striking features is the rising panorama of angular and rounded mountains in the adjacent Eryri uplands. Where the two*



areas meet, the relationship is complex, particularly around the agricultural, settlement and slate quarrying land use patterns, and any boundary is necessarily generalised. Deeply cut 'U' shaped glaciated valleys emerge from these uplands into Arfon, including the rivers Gregyn, Ogwen, Cegin, Gwyfrai, Seoint and Llyfni, and in the Llanberis area also include the lakes of Llyn Padarn and Llyn Peris. The western boundary of Arfon is coastal. Starting in the south, the exposed, open coast of Caernarfon Bay exhibits many well-developed soft coastline features, behind which lies the sheltered Foryd Bay beside the entrance to the Menai Strait. This sheltered waterway is akin to a great tidal river, with both serene sections and more rugged sections with rock platforms and rapids. Much of its length is framed by woodlands or parkland. To the north, the Strait opens out into Traeth Lafan, with extensive sand and mud flats, often where thousands of birds gather. Inland and onto the plateau the mosaic of small fields becomes apparent."



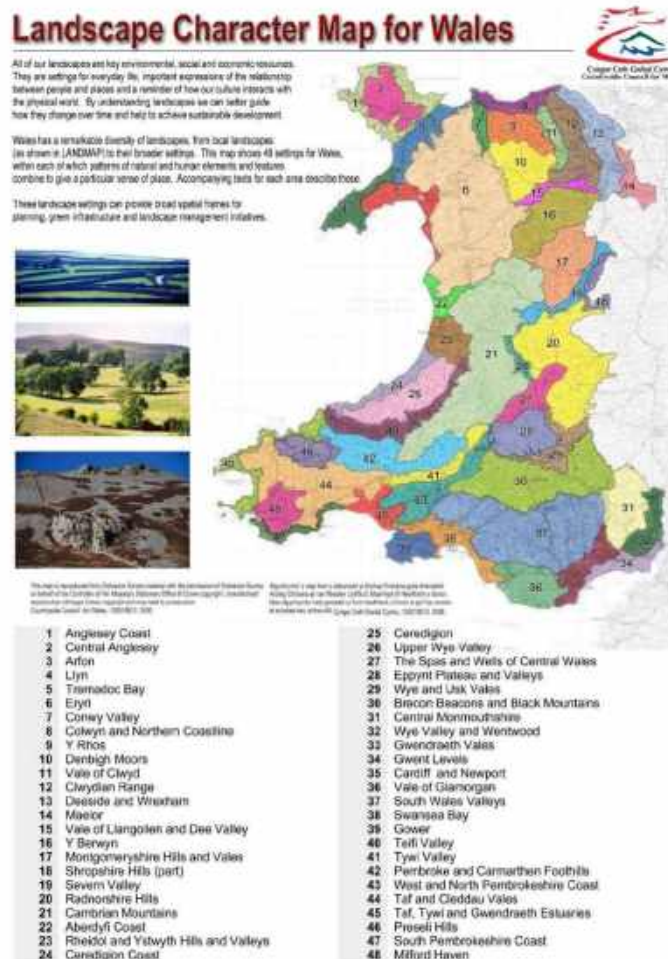
The main characteristics are defined as follows:

### Key Characteristics

- **The Arfonian plateau** – 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.
- **Menai Strait** – the tidal channel separating Anglesey and the mainland.
- **Soft open coastline** – at Morfa Dinlle with shingle and sand beaches and dunes, extensive mud and sand flats in Foryd Bay and at Traeth Lafan.
- **Extensive** sheltered inter-tidal areas at Foryd Bay and Traeth Lafan, with high ecological importance.
- **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.

- **‘Gwerin’** – landscapes associated with slate quarry worker’s housing and smallholdings that encroached onto former commons, typically heavily dominated by slate walls and buildings, and in places (e.g. Nebo) tiny field sizes. Slate fencing in a few places (e.g. Mynydd Llandegai).
- **Pastoral land cover** – predominates.
- **Wooded valley slopes** – by rivers and beside the Menai Strait.
- **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.
- **Landed estates and their designed parklands** - from the Medieval and post Medieval periods, such as Penrhyn, Faenol and Glynllifon, on the better land and often with designed parklands and scattered individual trees.
- **Settlement pattern** relates to sites of strategic significance: river mouths and ports, coastal defensive, where the upland valleys emerge, and near slate workings.
- **Caernarfon Castle** - World heritage site, and its associated Medieval walled town overlooking the Menai Strait.
- **The University City of Bangor** – occupying a constricted site flanked by coast and wooded hills.

2.32 The Wales Wide Character map is illustrated below;





- 2.33 The site is located within LANDMAP **Visual and Sensory Character** Aspect Area LANDMAP reference-GWNDDVS016 Caernarfon, which is classified as having a Moderate Visual and Sensory evaluation.

*Q3 - Summary Description*

- *“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”*
- 2.34 The proposed site is within LANDMAP **Historic Character** Aspect Area –GWNDDHL 549 Caernarfon.
- 2.35 The proposed site is within LANDMAP **Cultural Character** Aspect Area – Caernarfon Reference GWNDDCLS207.
- 2.36 The proposed site is within LANDMAP **Habitats Character** Aspect Area GWNDDLH650 – Dry Terrestrial Habitats.
- 2.37 The proposed site is within LANDMAP **Geological Character** Aspect Area GWNDDGL 109 – Talybont.
- 2.38 The intended scale and content of the proposed development within an Urban landscape setting, and restricted visual influence of the proposal will not create any detractive impact upon the surrounding Landscape Character Aspect Areas, or introduce any discordant, new features into the wider landscape or beyond existing character area boundaries.
- 2.39 With reference to Night skies- the site area already experiences significant light pollution levels due to its urban location and proximity to Cibyn Industrial Estate –and currently has a rating of between 8-16 (Nano Watts/cm<sup>2</sup>/sr) and the proposal is not predicted to generate any additional change to the current Night Sky rating due to lighting design measures, and due to the high level of ambient background lighting already present.
- 2.40 The character of the proposed site and its immediate context is considered fluid, and subject to change as part of its urban context, whereby there is an identified moderate or low scenic quality to the landscape in suburbs surrounding the historic core of the town, as noted within the national and local LANDMAP Assessments and assessment on site.
- 2.41 This is further consolidated by the presence of Cibyn Industrial Estate located immediately north east of the proposed site where movement, loss of tranquillity and large-scale detractive buildings are evident.

### 3.1 The Site Proposal

- 3.1 The application site area of 1.37ha currently comprises an agricultural field, (One of three) located east of Caernarfon Town Centre, by approximately 1.0km and which is immediately contiguous with Llanberis Road (the A4086) one of the main routes into Caernarfon from the recently completed Caernarfon By Pass and A487(T) Trunk Road.
- 3.2 The existing site is part of a wider area of open fields, flanked with remnant hedging and sporadic native hedgerow trees which are seasonally grazed or cropped for silage, and located amongst residential and industrial development, including the large scale Cibyn Industrial Estate immediately to the north east and fronted by Llanberis Road.
- 3.3 Access to the existing site is presently via an agricultural access field-gate from Llanberis Road and whereby the comparative levels of the site approximately 1.5m higher than the road result in a steeply sloping single grassed track.
- 3.4 The site hedgerows comprise Hawthorn, Blackthorn and Hazel with Sycamore Oak and occasional Ash trees, and reflect vegetation within the surrounding wider landscape – particularly to the north and beyond Llanberis Road which comprises a narrow minor valley and riparian strip following Afon Cadnant beyond which residential development and Ysgol Gynradd Maesincla exist.
- 3.5 The proposals include a development of 36 proposed dwelling as follows:

#### Residential development comprising:

- 10no 2 person Cottage style apartments, (2 storey)
- 3no 3 person Bungalows, (Single storey)
- 13no 4 person Houses, (2 storey)
- 2no 3 Person houses (2 storey)
- 5no 5 person houses (2 storey)
- 2no. 7 person houses (2 storey)
- 1no. 8 person house (2 storey)

#### Associated infrastructure including;

- residential road,
- pavements and paths and connection to external and immediate neighbourhood areas
- parking provision
- fencing
- walling
- diversion of overhead cabling
- provision of an electricity substation
- street lighting
- signage
- drainage, - SUDS attenuation - both open and cellular -including Rain Garden provision
- Amenity play and Public Open Space,
- Soft landscape provision
- Ecological mitigation in the form of planting, seeding and habitat provision as detailed separately.

- 3.6 The proposed site will retain the majority of existing boundary vegetation, (except where locally removed for access and sightline provision parallel with Llanberis Road) and will be supplemented

with new planting as the Soft Landscape Proposals and Ecological Mitigation measures indicated within Figure 7 illustrate.

- 3.7 Both the Appearance and Materials for the proposed development have sought to reflect materials already present in the site vicinity and elevational treatments and surfacing materials have been carefully selected to reflect the existing earth palette existing landscape hues incorporating as indicated within the proposed elevations below and with the external materials indicated below within the DAS:

The proposed external materials are:

- Off white textured render with stone cladding to break up the scale and massing of the development.
- Timber or Hardie Plank feature cladding.
- Tiles will be used for the roofs to fit in with the surrounding context.
- Energy efficient grey UPVC double glazed windows to complement existing properties.
- Grey (reconstituted) stone sills reflect local details.

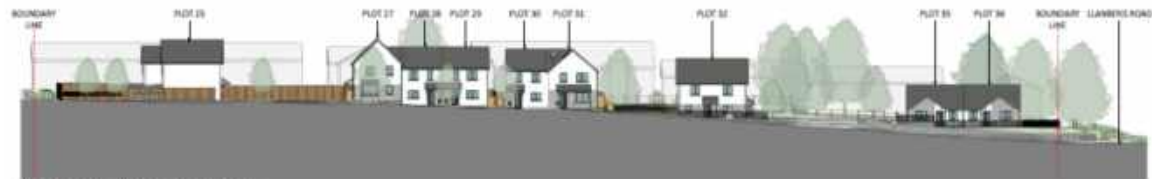
Samples of these will be provided at a later date.



3 | STREET ELEVATION - LOOKING SOUTH EAST AT FRONT OF SITE



STREET ELEVATION - LOOKING NORTH EAST



2 | STREET ELEVATION - LOOKING SOUTH WEST



**Plate 4 The Proposed site layout (Refer to Figure 2 of the Appendices)**

## **4.0 Landscape and Visual Overview**

- 4.1 The assessment of the proposal has been considered as a changed land use as new residential development, on agricultural land which is located within an identified urban context despite being outside the extant settlement boundary of Caernarfon Town Centre.
- 4.2 The review has considered any visibility of the proposed site as part of the baseline condition and also the impact that the proposed development may or may not create upon receptors (both within the immediate and wider landscape) including any distant impact upon the wider landscape character and or any protected sites which could potentially be influenced by the proposals (such as Listed buildings, Registered Landscape and Historic Parks and Gardens for example.)
- 4.3 Because of the site context and the scale and content of the proposal - together with the overlying natural topography including established natural visual barriers such as the Afon Cadnant Valley and associated vegetation, and the existence of Cibyn Industrial Estate; the visual influence of the site is relatively limited – but will include a number of receptors including immediate views for users of Llanberis Road passing the site boundary as vehicle occupants, pedestrians, cyclists etc for the entire length of the sites northern boundary; and which include visitors approaching Caernarfon Town centre as sensitive receptors.
- 4.4 Views of the proposed site from the south and east are restricted to immediate areas where the absence of existing boundary trees and hedging, and existing built development permit, which includes occupants and users of properties in Glan Peris immediately adjacent to the site, and along Caer Garreg, as well as users of Lon Cae Ffynnon within Cibyn Industrial Estate; again, where receptor opportunity is heavily curtailed by existing built development.
- 4.5 There are two properties and a public footpath located along the sites southern boundary which include a Bungalow (Cibyn Bungalow) the two storey Caernarfon Pentecostal Church both of which will experience filtered views of the proposed development as immediate neighbours, albeit screened in part by the existing hedging, 2.1m high fencing and the proposed soft landscape measures forming part of the development.
- 4.6 Users of the Public Footpath which runs south east of the site, linking from Llanberis Road at the Cibyn entrance into existing residential areas of Hendre and the town centre will not experience changed, open or dominant views of the proposed development when approaching it - as the existing path is heavily enclosed by fencing, built development and vegetation and does not have a boundary immediately contiguous or connecting to the site.
- 4.7 The assessment has reviewed potential site visibility for receptors to the north, where the minor river valley of the Afon Cadnant is heavily wooded which creates a screen for potential receptors even in winter leafless months as the photographs within the Appendices illustrate.
- 4.8 For receptors looking southward towards the development site (which is on land rising towards Cibyn Industrial Estate beyond) – glimpsed views of the proposed development will be evident- and predominantly the roofscape of properties to the south east at the higher site elevation, however much of the development at lower levels, will be screened by the retained boundary hedging and trees located along Llanbedr Road between the site and receptors.
- 4.9 The most apparent visual change will be the new site access road into the site from Llanberis Road – which will be a new feature for the many receptors using this busy road into and from the Town Centre – and whereby views of the built development will be available for a short length and duration when passing in both directions.

- 4.10 The proposed site layout adopts a similar response to the natural topography as existing development (i.e. looking northwards and following the grain of the landscape) and hence will appear as an extension of existing residential areas albeit a change from the current open fields which already include similar scale development as well as the large-scale buildings associated with the industrial estate beyond as part of the existing landscape.
- 4.11 Overall visual impact upon the wider landscape is limited and avoided by design mitigation – such as the proposed layout - which responds to the topography, as well as adopting materials and building form already present in the vicinity - thus reducing incongruous or detractive built elements.
- 4.12 The proposed anticipated compliant lighting proposals (designed to adoptive standards) are unlikely to detract from the high existing baseline lighting levels associated with Industrial Estate which currently exert high levels of light pollution in the area.
- 4.13 The baseline Landscape impact assessment identifies that the proposed site location - its visibility and the identified character of the site context as urban, already influenced by traffic, movement loss of tranquillity, lighting and visible landscape detractors such as overhead power supply line and urban landscape elements, and particularly the sites isolation amongst a backdrop of Cbyn Industrial Estate, surrounding residential development and a foreground of Llanberis Road.
- 4.14 The degree of predicted landscape change of housing provision is therefore lessened as a result; and the adoption of materials, form and a layout reflecting existing residential areas, whilst retaining existing site boundary screening, helps to further reduce potential adverse landscape change.
- 4.15 Mitigation proposals developed with the site ecologists include planting of new and infill native hedgerows with native specimen trees to strengthen the existing site boundaries, with amenity and native shrub and perennial planting and native street planting assisting the integration of proposal into the landscape in a sensitive manner.
- 4.16 This is particularly important with regard to receptors passing the site along Llanberis Road as an arterial route into the town - and additionally as a positive biodiversity target, using native species already evident in the landscape as well as species selected for amenity benefit of residents, and to further help the developments absorption into the wider landscape.
- 4.17 The existing character of the area overall is urban, and it is considered that the proposed development will not have any impact upon the existing or wider landscape character, due to its scale and the adoption of materials and layout which will additionally assist its integration.
- 4.18 Therefore it is concluded that there will be a **Slight Adverse Impact**, upon landscape character immediately after completion primarily as a changed landuse, reducing to a **Neutral Impact in circa +5years** and having **no impact** upon a protected or designated landscape and whereby the proposal would complement the scale, landform and pattern of the existing landscape and would not impact negatively upon the identified landscape quality or character.
- 4.19 The magnitude of the effect has been categorised as **Negligible** - Where the development and activity associated with the development is not predicted to be immediately discernible over above levels of activity currently undertaken and its content would be comparable to present development immediately evident in the landscape
- 4.20 Visual Impact is also predicted to have a **Slight Adverse Impact**: i.e. affecting no designated

landscapes, or sensitive receptors groups (but evident for users of Llanberis Road - including receptors within to the properties the north east albeit from a distance of over 200m and which already encompass Cibyn Industrial Estate as a baseline view) who will be impacted by the proposed changes.

- 4.21 Existing views of the proposed site from the A487(T) are screened due to the large-scale buildings of Cibyn Industrial Estate, and woodland within the flanks of the Afon Seiont, but predicted views include the roofs only - of approximately 3no. proposed properties bordering the sites eastern edge which are likely to be partially evident but not readily apparent as part of the existing developed urban landscape.
- 4.22 As a small development proposal in a large urban landscape extent with a slightly adverse visual effect it will not negatively impact upon any wider protected sites including the CADW Scheduled Ancient Monument of Segontium Roman Fort - which although within 1km of the site has no visual existing or predicted site visual connectivity due to the natural landform and the presence of existing built development.
- 4.23 Views of the proposed development will largely be from adjacent properties bordering the site, and for users of Llanberis Road as vehicular, cyclists, and pedestrian receptors as they pass the development, and in close proximity.
- 4.24 Views from Publicly accessible wider areas (including public footpaths) are very well contained particularly to the north beyond the Afon Cadnant riparian linear length (and development at Cibyn Industrial Estate to the south) and only occasional views of glimpses are available where gaps in existing vegetation, built development and topography permit and from a distance where they are not dominant immediately evident or incongruous.
- 4.25 Despite its close proximity to the proposed site, for users of the Public Footpath contiguous with the sites eastern border, views are precluded by existing buildings such as the Pentecostal Church and Cibyn Bungalow and well-established existing hedge.
- 4.26 There will be short term (during construction) impacts for a period of approximately 18 months, whereby movement and construction activities including associated noise and activity will be evident particularly for adjacent properties fronting the proposed site boundaries and users of Llanberis Road.
- 4.27 Photographs of the site and its context are provided within Figure 3 of the Appendices.

## 5.0 Summary

- 5.1 The proposed residential development on land off Llanberis Road, Caernarfon, has been reviewed to provide an overview of any likely Landscape Character and Visual Impact of the proposed development based upon standard guidelines advocated by the Landscape Institute and Institute of Environmental Assessment – Guidelines for Landscape and Visual Impact Assessment (Third Edition dated 2013).
- 5.2 Given the scale and proposed content of the proposals which is proposed on land within an urban setting within the town, and following an initial review of the landscape baseline and context – a detailed Landscape and Visual Impact Assessment was considered to be unduly required.
- 5.3 Following a review of Pre App comments, and after an initial visit to the site, (and although not specifically requested), it was considered that a Landscape and Visual review and reporting would be useful in understanding any landscape and visual effects of the development proposals.
- 5.4 Whilst the proposed site is outside the town development boundary, - it is included as a proposed Candidate Site for residential development within the Local Development Plan – and has no protective Landscape Designation.
- 5.5 However with the aim of assisting Officers in the determination of the application, the proposed scheme was reviewed and its predicted Landscape and Visual Effects assessed using both Natural Resources Wales LANDMAP character assessment, and an assessment of the existing landscape context by an experienced Chartered Landscape Architect to provide an Overview.
- 5.6 The site context and visual implications of the proposal were assessed to identify any impact upon identified receptors and after an initial site visit, it was concluded that the scale of the proposed development was not predicted to generate adverse landscape or visual effects over a wide area or affect sensitive receptors given the schemes design and content and proposed location within an urban context, which was confirmed when carrying out the assessment.
- 5.7 The proposed site is located on land bounded by Industrial development and existing residential development and the busy A4086 Llanberis Road which links Caernarfon centre to the A487(T) By Pass, as part of 3 open fields between existing development and the access junction to Cibyn Industrial Estate and within an identified Urban LANDMAP Character Area and this review.
- 5.8 Receptors are primarily those passing the site along the A4086 Llanberis Road, and residences bordering the site, and where views of the proposed site from the north are largely curtailed by distance and the riparian vegetation within the well wooded valley of the Afon Cadnant between.
- 5.9 As part of the scheme development, materials and the site layout have sought to reflect the natural grain of the landscape thereby reflecting the general orientation and layout of nearby properties, and by retaining existing vegetation bordering the frontage of Llanberis Road and within the site, the design has sought to minimise adverse landscape effect.
- 5.10 The baseline landscape comprises residential and industrial development over a wide area as part of Caernarfon Town and hence predicted impacts are lessened and the proposals can be more readily absorbed into this context.
- 5.11 Soft Landscape planting seeding and Ecological mitigation measures are proposed as part of the development content and these will seek to reduce landscape impacts further as they establish.
- 5.12 Therefore overall, there is predicted to be an initial Slight Negative Landscape and Visual Impact until these establish when they both reduce to Neutral.



## APPENDICES

# Proposed residential development on land off Llanberis Road Caernarfon

FIGURE 1

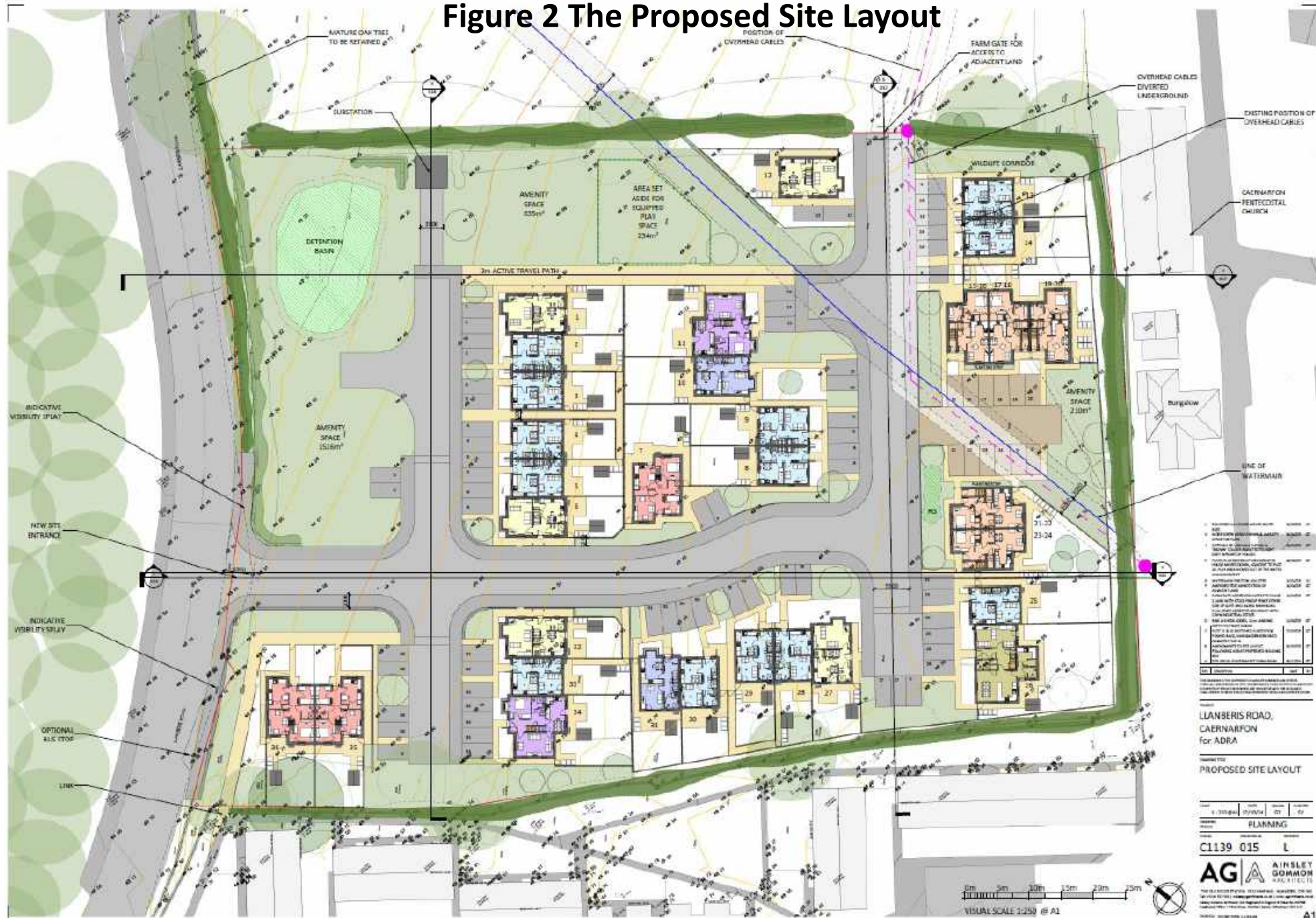
SITE LOCATION PLAN

April 2025





# Figure 2 The Proposed Site Layout







**Plate 1**– Photograph taken from Llanberis Road looking east towards the direction of the proposed site which lies beyond existing housing at Caer Garreg  
**Date:** 21.10.24    **Height:** circa 44m AOD    **Conditions:** Clear and bright    **Distance from site:** 250m



**Plate 2**– Photograph taken from within the proposed site at the present entrance looking north east with Cibyn Industrial estate beyond  
**Date:** 21.10.24    **Height:** circa 45m AOD    **Conditions:** Clear and bright    **Distance from site:** 0.00m

**Tirlun Barr Associates**  
 April 2025  
**FIGURE 3**

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.





**Plate 3**— Photograph taken from within the proposed site looking north east towards Llanberis Road and existing housing at Rhosbodural.  
**Date:** 21.10.24    **Height:** circa 46m AOD    **Conditions:** Clear and bright    **Distance from site:** 0.00m



**Plate 4**— Photograph taken from within the existing site looking north over the Afon Cadnant towards Ffordd Bethel Caernarfon.  
**Date:** 21.10.24    **Height:** circa 46m AOD    **Conditions:** Clear and bright    **Distance from site:** 0.00m

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**





**Plate 5**— Photograph taken from within the proposed site looking south west directly towards existing housing adjacent within Glan Peris  
**Date:** 21.10.24 **Height:** circa 46m AOD **Conditions:** Clear and bright **Distance from site:** 0.00m



**Plate 6**— Photograph taken from within the proposed site looking south towards housing in Glan Peris and Cibyn Industrial Estate beyond  
**Date:** 21.10.24 **Height:** circa 46m AOD **Conditions:** Clear and bright **Distance from site:** 0.00m

**Tirlun Barr Associates**

**April 2025**

**FIGURE 3**

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.





**Plate 7**– Photograph taken from within the proposed site looking south East towards the existing Bungalow and Church premises bordering the site with Cibyn Industrial Estate beyond  
**Date:** 21.10.24 **Height:** circa 46m AOD **Conditions:** Clear and bright **Distance from site:** 0.00m



**Plate 8**– Photograph taken from adjacent to Cibyn Bungalow looking west along the proposed sites boundary and towards existing housing at Fordd Cibyn, along the Public Footpath located to the south east of the proposed site.  
**Date:** 10.12.24 **Height:** circa 45m AOD **Conditions:** Clear and bright **Distance from site:** 40m

**Tirlun Barr Associates**  
 April 2025  
**FIGURE 3**

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.





**Plate 9**– Photograph taken from within the proposed site looking north along its eastern boundary towards the Afon Cadnant beyond  
**Date:** 21.10.24    **Height:** circa 46m AOD **Conditions:** Clear and bright    **Distance from site:** 0.00m



**Plate 10**– Photograph taken from Lon Cae Ffynnon within Cibyn Industrial Estate looking north west towards the direction of the proposed site and existing housing in Glan Peris  
**Date:** 10.12.24    **Height:** circa 50m AOD **Conditions:** Clear and bright    **Distance from site:** 0.00m

**Tirlun Barr Associates**  
 April 2025  
**FIGURE 3**





**Plate 11**– Photograph taken from within Segontium Roman Fort (Scheduled Ancient Mounument) looking north east towards the general direction of the site (no intervisibility)  
**Date:** 10.12.24    **Height:** circa 46m AOD **Conditions:** Clear and bright    **Distance from site:** 0.8km



**Plate 12.** Photograph taken from the A4085 Llanbeblig Road and the western edge of the edge of the new Caernarfon Bypass (A487(T)) looking north-north west, towards Cibyn Industrial Estate and the site beyond.  
**Date:** 10.12.24    **Height:** circa 33m AOD    **Conditions:** Clear and bright    **Distance from site:** 0.9km

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.





**Plate 13**— Photograph taken from within an area of Public Open Space at Ffordd Bethel Caernarfon looking east towards the proposed general site direction  
**Date:** 10.12.24 **Height:** circa 36m AOD **Conditions:** Clear and bright **Distance from site:** 1.2km



**Plate 14**— Photograph taken from the Public Footpath east of Ysgol Gynradd Maesincla and the Afon Cadnant looking south east towards the proposed site  
**Date:** 10.12.24 **Height:** circa 40m AOD **Conditions:** Clear and bright **Distance from site:** 0.4km

**Tirlun Barr Associates**  
 April 2025

**FIGURE 3**

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.





**Plate 15**– Photograph taken from within the Public Footpath east of Ysgol Gynradd Maesincla looking towards the proposed site and Afon Cadnant Valley  
**Date:** 10.12.24 **Height:** circa 30m AOD **Conditions:** Clear and bright **Distance from site:** 0.3km



**Plate 16**– Photograph taken from the rear of Maesincla Lane looking south east towards the site direction over the Afon Cadnant and riparian corridor  
**Date:** 10.12.24 **Height:** circa 30m AOD **Conditions:** Clear and bright **Distance from site:** 450m

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**





**Plate 17**– Photograph taken from Llanberis Road (A4086) looking south towards the proposed site frontage and Housing at Caer Garreg beyond from the Gatehouse (Isgoed) and footpath route.  
**Date:** 10.12.24 **Height:** circa 39m AOD **Conditions:** Clear and bright **Distance from site:** 100m



**Plate 18**– Photograph taken from housing at Rhosbodrual (And connecting footpath route) to the north east of the proposed site looking directly towards the proposed site  
**Date:** 10.12.24 **Height:** circa 30m AOD **Conditions:** Clear and bright **Distance from site:** 400m

All photographs taken with a Standard 67mm lens and assembled using Photoshop unless indicated otherwise.

**Tirlun Barr Associates**

**April 2025**

**FIGURE 3**





**Plate 19**– Photograph taken from Cibyn Industrial Estate access road and its junction with Llanberis Road (A4086) looking south west towards the direction of the proposed site  
**Date:** 10.12.24    **Height:** circa 51m AOD **Conditions:** Clear and bright    **Distance from site:** 0m5k



**Plate 20**– Photograph taken from junction of Cae Garw Road and the A4086 Llanberis Road looking south west towards the existing and proposed site  
**Date:** 10.12.24    **Height:** circa 53m AOD **Conditions:** Clear and bright    **Distance from site:** 0.3km

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**





**Plate 21**– Photograph taken from the A4085 Llanbeblig Road at the Afon Seiont crossing looking north north west towards the direction of the proposed site  
**Date:** 10.12.24 **Height:** circa 25m AOD **Conditions:** Clear and bright **Distance from site:** 0.9km



**Plate 22** Photograph taken from footpath adjacent to Eglwys St.Pebelig Church looking north-north east towards the direction of the proposed site  
**Date:** 10.12.24 **Height:** circa 40m AOD **Conditions:** Clear and bright **Distance from site:** 1.0km

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**





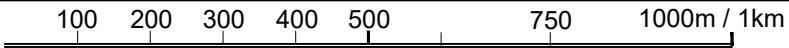
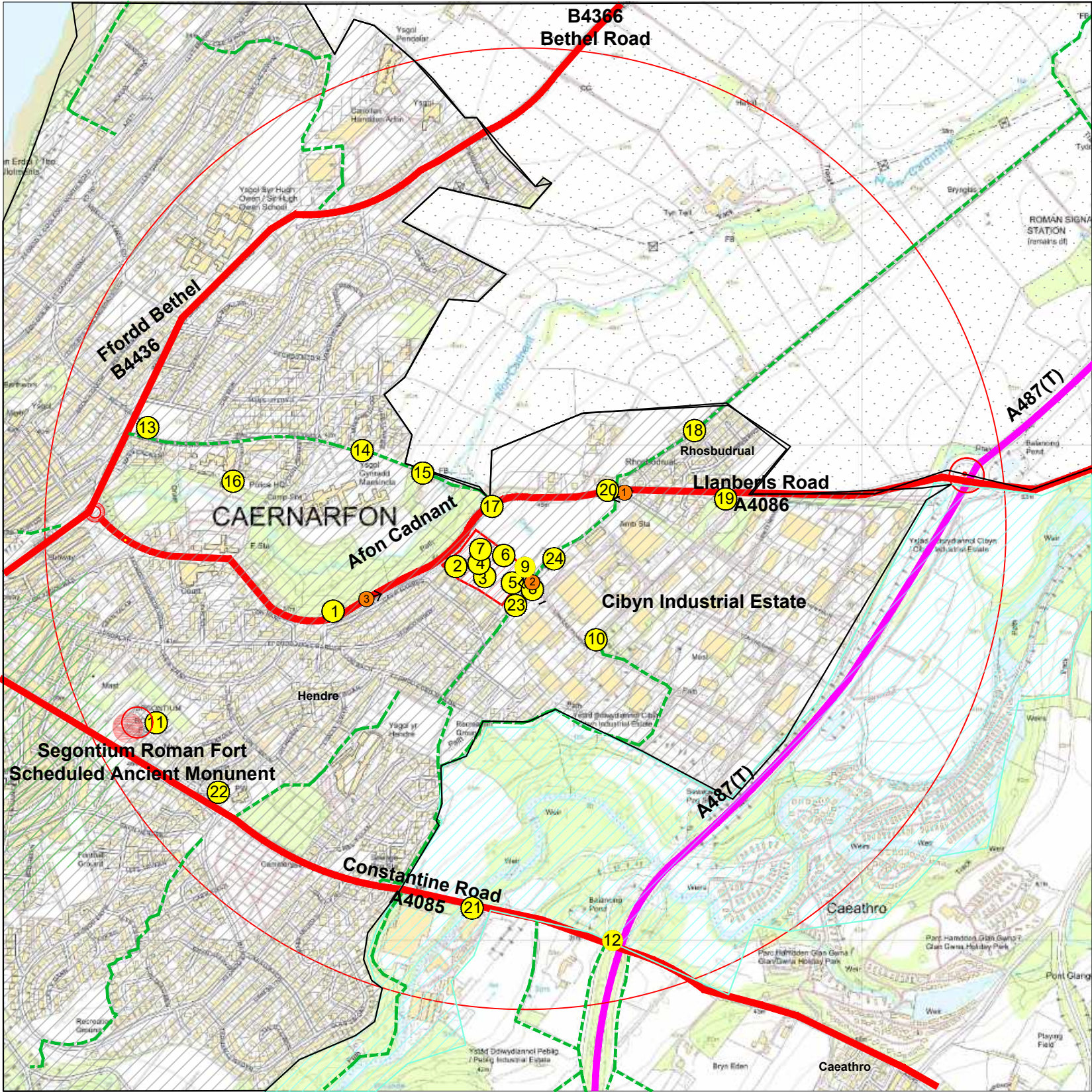
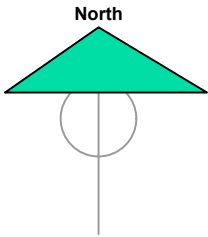
**Plate 23**– Photograph taken from the Public Footpath east of the site next to Cibyn Bungalow approaching the existing estate at Glan Peris.  
**Date:** 10.12.24    **Height:** circa 50m AOD    **Conditions:** Clear and bright    **Distance from site:** 30m



**Plate 24**– Photograph taken from the Public Footpath approaching the site in a westerly direction adjacent to the Church located parallel with the proposed site boundary  
**Date:** 10.12.24    **Height:** circa 48m AOD    **Conditions:** Clear and bright    **Distance from site:** 120m

**Tirlun Barr Associates**  
**April 2025**  
**FIGURE 3**





**Key**

- Proposed Site Location
- 1km radius from Site centre
- A487(T) Trunk Road
- Main A & B Roads as labelled
- Footpaths/Rights of way
- LANDMAP Visual & Sensory GWNDDVS015 Afon Seiont (river valley)
- LANDMAP Visual & Sensory GWNDDVS016 Caernarfon (urban)
- LANDMAP Visual & Sensory GWNDDVS006 Bethel between Clynog and Bangor (rural)

- Photograph Location Points
- Viewpoint Location

- Notes:**
- Crown Copyright Ordnance Survey Licence No:100019980
  - For photographs of the site context refer to Figure 3
  - For Viewpoint analysis refer to Figure 6.
  - N.B. Viewpoints 1& 2 Locations indicated on Figure 1

v2	PW	JB	JB	15.05.2025
Issue	Drawn	Checked	Approved	Date

**Tirlun Barr**

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Client

**ADRA**

Project Title

**Proposed residential development at Tyddyn Fletcher Caernarfon**

Drawing Title

**Landscape Context**

Drawing Number

**FIGURE 4**

Size	Scale	Issue
A3	1:10,000	v2.



# SURVEY DETAILS FOR GWNDDVS016 - 2024-12-16

Area Unique ID: GWNDDVS016

Aspect: Visual and Sensory

Area: Caernarfon

Region: Gwynedd

Survey Date: 2003-02-01

- Level 1: Development
- Level 2: Built Land
- Level 3: Urban

## Monitoring

Q1 - Date of monitoring?

- 2015-02-06

Q1a - Monitoring undertaken by

- Stages 1, 2 and 3 change detection, field verification and amendment completed by White Consultants, in conjunction with the planning authority. Quality Assurance completed by Land Use Consultants.

Q1b - Has this record been updated following monitoring work?

- This record remains unchanged following monitoring work

Q1c - Change indicated by

- No Answer

Q1d - What has changed?

- No Answer

Q1e - Has the information ever been verified in the field?

- Yes
  - 1:25000

Q2 - Does this area have a special or functional link with an adjacent area?

- Yes
  - Strong coastal influence/Menai Strait

Q2a - During which season(s) was fieldwork carried out?

- No Answer

# Description

## Q3 - Summary Description

- 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.

## Q4 - Physical Form And Elements: Topographic Form?

- Rolling/Undulating

## Q5 - Physical Form And Elements: Landcover Pattern?

- Development

## Q6 - Physical form and elements: Settlement pattern

- Urban

## Q7 - Physical form and elements: Boundary type

- Mixture

## Q8 - Aesthetic Qualities: Scale?

- Medium

## Q9 - Aesthetic Qualities: Sense of Enclosure?

- Enclosed

## Q10 - Aesthetic Qualities: Diversity?

- Diverse

## Q11 - Aesthetic Qualities: Texture?

- Coarse

## Q12 - Aesthetic Qualities: Lines?

- Angular

## Q13 - Aesthetic Qualities: Colour?

- Colourful

## Q14 - Aesthetic Qualities: Balance?

- Discordant

## Q15 - Aesthetic Qualities: Unity?

- Disunity

## Q16 - Aesthetic Qualities: Pattern?

- Organised

## Q17 - Aesthetic Qualities: Seasonal Interest?

- None

Q18 - Other Factors: Level of Human Access?

- Constant

Q19 - Other Factors: Night Time Light Pollution?

- Question 19 night time light pollution data has been moved to question 56. Additional dark skies data is available from questions 57 and 58.

Q20 - Other Factors: Use of Construction Materials?

- Generally Appropriate

Q21 - What materials? Give Details:

- dominance of stone built

Q22 - There are attractive views...

- ...both in and out
  - traditional streets/castle/coast

Q23 - There are detractive views...

- ...into
  - modern built

Q24 - Perceptual and Other Sensory Qualities

- Other
  - heritage

Q25 - What is the sense of place/local distinctiveness

- Moderate
  - n/a

## Evaluation

---

Q26 - Value:

- Moderate
  - Small historic core is generally outstanding but larger parts of outskirts are not special

Q27 - Condition:

- Unassessed

Q28 - Trend:

- Constant

## Recommendations

---

Q29 - Existing management

- Unassessed

Q30 - Existing management remarks:

- n/a

Q31 - Principal management recommendation:

- Retain dominance of castle and medieval town area

Q32 - Guideline

- Medium Term
  - Limit industrial development on urban fringe/rural landscape, especially along Straits

Q33 - Define the key qualities that should be conserved:

- heritage and relationship with Straits and river

Q34 - Define the key qualities that should be enhanced:

- heritage

Q35 - Define the key qualities that should be changed:

- n/a

Q36 - Define the key elements that should be conserved:

- traditional buildings

Q37 - Define the key elements that should be enhanced:

- traditional buildings

Q38 - Define the key elements that should be changed:

- n/a

## Tolerance To Change

---

Q39 - Are there any significant threats to the current integrity and condition of the visual & sensory features of the area?

- Not known

## Aspect Area Boundary

---

Q40 - To what level was this information site-surveyed?

- Level 3

Q41 - At 1:10,000, how much of the Aspect Area boundary is precise?

- All

Q42 - What baseline information source was used for Aspect Area boundary mapping?

- OS Raster

Q43 - If OS Data was used, what was the scale?

- 1:25,000

Q44 - What is the justification for the Aspect Area boundaries?

- Extent of built form and immediate context

# Evaluation Matrix

---

Q46 - Evaluation Criteria: Scenic quality

- Moderate
  - Although historic centre is high, extensive suburbs and industry are moderate or low

Q47 - Evaluation Criteria: Integrity

- Moderate
  - some development is insensitive

Q48 - Evaluation Criteria: Character

- High
  - Castle and historic core is outstanding, but rest of town generally undistinguished

Q49 - Evaluation Criteria: Rarity

- High
  - castle and setting important qualities

Q50 - Evaluation Criteria: Overall Evaluation

- Moderate
  - Three-fifth moderate

Q51 - Justification of overall evaluation

- Small historic core is generally outstanding but larger parts of outskirts are not special

## Bibliography

---

Q45 - List the key sources used for this assessment

- n/a

## Assessment

---

Q52 - Additional Assessments

- n/a

Q53 - Additional Comments

- n/a

## LMP 14 & 09

---

Q54 - LANDMAP derived landscape types (LMP14)

- Built land - communities

Q55 - LANDMAP derived landscape types (LMP09)

- Built Land

# Dark Skies

## Light Pollution Percentage

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
0.0	0.0	0.4	3.1	29.0	67.4	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 57a - 57h collectively provide colour band data by %.

Further information: [11365 Wales Dark Skies \(arcgis.com\)](#). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place - Dark Skies. NRW Report No: 514, 70pp. Data download from [Lle/DataMapWales](#).

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) sensor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

## Light Pollution km²

< 0.5	0.5 - 1	1 - 2	2 - 4	4 - 8	8 - 16	16 - 32	> 32
0.0	0.0	0.0	0.1	0.9	2.1	0.0	0.0

Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies. Questions 58a to 58h collectively provide colour band data by km2.

Further information: [11365 Wales Dark Skies \(arcgis.com\)](#). Green C, Manson D, Chamberlain K 2021. Tranquillity and Place – Dark Skies. NRW Report No: 514, 70pp. Data download from [Lle/DataMapWales](#).

Data source: December 2019 composite image of monthly average night light produced by the Earth Observation Group at Colorado School of Mines. Derived from Visible Infrared Imaging Radiometer Suite (VIIRS) Day/Night Band (DNB) sensor from Suomi National Polar-orbiting Partnership (Suomi NPP) satellite, National Oceanic and Atmospheric Administration (NOAA).

### Q56 - Night Time Light Pollution

- Substantial
  - town Consultant led night time light pollution assessment conducted at time of survey record or survey update

### Q57a - % in brightness colour band <0.5

- 0.0
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

### Q57b - % in brightness colour band 0.5-1

- 0.0
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

### Q57c - % in brightness colour band 1-2

- 0.4
  - Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.



Q57d - % in brightness colour band 2-4

- 3.1
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57e - % in brightness colour band 4-8

- 29.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57f - % in brightness colour band 8-16

- 67.4
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57g - % in brightness colour band 16-32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q57h - % in brightness colour band >32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58a - km2 in brightness colour band <0.5

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58b - km2 in brightness colour band 0.5-1

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58c - km2 in brightness colour band 1-2

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58d - km2 in brightness colour band 2-4

- 0.1
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58e - km2 in brightness colour band 4-8

- 0.9
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58f - km2 in brightness colour band 8-16

- 2.1
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58g - km2 in brightness colour band 16-32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

Q58h - km2 in brightness colour band >32

- 0.0
- Data has been classified into eight colour bands of brightness values (nw/cm2/sr). <0.5 (darkest); 0.5 - 1; 1 - 2; 2 - 4; 4 - 8; 8 - 16; 16 - 32 and > 32 (brightest). Lower values equate to lower light pollution and darker skies.

## Tranquillity & Place

---

Q59a - % in visually tranquil category 1

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59b - % in visually tranquil category 2

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59c - % in visually tranquil category 3

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59d - % in visually tranquil category 4

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59e - % in visually tranquil category 5

- 2.50
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59f - % in visually tranquil category 6

- 56.85
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t



Q59g - % in visually tranquil category

- 38.71
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59h - % in visually tranquil category 8

- 1.94
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59i - % in visually tranquil category 9

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59j - % in visually tranquil category 10

- 0.00
- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, t

Q59k - Data Source

- Sourced from the nationally consistent Tranquillity & Place Visually Tranquil Areas 2022 (rural themes 1, 2 and 3 combined). The visually tranquil categories range from 1 (least visually tranquil) to 10 (most visually tranquil). For further information, the report and webapp, visit the Storymap available from <https://storymaps.arcgis.com/stories/865c1876d9f64280a3dfc6e2769a46a5>

## SLAs

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Q60 - List the Special Landscape Areas (SLAs) in this local authority or region

- Yes
- Joint Gwynedd & Ynys Mon: Vaynol Estate and Surrounds, North-Western Fringes of Snowdonia, Western Llyn, Porthmadog and Tremadog Bay, Bala Hinterland, Corris, Barmouth, Foryd Bay, Malltraeth Marsh & Surrounds, Parciau Estatelands, Parys Mountain & Slopes, Mynedd Mechell & Surrounds, Glaslyn & Dywryd Estuary Landscapes, Bangor Mountain & Minffordd rural hinterland, Beaumaris Wooded Slopes and Llandoeg Vale, Southern Anglesey Estatelands

Q61 - SLA policy and resources

- Joint Local Plan Policy AMG2 Anglesey & Gwynedd <https://www.anglesey.gov.uk/documents/Docs-en/Planning/Planning-policy/Local/Supporting/Review-of-Anglesey-Gwynedd-Special-Landscape-Areas-Executive-Summary.pdf>. The Special Landscape Areas GIS dataset is available from DataMapWales [https://datamap.gov.wales/layers/geonode:nrw\\_special\\_landscape\\_area](https://datamap.gov.wales/layers/geonode:nrw_special_landscape_area)

# Visible Settings

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## Q62 - Visible settings of LANDMAP V&S areas

- [View a map image showing the visible setting of the area](#)

This is a Zone of Theoretical Visibility (ZTV), calculated using a 30 metre Digital Terrain Model (DTM), using multiple observer points scattered across the area, 1.5m above ground level, and taking into account the Earth's curvature. The data does not extend beyond 35km from an observer point, meaning that more distant views may also be possible.

- [Read user guidance](#) that explains the map image
- [Bulk download](#) the map images for Wales.
- [Read a detailed technical report](#) which explains the data calculations

## Q63 - Visible Settings of Designated Landscapes

- [View map images showing the visible setting of each National Park and Area of Outstanding Natural Beauty](#)
  - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to Designated Landscape areas. Also, for areas not visible, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. See Q62 to access the user guidance and a technical report.

## Q64 - Key views into or out from Designated Landscapes

- [View map images showing the ZTV and HOBV of a selection of key views for each National Park and Area of Outstanding Natural Beauty in or affecting Wales](#)
  - These are Zones of Theoretical Visibility (ZTV), as per Q62, but applied to selected key views into or out from Designated Landscapes. Also, colour-steps show the Height of an object before it would become visible (HOBV), up to 350m high. It is not an exhaustive key view list. See Q62 to access the user guidance and a technical report.



**VIEWPOINT 1: Public highway (Llanberis Road)** Photograph taken from the pavement and its junction with the Public footpath looking west along Llanberis Road towards the proposed site .

PHOTOGRAPH DATE: 10.12.24

Photograph taken in clear bright atmospheric conditions.

**Existing landscape baseline**

The existing landscape is peri urban , with evident movement, activity and lack of tranquility- and the presence of Urban landscape elements and form such as industrial buildings, lighting, housing, parking, signage, overhead power lines, traffic and pavements.

**Existing Visual baseline**

A view for road users as pedestrian and vehicle occupants approaching Caernarfon direction looking west towards the town centre. The existing site as open land is isolated as green field undeveloped land, contrasting and surrounded by urban elements, and bordered by Llanberis Road, with the adjacent industrial landscape of Cibyn Industrial Estate adjacent to the west, located within a surrounding context of activity and movement. Various landscape detractors are evident, such as overhead Power Lines and traffic movement and audible industrial activity.This accords with NRW LANDMAP Character Assessment for the site and area indicated within Figure 4.

**Predicted Visual Impact**

It is predicted that the proposed housing will be evident from this viewpoint, as an added Urban element, visible in part above the retained existing hedgerow along Llanberis Road and the internal hedgerow bordering forming the sites eastern boundary.

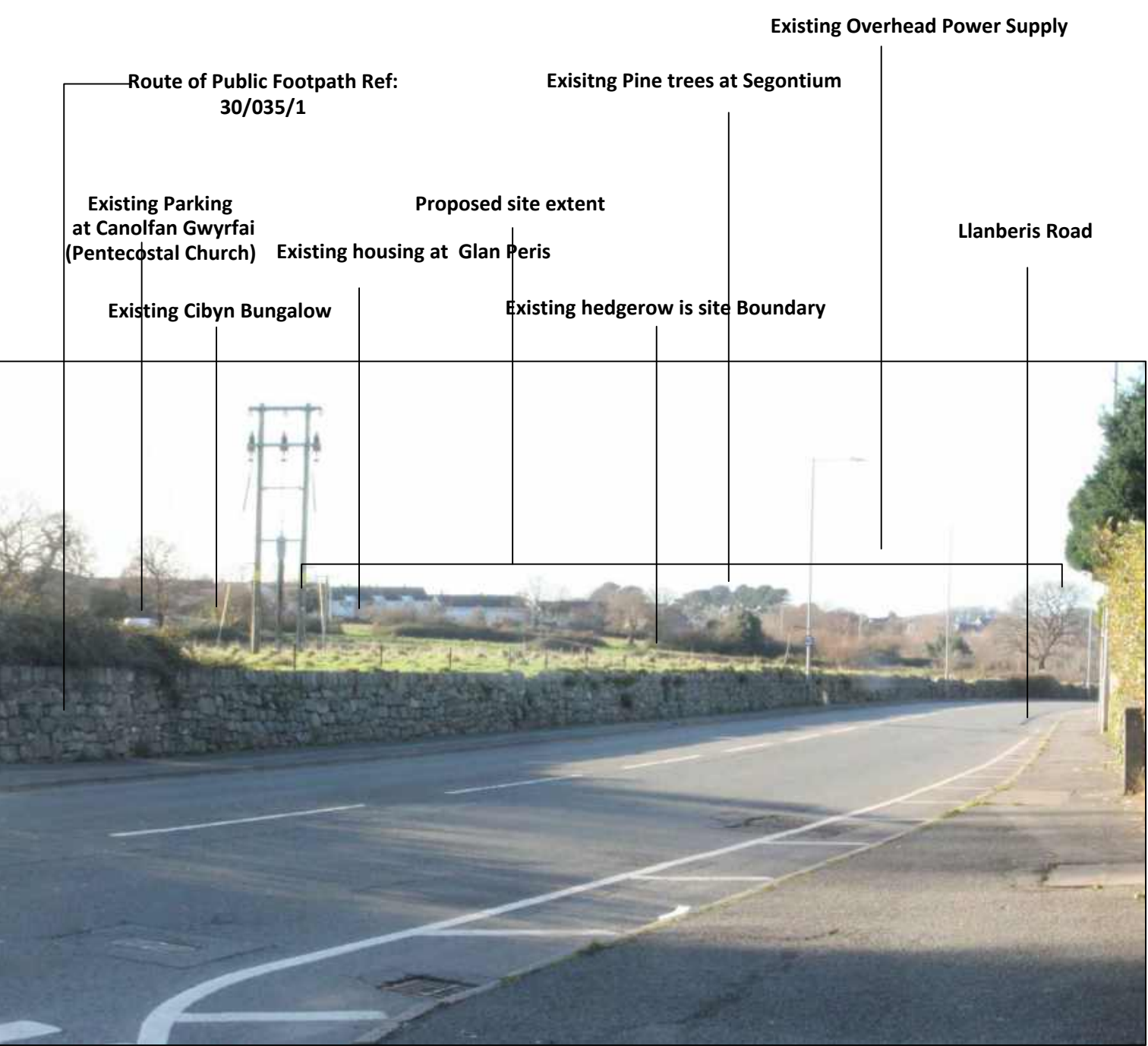
It is predicted that the development will be evident but will not be incongruous, and where materials forms and the layout of the proposed development whilst visible in part will be filtered by the proposed soft landscape works and reflect existing adjacent residential land-use.

Visual impact is therefore predicted to be slightly adverse overall. The proposed changes will be evident, but will not constitute a new landscape component or extend existing landscape influence as residential development is already present and visible at a higher elevation, but will bring development closer to receptors.The new proposed development will not create any new receptors, and remain limited to the short term view when passing the development along Llanberis Road in both directions. In terms of longer views, this is a well contained site and whereby visual influence in this area is limited by virtue of the overlying topography presence of vegetation along the Afon Cadnant and limited receptor opportunity.

**Predicted Landscape Impact**

The impact of the proposals within this urban context, comprising similar landscape components to those which exist, and the lack of wider visibility and the form and content of the proposal, limits wider landscape impact and levels of change. There is a predicted slight magnitude of change envisaged, whereby the elements, features and characteristics of the landscape will largely remain but the scale of this isolated open land extent will be reduced but will not be significant to compromise the wider landscape character or create any altered wider Landscape influence.

Landscape impact is predicted to be neutral.

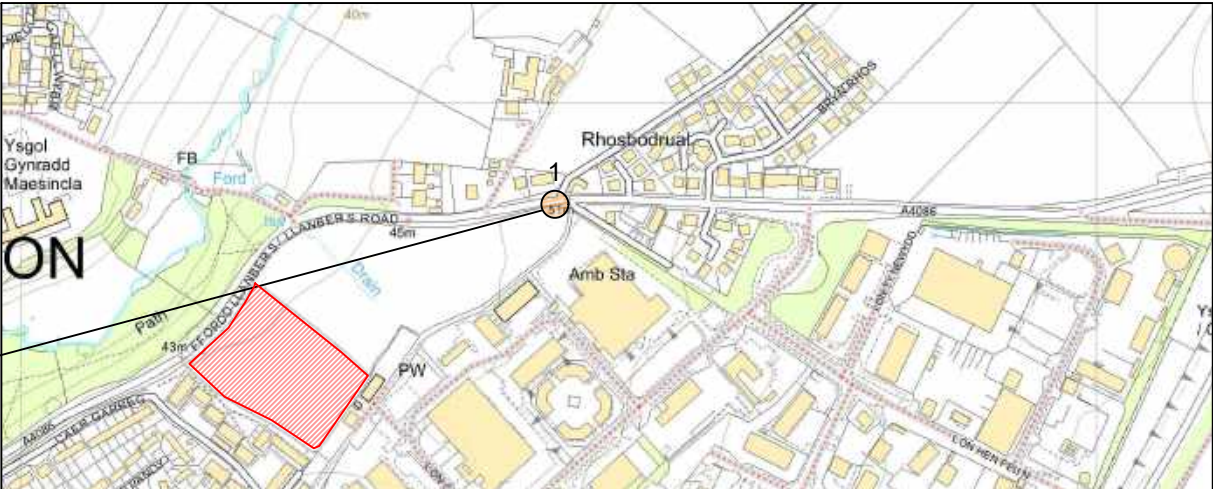


**Notes:**

Photograph taken to illustrate the proposal location within the surrounding landscape in clear atmospheric conditions .

Distance to site circa - 25m  
Elevation circa +50m AOD  
Orientation 240°

**Viewpoint Location**



**Notes:**

Camera: Canon EOS 600D  
Focal length 55mm (35mm format equivalent)  
Date of photograph: 10.12.24

NB - Photograph illustrates the view from a given stated position and as photographs will never exactly replicate what an individual may or may not readily see with the naked eye, they are produced as an aide memoire as a representation.

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					<div>Project Title</div> <div>Proposed residential development on land off Llanberis Road Caernarfon</div>
	PW	JB	JB	14/05/2025	
Issue	Drawn	Checked	Approved	Date	
<div>Tirlun Barr</div> <div>Chartered Landscape Architects</div> <div>Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY</div> <div>Tel. 01492 650333 www.tirlunbarr.com</div>					<div>Drawing Title</div> <div>Viewpoint 1</div> <div>Llanberis Road looking west.</div>
<div>Client</div> <div>ADRA</div>					<div>Drawing Number</div> <div>23/34/VP.01</div>
		Size		Scale	Issue
		A3		As shown	



**VIEWPOINT 2: Public highway (Llanberis Road)** Photograph taken from the pavement near Caer Garreg, looking east along Llanberis Road towards the proposed site .

PHOTOGRAPH DATE: 21.10.24

Photograph taken in clear bright atmospheric conditions with leaf cover evident.

**Existing landscape baseline**

The existing landscape is peri urban , with evident pedestrian and traffic movement/activity and lack of tranquility- and the presence of Urban landscape elements and form such as the existing residential estate, street lighting, vehicles, signage, , traffic and pavements.The existing site is barely visible bounded by the strong native hedgerow bordering Llanberis Road, providing a relatively rural element in this urban landscape context. Existing traffic movement is evident along Llanberis Road, as well as added audible industrial and residential activity.

**Existing Visual baseline**

A view for road users as pedestrian and vehicle occupants departing from Caernarfon direction eastwards towards the Caernarfon By Pass and Cibyn Industrial Estate. The existing hedgerow bordering the proposed site flanking Llanberis Road is a strong landscape component and reflects the tree lined edge of the Afon Cadnant to the north of Llanberis Road Existing traffic movement is evident along Llanberis Road, as well as residential activity and movement from adjacent existing housing areas.

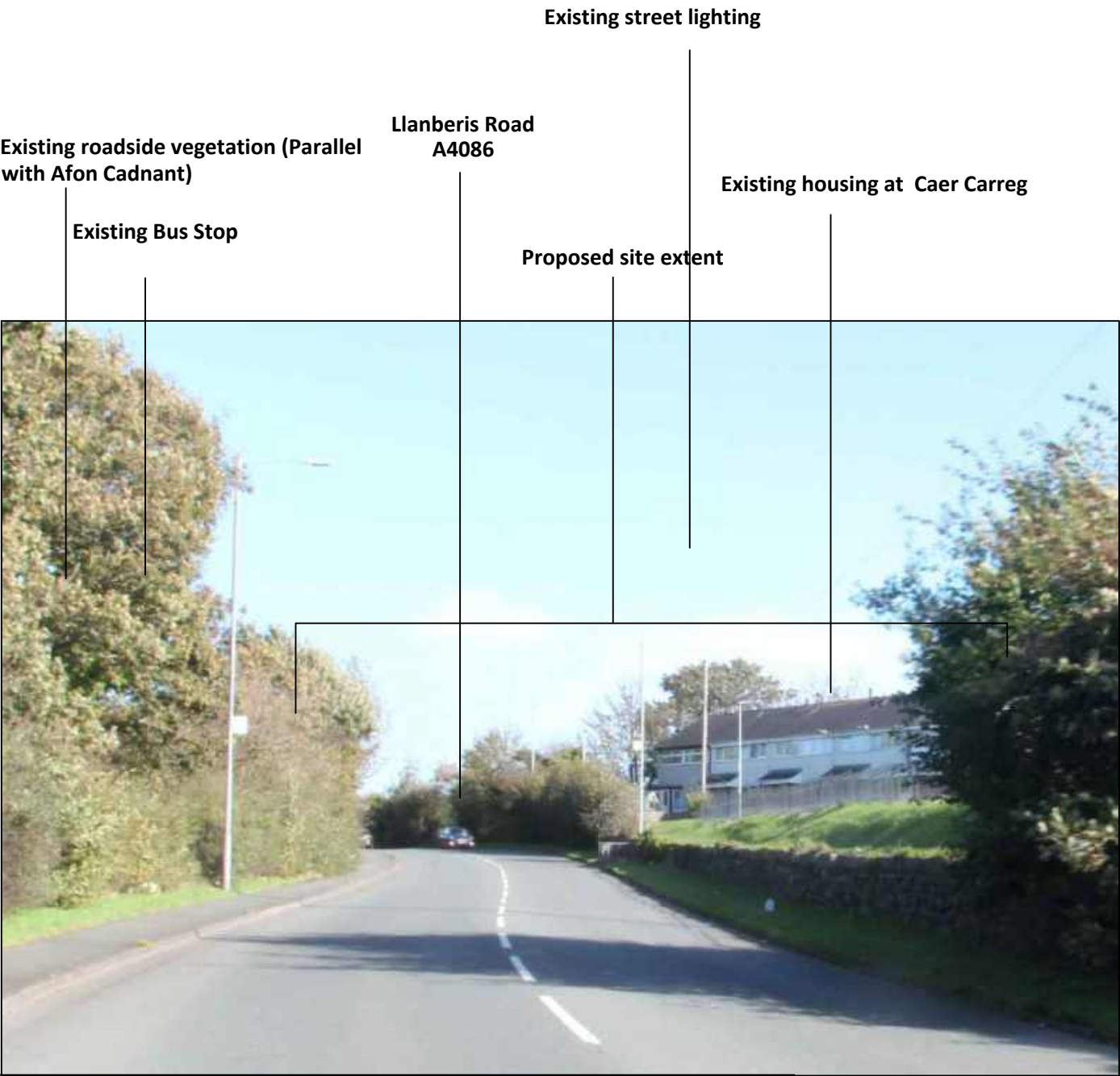
**Predicted Visual Impact**

It is predicted that the proposed housing will not be dominant or immediately evident from this viewpoint, screened by the existing (retained and replanted hedgerow) but will occur as an added Urban element, visible in part where the retained existing hedgerow along Llanberis Road permits and supplemented with additional native planting within the site along this boundary. It is predicted that the development will be evident but will not be incongruous, and where materials forms and the layout of the proposed development whilst visible in part will be filtered by the proposed soft landscape works and reflect existing adjacent residential land-use whilst providing a planned urban frontage to this road into and out of Caernarfon..  
Visual impact is therefore predicted to be slightly adverse overall. The proposed changes will be evident, but will not constitute a new landscape component or extend existing landscape influence as residential development is already present and visible at a higher elevation only. It will provide development closer to receptors fronting the site within properties at Caer Garreg immediately adjacent.The new proposed dev development will not create any new receptors, and remain limited to a short term view when passing the development along Llanberis Road in both directions. In terms of longer views, this is a well contained site and whereby visual influence in this area is limited by virtue of the overlying topography presence of vegetation along the Afon Cadnant and limited receptor opportunity.

**Predicted Landscape Impact**

The impact of the proposals within this urban context, comprising similar landscape components to those which exist, and the lack of wider visibility and the form and content of the proposal, limits wider landscape impact and levels of change. There is a predicted slight magnitude of change envisaged, whereby the elements, features and characteristics of the landscape will largely remain but the scale of this isolated open land extent will be reduced but will not be significant to compromise the wider landscape character or create any altered wider Landscape influence.

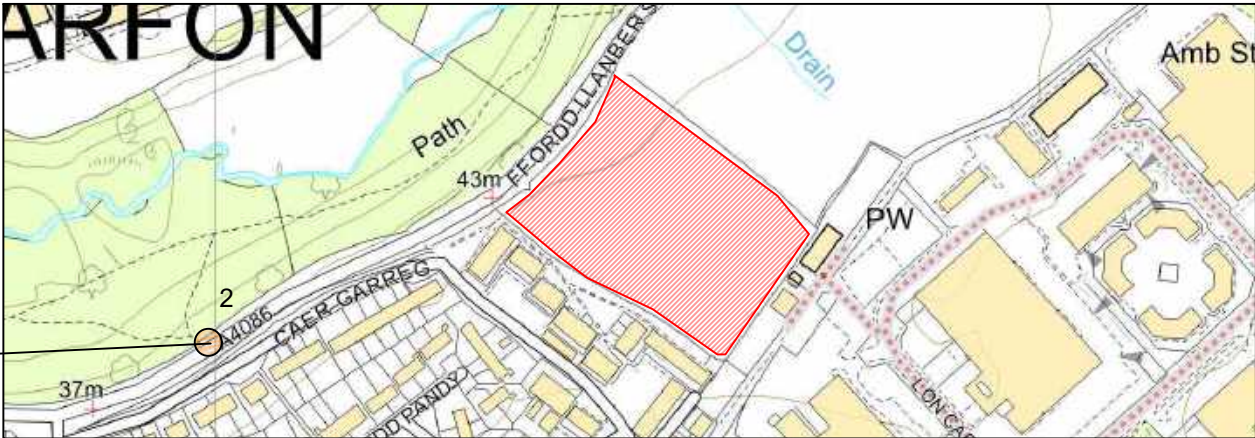
Landscape impact is predicted to be neutral.



**Notes:**  
Photograph taken to illustrate the proposal location within the surrounding landscape in clear atmospheric conditions .

Distance to site circa - 325m  
Elevation circa +38m AOD  
Orientation 65°

**Viewpoint Location**



**Notes:**  
Camera: Canon EOS 600D  
Focal length 55mm (35mm format equivalent)  
Date of photograph: 10.12.24

NB - Photograph illustrates the view from a given stated position and as photographs will never exactly replicate what an individual may or may not readily see with the naked eye, they are produced as an aide memoire as a representation.

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					Project Title		
					<b>Proposed residential development on land off Llanberis Road Caernarfon</b>		
	PW	JB	JB	14/05/2025	Drawing Title <b>Viewpoint 2 Llanberis Road looking east.</b>		
Issue	Drawn	Checked	Approved	Date			
<b>Tirlun Barr</b> Chartered Landscape Architects Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY Tel. 01492 650333 www.tirlunbarr.com					Drawing Number <b>23/34/VP.02</b>		
Client <b>ADRA</b>					Size <b>A3</b>	Scale <b>As shown</b>	Issue



**VIEWPOINT 3: Public Footpath linking Rhosbodural with Caernarfon (Ref:)** Photograph taken from the footpath east of the proposed site boundary between Cibyn Industrial Esate and the proposed site at its nearest point. PHOTOGRAPH DATE: 21.10.24

Photograph taken in clear bright atmospheric conditions with leaf cover evident.

**Existing landscape baseline**

The existing landscape is peri urban , with evident pedestrian and traffic movement/activity and lack of tranquility from the location next to the Industrial Estate. - There is an evident presence of Urban landscape elements and form such as the existing residential estate, street lighting, vehicles, signage, , traffic and pavements.The existing site is barely visible bounded by the strong native hedgerow bordering Llanberis Road, providing a relatively rural element in this urban landscape context. Noise from existing traffic movement is evident from Llanberis Road, as well as added audible industrial and residential activity. This accords with the LANDMAP Character Assessment by NRW.

**Existing Visual baseline**

A view for pedestrians using the Public Footpath adjacent to Cibyn Industrial Estate, and linking Caernarfon with Rhosbodrual and existing residential areas with the employment centre of Cibyn Industrial Estate. The existing hedgerow bordering the proposed site and security fencing alongside the track prevent long views and enclosed the pathway prevent open views towards the site and wider landscape beyond.

**Predicted Visual Impact**

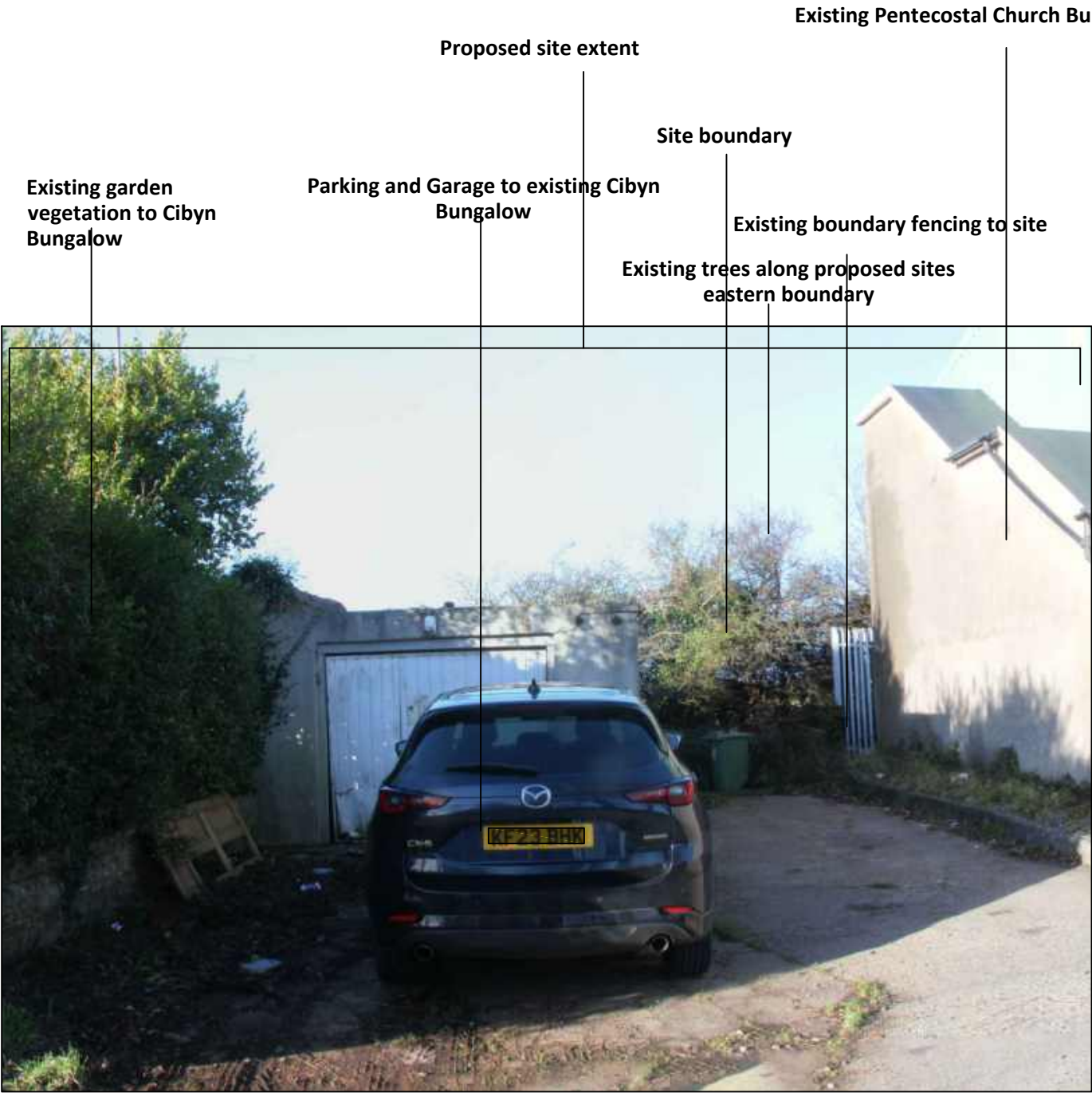
It is predicted that the proposed housing will not be immediately evident from this viewpoint, screened by the existing fencing and hedgerows (retained and replanted hedgerow), and only be visible in part where the retained existing hedgerow along Llanberis Road permits and supplemented with additional native planting within the site along this boundary. It is predicted that the development will not be immediately evident and only the roofscape may be visible.Visual impact is therefore predicted to be neutral overall. The proposed changes will be only slightly evident, but will not constitute a new landscape component or extend existing landscape influence as residential development is already present and visible at a higher elevation only. It will provide development closer to receptors fronting the site within properties at Caer Garreg immediately adjacent.

In terms of longer views, this is a well contained viewpoint and whereby visual influence in this area is dominated by the scale and content of the adjacent Industrial Estate and its operational activity.

**Predicted Landscape Impact**

The impact of the proposals within this urban context, comprising similar landscape components to those which exist, and the lack of wider visibility and the form and content of the proposal, limits wider landscape impact and levels of change. There is a predicted slight magnitude of change envisaged, whereby the elements, features and characteristics of the landscape will largely remain but the scale of this isolated open land extent will be reduced but will not be significant to compromise the wider landscape character or create any altered wider Landscape influence.

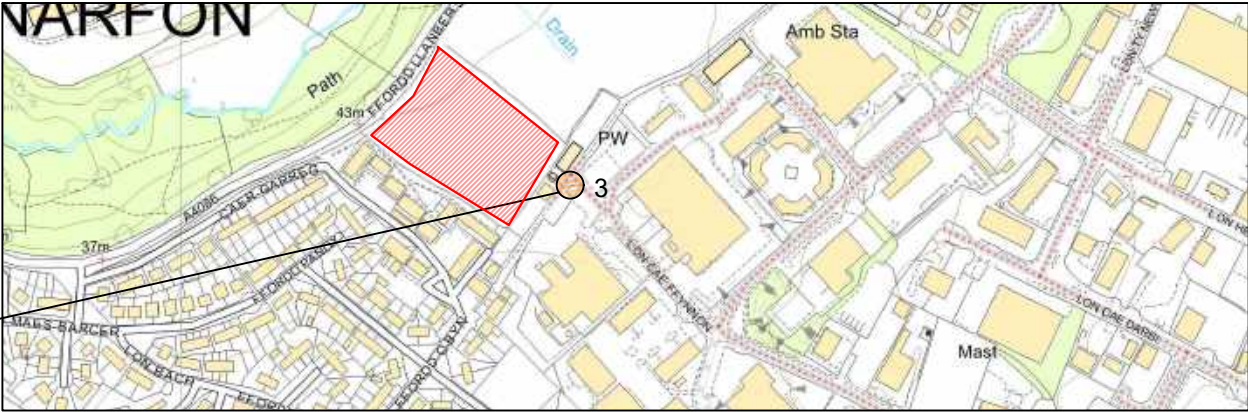
Landscape impact is predicted to be neutral.



**Notes:**  
Photograph taken to illustrate the proposal location within the surrounding landscape in clear atmospheric conditions .

Distance to site circa - 40m  
Elevation circa +48m AOD  
Orientation 340°

**Viewpoint Location**



**Notes:**  
Camera: Canon EOS 600D  
Focal length 55mm (35mm format equivalent)  
Date of photograph: 10.12.24

NB - Photograph illustrates the view from a given stated position and as photographs will never exactly replicate what an individual may or may not readily see with the naked eye, they are produced as an aide memoire as a representation.

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					Project Title  <b>Proposed residential development on land off Llanberis Road Caernarfon</b>						
	PW	JB	JB	23/04/2025							
Issue	Drawn	Checked	Approved	Date							
<div><div>Tirlun Barr</div><div>Chartered Landscape Architects Tan-y-Berllan, Llanbedr y Cennin, Conwy LL32 8UY Tel. 01492 650333 www.tirlunbarr.com</div></div>					<div>Drawing Title  <b>Viewpoint 3 Public Footpath to east of site linking Rhosbodrual with Caernarfon.</b></div>						
<div>Client  <b>ADRA</b></div>					<div><div>Drawing Number</div><div>23/34/VP.03</div></div> <table><tr><td>Size</td><td>Scale</td><td>Issue</td></tr><tr><td>A3</td><td>As shown</td><td></td></tr></table>	Size	Scale	Issue	A3	As shown	
Size	Scale	Issue									
A3	As shown										



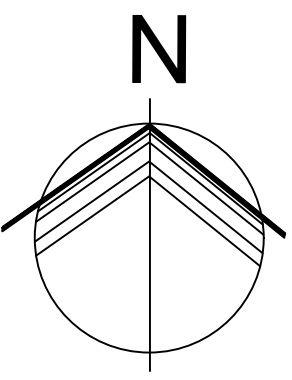
Specimen EHS Native trees					
Abbr.	Species	Size	Pot Size	Form	Spacing
Qp	Quercus petraea	14-16cm	min 75Ltr	Ctr/rb/Airpot	As shown
Planted into prepared pits min 900x900x900cm with added peat free rooting medium, slow release fertiliser and michorrhizal additive at manufacturers recommended rates. Fitted with tree guard immediately after planting. Where planted in grass/wildflower areas - 1m diameter circle to be kept weed free and mulched with min 50mm coarse grade bark mulch.					

Native Hedge INFILL planting - Mix NHM2	Height	Form	Size	%mix	Spacing	Notes
Species						
Crataegus mongyna	450-600mm	Br	2+0	20	3/lin m	Min 3 breaks
Prunus spinosa	300-450mm	Ctr	2ltr min	70	3/lin m	Min 3 breaks
Sambucus nigra	450-600mm	Br	2+0	10	3/lin m	Min 3 breaks
Planting to be used as infill to gap up the existing hedges where required at a spacing of min 300mm apart grouping of 7 plants of the same species either notch planted or planted into prepared Pits ( 300x300x300mm backfilled with topsoil, Michorrhizal granular additive and 100mm organic matter + Slow release fertiliser at manufacturers recommended rate.) Where used as infill planting to gap up hedge plant in double or single staggered row as existing root matrix allows. All planting to be fitted with tree shelters to be removed once established and protected from stock grazing where appropriate.						

Specimen Street /Garden trees					
Code	Species	Height	Pot Size	Form	Spacing
Cp	Crataegus prunifolia	10-12cm	min 75Ltr	Ctr/rb	n/a
Mjd	Malus John Downie	8-10cm	min 75Ltr	Ctr/rb	n/a
Sar	Sorbus aria lutescens	12-14cm	min 75Ltr	Ctr/rb	n/a
Sauc	Sorbus aucuparia Streetwise	12-14cm	min 75Ltr	Ctr/rb	n/a
Planted into prepared pits min 600x600x900cm with added peat free rooting medium, slow release fertiliser and michorrhizal additive at manufacturers recommended rates. Tree guards to be fitted immediately after planting Staked					

Native Hedge planting - Mix NHM1	Height	Form	Size	%mix	Spacing	Notes
Species						
Corylus avellana	450-600mm	Br	2+0	5	3/lin m	Min 3 breaks
Crataegus mongyna	450-600mm	Br	2+0	15	3/lin m	Min 3 breaks
Prunus spinosa	300-450mm	Ctr	2ltr min	70	3/lin m	Min 3 breaks
Rosa canina	450-600mm	Br	2+0	10	3/lin m	Min 3 breaks
Planting to be at 450mm centres in a double staggered rows 300mm apart max. grouping of 7 plants of the same species. Trench to be 300x300x300mm backfilled with topsoil, Michorrhizal granular additive, and 100mm organic matter + Slow release fertiliser at manufacturers recommended rate. Where used as infill planting to gap up hedge plant in double or single staggered row as existing root matrix allows. All planting to be fitted with tree shelters to be removed once established and protected from stock grazing where appropriate.						

Native tree and shrub planting - Native Mix NM2	Height	Form	Size	%mix	Spacing	Notes
Species						
Corylus avellana	450-600mm	Br	2+0	60	1/m²	Min 3 breaks
Crataegus mongyna	450-600mm	Br	2+0	20	1/m²	Min 3 breaks
Prunus spinosa	300-450mm	Ctr	2ltr min	5	1/m²	Min 3 breaks
Rosa canina	450-600mm	Br	2+0	5	1/m²	Min 3 breaks
Sorbus aucuparia	450-600mm	Br	2+0	10	1/m²	Min 3 breaks
Planting to be at 1m centres in staggered rows max. grouping of 7 plants of the same species. Pits to be 300x300x300mm backfilled with topsoil and 100mm organic matter + Michorrhizal additive and Slow release fertiliser at manufacturers recommended rate. All Above planting to be fitted with tree shelters and protected from stock grazing where applicable.						



- Key**
- Proposed dwellings - refer to Architects drawings for details
- Proposed parking and access roads - refer to Architects drawings for details
- Existing retained trees - refer to Arboricultural reporting for details
- Existing mixed Native hedgerows (retained)
- Proposed Specimen Native Field tree (species as indicated within schedules)
- Proposed Specimen Native street tree (species as indicated within schedules)
- Proposed Amenity/Pollinator Low shrubs and groundcover(refer to schedule for species)
- Proposed Raingarden (species as indicated)
- Short mown Garden amenity grass seeded areas Mix 1 (species as indicated)
- Species Rich long sward seeded areas Mix 2 (species as indicated)
- Species Rich long sward seeded areas Mix 3 (wetland species as indicated)
- Proposed Native tree and Shrub Mix planting NH1 (species as indicated)
- Specimen Shrub/Climber (species as indicated)
- Proposed Native Hedge Planting (species as indicated)

**Proposed Biodiversity Mitigation**Proposed Bat BoxProposed Bird BoxProposed Hedgehog HouseProposed Hedgehog Hole (Highway route)**NOTES:**  
1. Proposals based upon layout provided within Ainsley Gommom Architects Proposed Site Plan Site Analysis and FFL Drawing Ref: C1106 016 Rev L dated 20.05.25  
2. Drawing issued for Planning purposes only - not for tendering.  
3. Ecological Arboricultural and Drainage reporting provided separately.  
4. All fencing to have compliant Hedgehog Holes and signage as indicated - Bat Bird and Hedgehog House types as detailed by RML  
5. Plant schedules indicated on Sheets 1 and 2.  
6. For Hard Landscape proposals refer to Architects Proposals  
7. This drawing remains © copyright of Tirlunbarr Associates.

0m4m8m12m16m20m

Scale 1:250 @ A1

**Tirlun Barr**  
Chartered Landscape Architecture  
Tan y Berllan, Llanbedr y Cennin, Conwy, LL32 8UY  
Tel Office: 01482 650333  
www.tirlunbarr.com

Client

Project Title

Land at Tyddyn Fletcher, Caernarfon

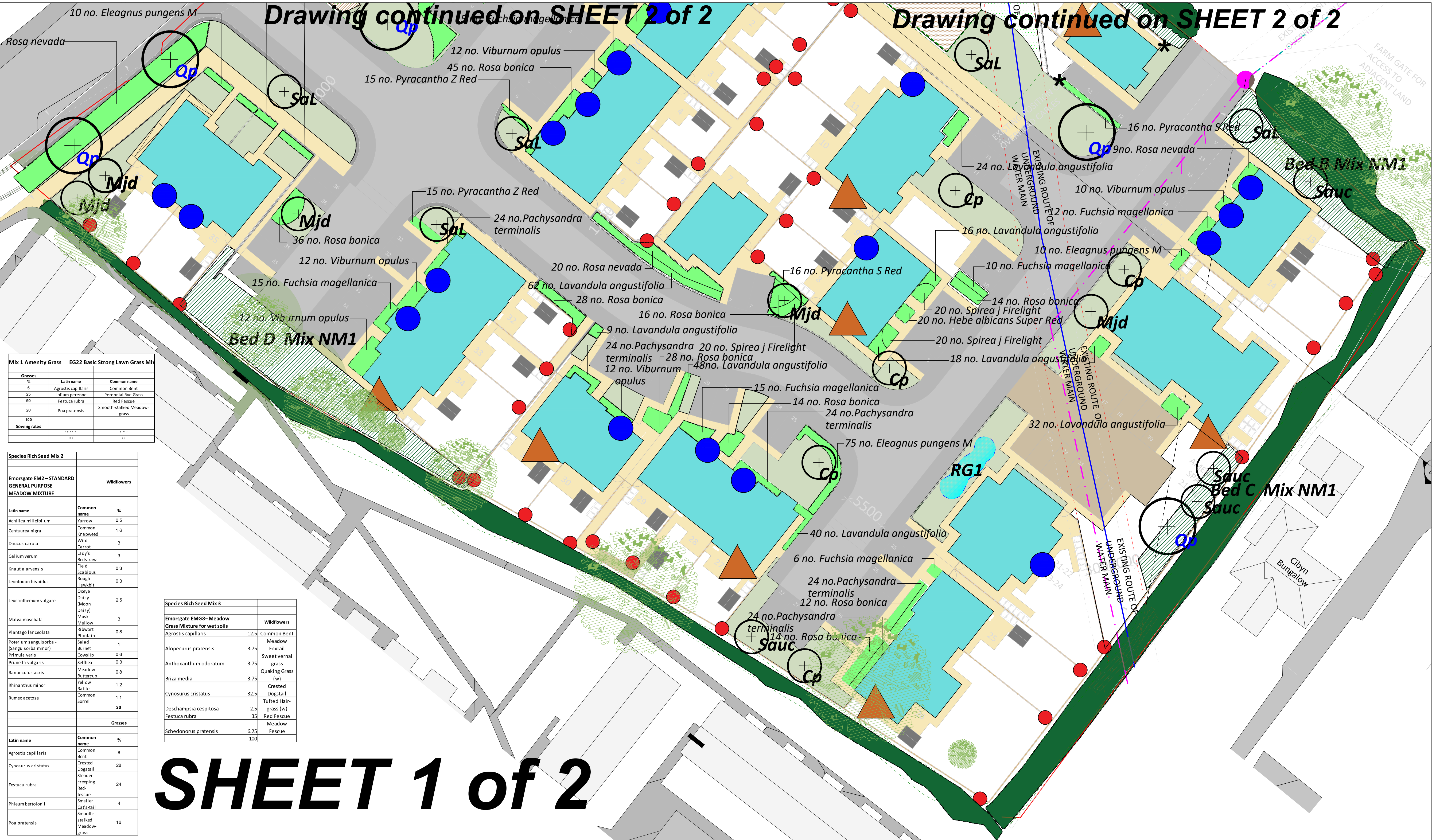
Drawing Title

Soft Landscape and Ecological Mitigation Proposals

Drawing Number

10/025/PP/01.01

Size	Scale	Issue
A1	1:250	v2



Mix 1 Amenity Grass	EG22 Basic Strong Lawn Grass Mix
Grasses	
%	Latin name
5	Agrostis capillaris
25	Lolium perenne
50	Festuca rubra
20	Poa pratensis
100	
Sowing rates	

Species Rich Seed Mix 2		Wildflowers
Emorgate EM2 - STANDARD GENERAL PURPOSE MEADOW MIXTURE		
Latin name	Common name	%
Achillea millefolium	Yarrow	0.5
Centaurea nigra	Common Knapsweed	1.6
Daucus carota	Wild Carrot	3
Galium verum	Lady's Bedstraw	0.3
Knautia arvensis	Field Scabious	0.3
Leontodon hispidus	Rough Hawkbit	0.3
Leucanthemum vulgare	Daisy (Moon Daisy)	2.5
Malva moschata	Musk Mallow	3
Plantago lanceolata	Ribwort	0.8
Poterium sanguisorba (Sanguisorba minor)	Salad Burnet	1
Primula veris	Cowslip	0.6
Prunella vulgaris	Selfheal	0.3
Ranunculus acris	Meadow Buttercup	0.8
Rhinanthus minor	Yellow Rattle	1.2
Rumex acetosa	Common Sorrel	1.1
		20
		Grasses
Latin name	Common name	%
Agrostis capillaris	Common Bent	8
Cynosurus cristatus	Crested Dogtail	26
Festuca rubra	Slender-creeeping Red-fescue	24
Phleum bertolonii	Smaller Cat's-tail	4
Poa pratensis	Smooth-stalked Meadow-grass	16

Species Rich Seed Mix 3		Wildflowers
Emorgate EMG8- Meadow Grass Mixture for wet soils		
Agrostis capillaris	12.5	Common Bent
Alopecurus pratensis	3.75	Meadow Foxtail
Anthoxanthum odoratum	3.75	Sweet vernal grass
Briza media	3.75	Quaking Grass (w)
Cynosurus cristatus	32.5	Crested Dogtail
Deschampsia cespitosa	2.5	Tufted Hair-grass (w)
Festuca rubra	35	Red Fescue
Schedonorus pratensis	6.25	Meadow Fescue
	100	

SHEET 1 of 2

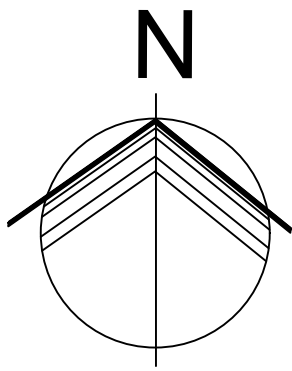


Abbr	Shrubs and Groundcover	Height	Pot Size	Form	Notes	no/m <sup>2</sup>
	Species selected for Amenity, seasonal interest and Pollinator benefit with certain plants taken from RHS recommended List and for additional Shoulder Month nectar benefits where suitable.					
Epm	Eleagnus pungens Maculata	450-600mm	5ltr	ctr	Min. 5 breaks in lower third	3
Fcm	Fuchsia magellanica	450-600mm	3ltr	ctr	Min. 3 breaks in lower third	3 or 2.5/1in metre
Lav	Lavandula angustifolia Hidcote	450-600mm	3ltr	Ctr	Min. 3 breaks in lower third	6
Hct	Hebe albicans Super Red	450-600mm	2ltr	ctr	Min 3 breaks in lower third	4
Psr	Pyracantha Saphyr Red	450-600mm	5ltr	ctr	Min 3 breaks in lower third	2 per 1 in m
Rb	Rosa bonica	450-600mm	2ltr	ctr/br	Min 3 breaks in lower third	4
Rmg	Rosa nevada	450-600mm	2ltr	ctr/br	Min 3 breaks in lower third	4
Pt	Pachysandra terminalis	300-450mm	1ltr	ctr	Min 3 breaks in lower third	6
Voc	Viburnum opulus Compactum	450-600mm	2ltr	Ctr	Min 3 breaks in lower third	4
Sjf	Spirea japonica Firelight	450-600mm	2ltr	ctr	Min 3 breaks in lower third	3
Shrubs to be planted into prepared ground (including 100mm well incorporated peat free Compost, slow release fertiliser and Micchorizal additives at manufacturers recommended rates, and be evenly spaced within extents indicated. All Ornamental planting areas to receive min 50mm coarse Grade Bark Mulch immediately after planting.						

Climbers	Size	Spec	Form	Spacing	Notes
Species	450-600mm	2ltr	ctr	As indicated on drawing	Min 4 breaks, cane to remain until established
Lonicera periclymenum					Planted into prepared pit 300x300x300mm with added Peat free rooting medium, slow release fertiliser and micorrhizal additive at manufacturers recommended rates.

Species	Size	Notes	
Narcissus pseudonarcissus	14/16cm	In natural drifts	As indicated

Rain Garden Planting		Planted in single species block as directed on site evenly spaced throughout area into prepared rain garden medium.					BED
Code	Species	Size	Spec	Form	Notes		no/m <sup>2</sup>
Ah	Aster herveyi	300-450mm	P9/1Ltr	Ctr			8
Am	Alchemilla mollis	300-450mm	P9/1Ltr	Ctr			6
Cg	Campanula glomerata	300-450mm	P9/1Ltr	Ctr			8
Gr	Geranium Rozanne 'Gerwat'	300-450mm	P9/1Ltr	Ctr			8
Gjb	Geranium Jacksons Blue	300-450mm	P9/1Ltr	Ctr			8
MS	Micanthus sinensis Silbespinne	450-600mm	2Ltr	Ctr			3
Vm	Vinca minor	300-450mm	P9/1Ltr	Ctr	Cut back to 300mm before planting		6
Vor	Viburnum opulus Compactum	450-600mm	2Ltr	Ctr			5



**Key**

Proposed dwellings - refer to Architects drawings for details

Proposed parking and access roads - refer to Architects drawings for details

Existing retained trees - refer to Arboricultural reporting for details

Existing mixed Native hedgerows (retained)

Proposed Specimen Native Field tree (species as indicated within schedules)

Proposed Specimen Native street tree (species as indicated within schedules)

Proposed Amenity/Pollinator Low shrubs and groundcover(refer to schedule for species)

Proposed Raingarden (species as indicated)

Short mown Amenity grass seeded areas Mix 1 (species as indicated)

Species Rich long sward seeded areas Mix 2 (species as indicated)

Species Rich long sward seeded areas Mix 3 (wetland species as indicated)

Proposed Native tree and Shrub Mix planting(species as indicated)

Specimen Shrub/Climber (species as indicated)

Proposed Native Hedge Planting (species as indicated)

**Proposed Biodiversity Mitigation**Proposed Bat BoxProposed Bird BoxProposed Hedgehog HouseProposed Hedgehog Hole (Highway route)**NOTES:**  
1. Proposals based upon layout provided within Ainsley Gomon Architects Proposed Site Plan Site Analysis and FFL Drawing Ref: G1106 016 Rev L dated 20.05.25  
2. Drawing issued for Planning purposes only - not for tendering.  
3. Ecological Arboricultural and Drainage reporting provided separately.  
4. All fencing to have compliant Hedgehog Holes and signage as indicated - Bat Bird and Hedgehog House types as detailed by RML  
5. Plant schedules indicated on Sheets 1 and 2.  
6. For Hard Landscape proposals refer to Architects Proposals  
7. This drawing remains © copyright of Tirlunbarr Associates.

0m4m8m12m16m20m

Scale 1:250 @ A1

v2	PW	JB	JB	21/05/25
v1	PW	JB	JB	15/05/25
Issue	Drawn	Checked	Approved	Date

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Client

Project Title

Land at Tyddyn Fletcher, Caernarfon

Drawing Title

Soft Landscape and Ecological Mitigation Proposals

Drawing Number

10/025/PP/01.02

Size	Scale	Issue
A1	1:250	v2

SHEET 2 of 2

Drawing continued on SHEET 1 of 2 Drawing continued on SHEET 1 of 2