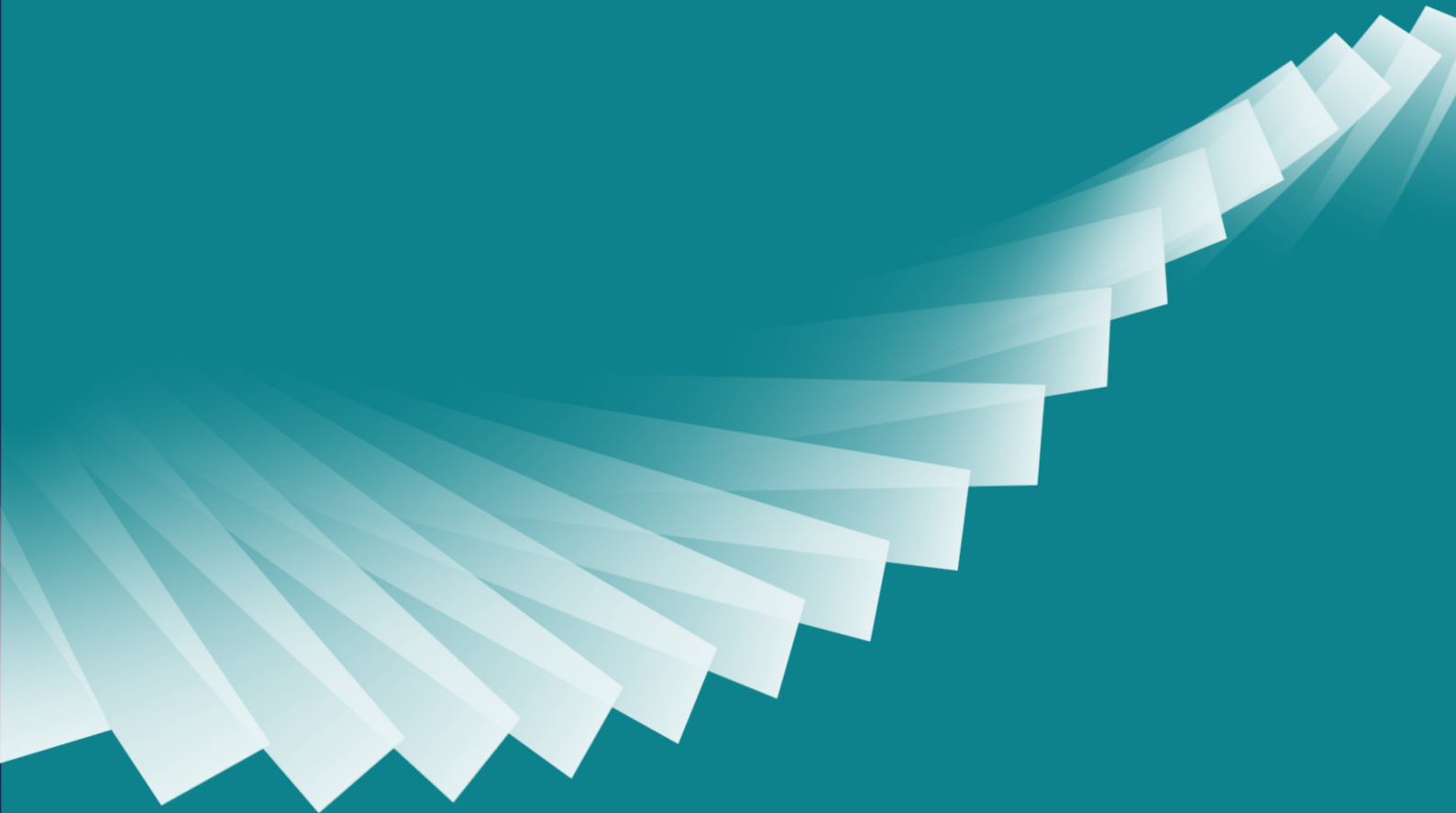




**Bute Energy**  
Aberedw Energy Park

## **Appendix 5.7:**

### **Residential Visual Amenity Assessment**



**Aberedw Energy Park Limited**

**Aberedw Energy Park**  
**Technical Appendix 5.7: Residential Visual**  
**Amenity Assessment (RVAA)**

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## Contents

|                                                  |                                                                                                                     |             |                                                |      |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------|------------------------------------------------|------|
| <b>1.</b>                                        | <b>Introduction</b>                                                                                                 | <b>2</b>    | Table 5.13 Property Group 8                    | 5-27 |
| <b>2.</b>                                        | <b>Elements of the Proposed Development that could give rise to Potential Impacts on Residential Visual Amenity</b> | <b>3</b>    | Table 5.14 P43: Glanedw Farm                   | 5-29 |
| <b>3.</b>                                        | <b>Methodology</b>                                                                                                  | <b>3</b>    | Table 5.15 P50: Church House Farm              | 5-31 |
| 3.2                                              | Step 1 – Definition of Study Area and Scope of the Assessment                                                       | 3           | Table 5.16 Property Group 10                   | 5-33 |
| 3.3                                              | Step 2 – Evaluation of Baseline Visual Amenity                                                                      | 4           | Table 5.17 P54: Bailey Bungalow                | 5-35 |
| 3.4                                              | Step 3 – Assessment of Likely Change to Visual Amenity Experience at Properties                                     | 5           | Table 5.18 Property Group 12                   | 5-37 |
| 3.5                                              | Step 4 – Forming the RVAA Judgement                                                                                 | 6           | Table 5.19 P63: Park Cottage                   | 5-39 |
| <b>4.</b>                                        | <b>Properties Considered in the Assessment</b>                                                                      | <b>7</b>    | Table 5.20 Property Group 14                   | 5-41 |
| <b>5.</b>                                        | <b>Assessment of Effects on Residential Visual Amenity</b>                                                          | <b>5-1</b>  | Table 5.21 Property Group 15                   | 5-44 |
| <b>6.</b>                                        | <b>Conclusions</b>                                                                                                  | <b>6-82</b> | Table 5.22 P74: Penforest                      | 5-47 |
|                                                  |                                                                                                                     |             | Table 5.23 Property Group 16                   | 5-49 |
|                                                  |                                                                                                                     |             | Table 5.24 Property Group 17                   | 5-51 |
|                                                  |                                                                                                                     |             | Table 5.25 P102: Pentwyn                       | 5-54 |
|                                                  |                                                                                                                     |             | Table 5.26 Property Group 22                   | 5-56 |
|                                                  |                                                                                                                     |             | Table 5.27 Property Group 23                   | 5-59 |
|                                                  |                                                                                                                     |             | Table 5.28 P117: Bryncoch                      | 5-62 |
|                                                  |                                                                                                                     |             | Table 5.29 P128: Noyaddllwyd                   | 5-64 |
|                                                  |                                                                                                                     |             | Table 5.30 Property Group 25                   | 5-66 |
|                                                  |                                                                                                                     |             | Table 5.31 Property Group 27                   | 5-69 |
|                                                  |                                                                                                                     |             | Table 5.32 Property Group 28                   | 5-72 |
|                                                  |                                                                                                                     |             | Table 5.33 P149: Penbont                       | 5-75 |
|                                                  |                                                                                                                     |             | Table 5.34 Property Group 29                   | 5-77 |
|                                                  |                                                                                                                     |             | Table 5.35 Property Group 30                   | 5-80 |
|                                                  |                                                                                                                     |             | Table 6.1 Properties considered for assessment | 6-83 |
| <b>Annex A – Figures and Visualisations 6-87</b> |                                                                                                                     |             |                                                |      |

### Table of Tables

|                                                |      |
|------------------------------------------------|------|
| Table 3.1 Magnitude of visual change           | 6    |
| Table 4.1 Properties considered for assessment | 8    |
| Table 5.1 P1: Upper Blaenmilo                  | 5-2  |
| Table 5.2 Property Group 1                     | 5-4  |
| Table 5.3 P4: Graig Yr Onnen                   | 5-6  |
| Table 5.4 Property Group 3                     | 5-8  |
| Table 5.5 P29: Lower Llatho                    | 5-10 |
| Table 5.6 Property Group 5                     | 5-12 |
| Table 5.7 Property Group 6                     | 5-14 |
| Table 5.8 P35: Craiglea                        | 5-17 |
| Table 5.9 P36: Crossway                        | 5-19 |
| Table 5.10 P37: The Vron                       | 5-21 |
| Table 5.11 P38: Penberth                       | 5-23 |
| Table 5.12 Property Group 7                    | 5-25 |

# 1. Introduction

- 1.1.1 This technical appendix details the Residential Visual Amenity Assessment (RVAA), which describes the change in views likely to be experienced by residents at the closest residential properties to the proposed Aberedw Energy Park (the Proposed Development). The RVAA should be read in conjunction with **Chapter 5: Landscape and Visual Amenity** in the Environmental Statement (ES).
- 1.1.2 The RVAA has been undertaken in accordance with the principles contained within the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> Edition (GLVIA3)<sup>1</sup> and Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (LI TGN 2/19)<sup>2</sup>.
- 1.1.3 LI TGN 2/19 defines Residential Visual Amenity as *"the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage"*<sup>3</sup>.
- 1.1.4 In respect of private views and visual amenity, it is widely accepted that no one has 'a right to a view', including situations where the visual amenity of a property is judged to be significantly affected by a Proposed Development. However, in instances where the views of development from a property or its domestic curtilage are judged to be so overbearing or unavoidable in key/principal views that they become a material planning consideration which is of greater public interest, they may need to be considered in the planning balance by a determining authority or decision maker.
- 1.1.5 LI TGN 2/19 explains that *"the purpose of RVAA is to provide an informed, well-reasoned answer to the question 'is the effect of the development on Residential Visual Amenity of such nature and/or magnitude that it potentially affects 'living conditions' or 'Residential Amenity'?"* (LI TGN 2/19, Page 5, Para. 2.1).
- 1.1.6 The approach to RVAA as advocated by LI TGN 2/19 has also been informed by numerous decisions made following public inquiries into wind energy proposals in Wales and elsewhere in the UK.
- 1.1.7 Residential visual amenity was a key factor in driving the design for the Proposed Development. The nearest properties were observed during fieldwork from publicly accessible locations (between September 2023 and December 2024). This was to ensure that a full understanding of views from each property and its domestic curtilage was gained to input to the design, in an iterative design/assessment process. Prior to the site visit undertaken in December 2024 which informed the final detailed RVAA, some changes were made to turbine locations, compared to the scoping layout, to increase distances from nearby residential properties. This included the movement of T8 to be further away from the property at Upper Blaenmilo (P1) – see ES **Chapter 3: Site Selection and Design Strategy** for more details.
- 1.1.8 It should be noted that visual amenity is just one aspect of residential amenity that can be affected. RVAA does not consider other components of residential amenity, such as shadow flicker, noise and vibration, which are dealt with in the appropriate chapters of the ES (see ES **Chapter 2: Approach to the EIA** and **Chapter 10: Noise and Vibration**), and which may otherwise be referred to collectively as 'living conditions'. Control of dust is dealt with in the **Outline Construction and Environmental Management Plan (OCEMP)**. The overall planning judgement on residential amenity can be found in the Planning Statement submitted with the planning application.
- 1.1.9 The methodology for the RVAA is set out below along with the scope of the assessment. The findings of the assessment are presented in tabular format and the assessment concludes with a summary of the findings.
- 1.1.10 The micro-siting of turbines has been restricted in certain directions, influenced by a range of technical onsite constraints as well as by the residential properties surrounding the Site that may potentially experience a greater

<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (3<sup>rd</sup> Edition)

<sup>2</sup> Landscape Institute (2019) Technical Guidance Note 2/19: Residential Visual Amenity Assessment (RVAA)

<sup>3</sup> Domestic curtilage is defined in TGN 2/19 as "The domestic gardens and access drives / roads immediately surrounding a residential property including patios, terraces, courtyards and forecourts. The domestic curtilage does not extend to surrounding paddocks and other peripheral land / outbuildings within the property ownership, or to public or private approach roads".

visual effect if turbines were to be microsit closer to them (as set out in ES **Chapter 2** and **ES Chapter 4: Project Description**). These properties are:

- P1: Upper Blaenmilo; and
- P2: Penarth.

- 1.1.11 Taking these restrictions into account, any micrositing that may occur in the remaining areas (i.e. the impact of moving turbines up to 50 m) has been considered for each residential property and it is judged that this will not change the results reported in the RVAA.

## 2. Elements of the Proposed Development that could give rise to Potential Impacts on Residential Visual Amenity

- 2.1.1 The proposed wind turbines are the component of the Proposed Development, which is most likely to contribute impact upon views, but other components of the wind farm such as the access tracks, onsite substation, temporary construction compounds and borrow pits may also impact upon views from some residential properties. These components are all considered in the assessment. As detailed in the project description in ES **Chapter 4**, visible aviation obstruction warning lighting is required on 6 of the 18 proposed turbines and the effect of these is assessed in the aviation lighting assessment (**Appendix 6.8: Aviation Lighting Impact Assessment**).

## 3. Methodology

- 3.1.1 The methodology for the RVAA can be summarised as follows:
- Step 1: Identification of properties to be considered (defining the study area and scope, including grouping of properties).
  - Step 2: Evaluation of baseline visual amenity from each property/property group.
  - Step 3: Assessment of likely change to visual amenity from each property/property group.
  - Step 4: Forming the RVAA judgement (with reference to the 'Residential Visual Amenity Threshold'<sup>4</sup> described in LI TGN 2/19).
- 3.1.2 The following section sets out the methodology and the factors considered in more detail.

### 3.2 Step 1 – Definition of Study Area and Scope of the Assessment

- 3.2.1 Findings of significant effects on views or visual amenity from a property do not automatically imply the need for further assessment. However, for properties likely to experience a medium or high magnitude of visual change and which are in proximity to a development, undertaking an RVAA may be appropriate. The scope of the RVAA, including the 2 km study area shown on **Figure A5.7.1**, was set out in the EIA Scoping Report (and shown on **Figure 4.16**)<sup>5</sup> and agreed through consultation with PCC<sup>6</sup>.
- 3.2.2 The assessment includes consideration of the changes in views and visual amenity from all properties up to approximately 2.1 km of the proposed turbines, based on a standard 2 km radius study area recommended by LI TGN 2/19, plus the addition of properties located just beyond this distance which may form part of a discrete and logical group of properties, and/or where open views towards the Proposed Development may be afforded. The

<sup>4</sup> The Residential Visual Amenity Threshold "is the threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance" (Landscape Institute (2019) Technical Guidance Note 2/19: Residential Visual Amenity Assessment).

<sup>5</sup> LUC on behalf of Aberedw Energy Park Limited (2023) Aberedw Energy Park EIA Scoping Report

<sup>6</sup> See Table 5.1 in ES **Chapter 5: Landscape and Visual Amenity**.

inclusion of properties between 2 km and 2.1 km from the nearest turbines, also takes account of the potential micro-siting of turbines and other ancillary infrastructure which may take place post-consent/during construction (i.e. the impact of moving turbines any direction within a 50 m radius, as detailed in **Chapter 4**). Although there is the potential for significant visual effects to occur beyond this distance, such effects are not considered likely to affect 'living conditions' which is the focus of the RVAA. This is informed by LI TGN 2/19 which states *"When assessing relatively conspicuous structures such as wind turbines, and depending on local landscape characteristics, a preliminary study area of approximately 1.5 – 2 km radius may initially be appropriate in order to begin identifying properties to include in a RVAA"* (Para. 4.7, Page 10). This opinion was also informed by experience, observations made in the field and an understanding of the nature of the Proposed Development.

- 3.2.3 Properties were identified using Ordnance Survey (OS) AddressBase® Plus data as a starting point (**Figure A5.7.1**) and then verified in the field.
- 3.2.4 Properties (including their domestic curtilage and access drives) with no theoretical visibility, as indicated by the turbine blade tip height and turbine hub height Zone of Theoretical Visibility (ZTV) mapped on **Figure A5.7.2** and **Figure A5.7.3** respectively (found in **Annex A**), were not considered further in the RVAA. A number of properties identified as having theoretical visibility of turbines in the ZTV have also been excluded from the RVAA, as they are unlikely to be visible in practice due to dense screening by intervening features (e.g. other buildings, woodland or other vegetation etc).
- 3.2.5 A full list of properties that have been excluded for lack of visibility are listed and justified in **Table 4.1**.

### 3.3 Step 2 – Evaluation of Baseline Visual Amenity

- 3.3.1 Step 2 involved describing and evaluating the baseline visual conditions at the properties/property groups, informed by desk study and fieldwork.
- 3.3.2 For the purposes of this RVAA, the visual amenity experienced at a property is made up of a combination of the type, nature, extent and quality of views that may be available from the property and its domestic curtilage (e.g. gardens and access drives).
- 3.3.3 Ordnance Survey (OS) maps, aerial imagery and Google Streetview and field survey have been used to record information such as:
  - The location of the residential elements of each property;
  - The orientation and likely views from each property (including principal/primary views and secondary/peripheral views) and presence of windows;
  - Layout and orientation of the gardens and domestic property curtilage (e.g. gardens);
  - Means of access and the likely views from private or shared driveways/ or access tracks (if applicable), experienced when approaching or departing from the property;
  - The nature and extent of existing views from the properties and their gardens, including the proximity and relationship of the properties to surrounding landform, landcover and visual foci and the scenic quality of views; and
  - Potential screening provided by local variations in topography, the built environment and vegetation/tree cover within the surrounding landscape.
- 3.3.4 Fieldwork was undertaken between September 2023 and December 2024.

### Preparation of Accompanying Visualisations

- 3.3.5 On the basis of guidance included in LI TGN 2/19, indicative wireline visualisations based on a bare ground digital terrain model were generated using Resoft WindFarm software from all individual properties and property groups that were taken forward for detailed assessment. The illustrative wireline visualisations are presented in **Annex A**.

They are centred on the Proposed Development and illustrate a 90° included angle of view (or multiple 90° included angle of view where turbines occupy a wider horizontal extent<sup>7</sup>) and 1.5 m viewing height from each location.

- 3.3.6 The illustrative wireline visualisations show the proposed turbines only, with turbines numbered for ease of reference. They show the proposed turbines in red and existing turbines in blue. The wireline visualisations do not show other ancillary development or access tracks, but these are taken into account in the assessment (assessors used Google Earth to check visibility of these components in 3D). No other components of the Proposed Development are considered to have the potential to affect 'living conditions'.
- 3.3.7 The wireline visualisations are focused on views towards the Proposed Development and are therefore not necessarily representative of the primary outlook from the property. They also do not include features such as buildings and trees that may provide screening or filtering of views. It should therefore be noted that these indicative wireline visualisations represent a 'maximum visibility scenario' which may potentially be experienced from the property or its domestic curtilage if no elements were present between, and this should be borne in mind when using the images. The principal/primary outlook of residential properties is discussed in the tables for each property in the assessment section which follows below.
- 3.3.8 In addition to the indicative wireline visualisations from individual residential properties or property groups, the LVIA detailed in ES **Chapter 5** includes six viewpoints which are considered representative of typical views of local residents located within or just beyond the 2 km radius study area for the RVAA. These viewpoints are listed below. Each of these viewpoints is accompanied by a wireline and photomontage visualisation (with the exception of Viewpoints 2 and 4 which are accompanied by a wireline only as agreed during post-scoping consultation with Enplan on behalf of PCC), providing a relevant illustration and reference to the assessment of effects from nearby residential properties considered in the RVAA:
- Viewpoint 1: St. David's Church, Cregrina (**Figures 5.27 in Volume 4**);
  - Viewpoint 2: A481 at Matts Common (**Figures 5.28 in Volume 4**);
  - Viewpoint 3: A481 at Hundred House (**Figures 5.29 in Volume 4**);
  - Viewpoint 4: A470 at Aberduhonw (**Figures 5.30 in Volume 4**);
  - Viewpoint 5: NCN 825 near Cregrina (**Figures 5.31 in Volume 4**); and
  - Viewpoint 6: Perthi Common (**Figures 5.32 in Volume 4**).

### Other Illustrative Materials

- 3.3.9 Maps (**Figure A5.7.1 to Figure A5.7.3**) and aerial photographs (**Figure A5.7.4 to Figure A5.7.38**) support the assessment, and each residential property or group of residential properties as presented in **Annex A**.

## 3.4 Step 3 – Assessment of Likely Change to Visual Amenity Experience at Properties

### Sensitivity of Residential Receptors

- 3.4.1 LI TGN 2/19 considers residential receptors to be of high visual sensitivity in the context of RVAA and so this sensitivity has been applied to all properties.

### Magnitude of Visual Change

- 3.4.2 A judgement on the magnitude of visual change that will be experienced has been made, with reference to the following factors:
- The distance of the property to the wind turbines and the visibility of turbines in views from the property;

<sup>7</sup> Individual segments of the view are labelled View A, View B etc. as set out in **Annex A**.

- The number and extent of turbines visible, and their position within views from the property e.g. whether in key views from the property, secondary views, gardens and/or private drives;
- The proportion of the skyline occupied by the Proposed Development and whether turbines would be visible on more than one side of the property;
- The likely extent of external and internal areas of the property affected by views of turbines; and
- The likely presence of other ancillary elements in the view from the property, for example access tracks, substation or borrow pits.

3.4.3 The description of magnitude of visual change considers views from all parts of the property and forms a judgement in the round, focussing on how the Proposed Development would impact on the visual amenity of residents using the property.

3.4.4 Magnitude of visual change is expressed on a relative scale, as set out in **Table 3.1** below.

**Table 3.1 Magnitude of visual change**

| Magnitude of Change in Visual Amenity | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High                                  | The property will be affected by a large change to views/visual amenity in the round. For example, the Proposed Development will be a key/defining element in a view from the property and garden, especially if it is in the primary outlook, or will be clearly discernible from more than one aspect (including the primary outlook of the property). Ancillary elements such as access tracks, substation or borrow pits may also be prominent in these views.                                                                                       |
| Medium                                | The property will be affected by a moderate change to views/visual amenity in the round. For example, the Proposed Development will be clearly discernible from at least one aspect of the house and/or garden, but will not be the key defining feature of views experienced from the property (either because of the distance from the turbines, location of turbines in relation to the property or the presence of screening). Ancillary elements such as access tracks, substation or borrow pits may also be visible but not a key focus of views. |
| Low                                   | The property will be affected by a small change to views/visual amenity in the round. For example, the wind farm will be visible but will have relatively little influence on visual amenity of residents using the house and/or garden, perhaps due to distance from the wind farm or the presence of screening. Ancillary elements such as access tracks, substation or borrow pits may also be visible but have little influence on visual amenity.                                                                                                   |
| Barely Perceptible                    | The Proposed Development may go unnoticed, or is not visible, and therefore has not been assessed in the detailed assessment.                                                                                                                                                                                                                                                                                                                                                                                                                            |

## Cumulative Effects

3.4.5 LI TGN 2/19 states that future cumulative development is generally not a RVAA consideration, although it also points out that in certain circumstances it may be appropriate to consider a particular cumulative proposal which is effectively already part of the existing landscape baseline or where two developments are proposed simultaneously. However, in this case there are no other operational, under construction, consented, or proposed schemes considered in the cumulative assessment (as detailed in ES **Chapter 2**, and shown on **Figure 5.19**) that are located within a distance of the residential properties considered in the RVAA which may give rise to potentially overbearing effects on residential visual amenity. Therefore, consideration of cumulative effects on residential visual amenity does not form part of the RVAA.

## 3.5 Step 4 – Forming the RVAA Judgement

3.5.1 The Residential Visual Amenity Threshold *“is the threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such*

*is the case, competent, appropriately experienced planners will weigh this effect in their planning balance” (LI Technical Guidance Note 2/19 Residential Visual Amenity Assessment).*

- 3.5.2 As stated in the LI TGN 2/19, RVAA is only concerned with those properties in the highest magnitude and therefore only properties predicted to experience a **high** magnitude of change need to be assessed in terms of potential effect on 'living conditions'. This judgement is intended to assist the decision maker in coming to the wider planning judgement on overall residential amenity, when considered within the context of other components (e.g. noise, shadow flicker, dust and vibration). A property experiencing significant visual effects will not necessarily experience effects on residential visual amenity which are judged to breach the Residential Visual Amenity Threshold.
- 3.5.3 The Residential Visual Amenity Threshold is judged by considering whether the Proposed Development, for example:
- Blocks the only available view from a property; or
  - Is overwhelming views in all directions; or
  - Is unpleasantly encroaching; or
  - Is inescapably dominant from the property.
- 3.5.4 For properties experiencing a **low** or **medium** magnitude of change, it is considered that there is no potential for 'living conditions' to be affected, and this final stage is therefore not undertaken.

## 4. Properties Considered in the Assessment

- 4.1.1 158 residential dwellings were identified and verified within the study area using OS AddressBase® Plus Data and the PCC Planning Portal, with ZTV analysis indicating theoretical visibility from all but five properties (see **Figure A5.7.2** and **Figure A5.7.3**).
- 4.1.2 Two properties were confirmed as being uninhabitable and so were not considered further in the assessment. These are:
- Upper Llatho, Cregrina (NGR 311234 251185); and
  - Lower Goitre, Llanfaredd (NGR 307332 250536).
- 4.1.3 **Table 4.1** below lists all of the properties assessed as part of this study. Some of the assessed properties have been grouped where they have similar geographic locations and are deemed likely to experience similar views.
- 4.1.4 Three properties considered within the assessment are financially involved in the Proposed Development<sup>8</sup>. Where relevant this is indicated in the specific property or property group assessment, but has not influenced the assessment of effects on residential visual amenity undertaken.
- 4.1.5 For each property or property group, **Table 4.1** contains a reference number (which correlates to those included on **Figure A5.7.1** to **Figure A5.7.3** – found in **Annex A**), the property name (as informed by OS AddressBase® Plus data and fieldwork) and details of location. Computer modelling in GIS and Resoft Windfarm was used to provide details of distance, viewing direction and potential visibility of turbines within the Proposed Development. This potential visibility of the wind turbines is illustrated in the wireline visualisations appended at the end of this report (found in **Annex A**).
- 4.1.6 Following site survey and analysis of illustrative wireline visualisations, notes were prepared for each of the properties/property groups and the potential magnitude of change which will be experienced at these properties. Where the magnitude of change is judged to be **barely perceptible**, commentary on these findings is provided in **Table 4.1** below, and these properties have not been carried forward into the detailed assessment.

<sup>8</sup> Properties: P1, P2 and P4



Table 4.1 Properties considered for assessment

| Property Group Ref. No. where applicable | Property No. and Name           | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|---------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A                                      | P1: Upper Blaenmilo             | 309588                       | 250470 | 684                                               | T7              | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Property Group 1                         | <b>P2: Penarth<sup>10</sup></b> | 312098                       | 252822 | 745                                               | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                          | P3: Penarth Bungalow            | 312334                       | 252141 | 851                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| N/A                                      | P4: Graig Yr Onnen              | 311643                       | 253355 | 822                                               | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Property Group 2                         | P5: Pen-Y-Cae                   | 312309                       | 252141 | 827                                               | T18             | <p>The visual effect for the local community of Cregina has been assessed in <b>Appendix 5.5: Visual Assessment Tables</b>, and the magnitude of visual change is judged to be low-medium from the northern part of the village and low from the southern and south-western parts of the village.</p> <p>As the magnitude of visual change is not judged to be high, it has <b>not been assessed for potential breach of the residential visual amenity threshold in this Appendix.</b></p> |
|                                          | P6: Pentrebychan                | 312334                       | 252141 | 851                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                          | P7: Erw Lon                     | 312365                       | 252161 | 886                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                          | P8: The Lodge                   | 312414                       | 252220 | 947                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                          | P9: Woodbury                    | 312392                       | 252301 | 948                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                          | P10: Cae Domen                  | 312410                       | 252250 | 950                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                          | P11: Edw Cottage                | 312428                       | 252185 | 952                                               | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

<sup>9</sup> Calculated from wireline location (as detailed on accompanying visualisation) to nearest turbine.

<sup>10</sup> Emboldened property in Property Group used as proxy property for accompanying representative wireline visualisations contained in **Annex A**.



| Property Group Ref. No. where applicable | Property No. and Name | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                                                                     |
|------------------------------------------|-----------------------|------------------------------|--------|---------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P12: Lowbrook         | 312406                       | 252282 | 956                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P13: Middle House     | 312430                       | 252205 | 959                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P14: Glanedw Bungalow | 312451                       | 252092 | 961                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P15: Glanedw Bungalow | 312451                       | 252092 | 961                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P16: Brookfield       | 312397                       | 252333 | 964                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P17: The Old Rectory  | 312434                       | 252258 | 976                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P18: Edw View         | 312438                       | 252258 | 980                                               | T18             |                                                                                                                                                                                                                                                                          |
|                                          | P19: Stonefield       | 312436                       | 252303 | 991                                               | T18             |                                                                                                                                                                                                                                                                          |
| N/A                                      | P20: Gwarallt         | 312190                       | 251512 | 843                                               | T18             | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine and one turbine blade) but actual visibility screened by intervening landform (as property is set below the road on a steep slope with intervening woodland). Not considered further in assessment. |
| N/A                                      | P21: Upper Llatho     | 311234                       | 251185 | 847                                               | T18             | Derelict/ruined property – uninhabitable. Not considered further in assessment.                                                                                                                                                                                          |
| Property Group 3                         | P22: Lower Blaenmilo  | 309207                       | 249354 | 879                                               | T1              | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                 |
|                                          | <b>P23: Highfield</b> | 309061                       | 249144 | 1035                                              | T1              |                                                                                                                                                                                                                                                                          |

| Property Group Ref. No. where applicable | Property No. and Name | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                        |
|------------------------------------------|-----------------------|------------------------------|--------|---------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A                                      | P24: Ffynnonau        | 309254                       | 253074 | 894                                               | T13             | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine and three turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
| N/A                                      | P25: Lower Goitre     | 307332                       | 250536 | 922                                               | T3              | Derelict/ruined property – uninhabitable. Not considered further in assessment.                                                                                                                             |
| Property Group 4                         | P26: Maesbryncoch     | 307904                       | 252687 | 958                                               | T6              | <b>Barely Perceptible</b> – No visibility indicated due to intervening landform and further screened by surrounding vegetation even in winter. Not considered further in assessment.                        |
|                                          | P27: Neuadd Fach      | 307933                       | 252894 | 1114                                              | T6              |                                                                                                                                                                                                             |
| N/A                                      | P28: Penybank         | 311864                       | 251089 | 973                                               | T18             | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine hub and one turbine blade). Not considered further in assessment.                                                                   |
| N/A                                      | P29: Lower Llatho     | 311466                       | 251016 | 975                                               | T18             | <b>Considered further in assessment.</b>                                                                                                                                                                    |
| Property Group 5                         | P30: Hollybush        | 312249                       | 253080 | 1003                                              | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                    |
|                                          | <b>P31: Weldon</b>    | 312279                       | 253046 | 1010                                              | T17             |                                                                                                                                                                                                             |
| Property Group 6                         | <b>P32: The Grove</b> | 312532                       | 251709 | 1073                                              | T18             | <b>Considered further in assessment.</b>                                                                                                                                                                    |
|                                          | P33: Ty Rhos Pentwyn  | 312594                       | 251748 | 1125                                              | T18             |                                                                                                                                                                                                             |
|                                          | P34: Pentwyn          | 312613                       | 251740 | 1145                                              | T18             |                                                                                                                                                                                                             |
| N/A                                      | P35: Craiglea         | 312015                       | 253417 | 1078                                              | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                    |

| Property Group Ref. No. where applicable | Property No. and Name           | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                            |
|------------------------------------------|---------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A                                      | P36: Crossway                   | 312324                       | 253145 | 1102                                              | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                        |
| N/A                                      | P37: The Vron                   | 312450                       | 252924 | 1110                                              | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                        |
| N/A                                      | P38: Penberth                   | 310906                       | 249227 | 1131                                              | T7              | <b>Considered further in assessment.</b>                                                                                                                                                                        |
| Property Group 7                         | <b>P39: 2, Fforest Cottages</b> | 311000                       | 253984 | 1189                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                        |
|                                          | P40: 1, Fforest Cottages        | 311002                       | 253993 | 1198                                              | T16             |                                                                                                                                                                                                                 |
| Property Group 8                         | P41: The Moat House Mobile Home | 310787                       | 253990 | 1220                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                        |
|                                          | <b>P42: Fforest Farm</b>        | 310766                       | 254014 | 1248                                              | T16             |                                                                                                                                                                                                                 |
| N/A                                      | P43: Glanedw Farm               | 312686                       | 252376 | 1251                                              | T18             | <b>Considered further in assessment.</b>                                                                                                                                                                        |
| N/A                                      | P44: Tremaen Farm               | 307443                       | 252635 | 1264                                              | T6              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine blade). Not considered further in assessment.                                                                                           |
| N/A                                      | P45: Cefnhinog                  | 308792                       | 248840 | 1318                                              | T1              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine hub and two turbine blades) but actual visibility screened by intervening vegetation even in winter. Not considered further in assessment. |
|                                          | P46: The Curtiau                | 306941                       | 250402 | 1335                                              | T3              |                                                                                                                                                                                                                 |

| Property Group Ref. No. where applicable | Property No. and Name      | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                          |
|------------------------------------------|----------------------------|------------------------------|--------|---------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Group 9                         | P47: Pen Y Bank            | 306939                       | 250361 | 1349                                              | T3              | <b>Barely Perceptible</b> – Some theoretical visibility (two turbines, one turbine hub and three turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
|                                          | P48: Graig Yr Afon         | 306911                       | 250321 | 1388                                              | T3              |                                                                                                                                                                                                                               |
| N/A                                      | P49: Capel Hope            | 307977                       | 253167 | 1340                                              | T6              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine and four turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment.                    |
| N/A                                      | P50: Church House Farm     | 306877                       | 250741 | 1344                                              | T3              | <b>Considered further in assessment.</b>                                                                                                                                                                                      |
| Property Group 10                        | P51: Bevan House           | 310979                       | 254144 | 1350                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                                      |
|                                          | <b>P52: Woodland Lodge</b> | 310899                       | 254226 | 1437                                              | T16             |                                                                                                                                                                                                                               |
|                                          | P53: River Lodge           | 310883                       | 254236 | 1449                                              | T16             |                                                                                                                                                                                                                               |
| N/A                                      | P54: Bailey Bungalow       | 308980                       | 248813 | 1350                                              | T1              | <b>Considered further in assessment.</b>                                                                                                                                                                                      |
| N/A                                      | P55: Woodcroft             | 308324                       | 253274 | 1354                                              | T6              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine, two turbine hubs and three turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
|                                          | P56: Ty'n Llwyn            | 306927                       | 251191 | 1356                                              | T3              |                                                                                                                                                                                                                               |

| Property Group Ref. No. where applicable | Property No. and Name           | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                              |
|------------------------------------------|---------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Group 11                        | P57: Tyn Llwyn Cottage          | 306916                       | 251195 | 1368                                              | T3              | <b>Barely Perceptible</b> – Some theoretical visibility (two turbines and three turbine blades) but actual visibility screened by intervening woodland (even in winter) and farm buildings. Not considered further in assessment. |
| Property Group 12                        | <b>P58: Annexe, Ty Nantglyn</b> | 312917                       | 251779 | 1437                                              | T18             | <b>Considered further in assessment.</b>                                                                                                                                                                                          |
|                                          | P59: Ty Nantglyn                | 312931                       | 251790 | 1449                                              | T18             |                                                                                                                                                                                                                                   |
| N/A                                      | P60: Woodlands                  | 310857                       | 248787 | 1455                                              | T7              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine and two turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment.                         |
| Property Group 13                        | P61: Ffinffrwd                  | 307056                       | 249909 | 1456                                              | T3              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine hub and two turbine blades) but actual visibility screened by intervening vegetation even in winter. Not considered further in assessment.                   |
|                                          | P62: Glynderw                   | 306974                       | 249949 | 1500                                              | T3              |                                                                                                                                                                                                                                   |
| N/A                                      | P63: Park Cottage               | 311844                       | 250574 | 1437                                              | T8              | <b>Considered further in assessment.</b>                                                                                                                                                                                          |
| N/A                                      | P64: Lea Hall                   | 307575                       | 253071 | 1464                                              | T6              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine and three turbine blades) and actual visibility further screened by intervening woodland even in winter. Not considered further in assessment.            |
| Property Group 14                        | P65: Llanedw                    | 311927                       | 253993 | 1490                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                                          |
|                                          | <b>P66: Brynllwyd</b>           | 312389                       | 253850 | 1647                                              | T17             |                                                                                                                                                                                                                                   |

| Property Group Ref. No. where applicable | Property No. and Name        | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                         |
|------------------------------------------|------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P67: Fairview                | 311644                       | 254391 | 1706                                              | T16             |                                                                                                                                                                                                                              |
| N/A                                      | P68: Pentre Bungalow         | 312977                       | 251802 | 1494                                              | T18             | <b>Barely Perceptible</b> – Some theoretical visibility (six turbines, one turbine hub and four turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
| Property Group 15                        | P69: Tynrheol                | 308629                       | 253534 | 1495                                              | T12             | <b>Considered further in assessment.</b>                                                                                                                                                                                     |
|                                          | P70: Colwyn Cottage          | 309205                       | 253734 | 1507                                              | T13             |                                                                                                                                                                                                                              |
|                                          | P71: Beili Bychan            | 309447                       | 253849 | 1550                                              | T13             |                                                                                                                                                                                                                              |
|                                          | P72: Springfield             | 308956                       | 253692 | 1577                                              | T13             |                                                                                                                                                                                                                              |
|                                          | <b>P73: Matts Farm</b>       | 309001                       | 253727 | 1585                                              | T13             |                                                                                                                                                                                                                              |
| N/A                                      | P74: Penforest               | 309753                       | 253845 | 1516                                              | T13             | <b>Considered further in assessment.</b>                                                                                                                                                                                     |
| N/A                                      | P75: Pengraig                | 311560                       | 249531 | 1528                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine blade). Not considered further in assessment.                                                                                                        |
| N/A                                      | P76: Glanedw                 | 310206                       | 248495 | 1548                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine hub). Not considered further in assessment.                                                                                                          |
| <b>Property Group 16</b>                 | <b>P77: Upper Llwyntudor</b> | 312710                       | 251022 | 1553                                              | T18             | <b>Considered further in assessment.</b>                                                                                                                                                                                     |

| Property Group Ref. No. where applicable | Property No. and Name  | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------|------------------------|------------------------------|--------|---------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P78: Lower Llwyntudor  | 312696                       | 250875 | 1638                                              | T18             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Property Group 17                        | P79: Colwyn View       | 311117                       | 254358 | 1564                                              | T16             | The visual effect for the local community of Hundred House has been assessed in <b>Appendix 5.5: Visual Assessment Tables</b> , and is judged to experience a high magnitude of visual change from the central part of the village.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                          | <b>P80: Hill View</b>  | 311250                       | 254354 | 1572                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P81: 1, Colwyn Terrace | 311064                       | 254386 | 1590                                              | T16             | Due to the high magnitude of visual change within the central part of the village, properties along the southern edge of the A481 have been <b>considered further in this assessment</b> . Since the visual assessment from local communities (in <b>Appendix 5.5: Visual Assessment Tables</b> ) focuses on the views from public parts of the settlement, the magnitude of visual change associated with private views (particularly from upper storey windows) could be higher. For this reason, the properties along the northern edge of the A481 in the west of the village (which have filtered views at ground level but more open views from upper storey windows) have also been <b>considered further in this assessment</b> . |
|                                          | P82: 2, Colwyn Terrace | 311072                       | 254387 | 1592                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P83: 3, Colwyn Terrace | 311094                       | 254394 | 1600                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P84: 4, Colwyn Terrace | 311101                       | 254398 | 1603                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P85: 5, Colwyn Terrace | 311112                       | 254402 | 1608                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P86: 6, Colwyn Terrace | 311117                       | 254404 | 1610                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                          | P87: 7, Colwyn Terrace | 311124                       | 254407 | 1614                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Property Group Ref. No. where applicable | Property No. and Name   | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                          |
|------------------------------------------|-------------------------|------------------------------|--------|---------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P88: 8, Colwyn Terrace  | 311129                       | 254408 | 1615                                              | T16             |                                                                                                                                                                                                               |
|                                          | P89: 9, Colwyn Terrace  | 311136                       | 254412 | 1619                                              | T16             |                                                                                                                                                                                                               |
|                                          | P90: 10, Colwyn Terrace | 311141                       | 254414 | 1622                                              | T16             |                                                                                                                                                                                                               |
|                                          | P91: Croftdene          | 311278                       | 254402 | 1624                                              | T16             |                                                                                                                                                                                                               |
|                                          | P92: Oakfield           | 311250                       | 254407 | 1625                                              | T16             |                                                                                                                                                                                                               |
|                                          | P93: Sunnycroft         | 311153                       | 254423 | 1631                                              | T16             |                                                                                                                                                                                                               |
|                                          | P94: The Old Vicarage   | 311189                       | 254426 | 1638                                              | T16             |                                                                                                                                                                                                               |
|                                          | P95: Cilgwyn            | 311168                       | 254431 | 1640                                              | T16             |                                                                                                                                                                                                               |
|                                          | P96: Highbury           | 311334                       | 254417 | 1647                                              | T16             |                                                                                                                                                                                                               |
|                                          | P97: Flat, Highbury     | 311334                       | 254417 | 1647                                              | T16             |                                                                                                                                                                                                               |
| N/A                                      | P98: Pantyffynnon       | 307115                       | 249669 | 1570                                              | T3              | <b>Barely Perceptible</b> – Some theoretical visibility (one turbine hub and two turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |



| Property Group Ref. No. where applicable | Property No. and Name                        | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                                 |
|------------------------------------------|----------------------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Group 18                        | P99: Valley View                             | 308120                       | 253465 | 1580                                              | T6              | <b>Barely Perceptible</b> – Some theoretical visibility (three turbine hubs and five turbine blades) but actual visibility screened by intervening woodland even in winter and farm buildings. Not considered further in assessment. |
|                                          | P100: The Static Mobile Home, Wernhalog Farm | 308077                       | 253505 | 1629                                              | T6              |                                                                                                                                                                                                                                      |
|                                          | P101: Wernhalog Farm                         | 308008                       | 253502 | 1645                                              | T6              |                                                                                                                                                                                                                                      |
| N/A                                      | P102: Pentwyn                                | 310697                       | 248549 | 1599                                              | T7              | <b>Considered further in assessment.</b>                                                                                                                                                                                             |
| Property Group 19                        | P103: Llwyn                                  | 311739                       | 249849 | 1630                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (two turbine blades). Not considered further in assessment.                                                                                                               |
|                                          | P104: Llwyn Farm                             | 311746                       | 249844 | 1639                                              | T7              |                                                                                                                                                                                                                                      |
| Property Group 20                        | P105: 2, Ty Ystwydd Y Garreg                 | 311156                       | 248736 | 1666                                              | T7              | <b>Barely Perceptible</b> – No visibility indicated due to intervening landform. Not considered further in assessment.                                                                                                               |
|                                          | P106: 1, Ty Ystwydd Y Garreg                 | 311156                       | 248735 | 1666                                              | T7              |                                                                                                                                                                                                                                      |
|                                          | P107: Caravan, Ty Ystwydd-Y-Garreg           | 311179                       | 248731 | 1684                                              | T7              |                                                                                                                                                                                                                                      |
| Property Group 21                        | P108: Pound Cottage                          | 311107                       | 248691 | 1672                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine hub and one turbine blade) and actual visibility further screened by intervening woodland even in winter. Not considered further in assessment.              |
|                                          | P109: The Green                              | 311163                       | 248695 | 1702                                              | T7              |                                                                                                                                                                                                                                      |

| Property Group Ref. No. where applicable | Property No. and Name               | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------|-------------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Group 22                        | <b>P110: Box Farm</b>               | 312995                       | 253110 | 1686                                              | T17             | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                          | P111: Helyg                         | 313202                       | 252831 | 1812                                              | T17             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Property Group 23                        | P112: Copperfields                  | 307377                       | 253196 | 1687                                              | T6              | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                          | P113: Lower Pentre                  | 307326                       | 253314 | 1809                                              | T6              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                          | <b>P114: Upper Pentre</b>           | 307359                       | 253387 | 1845                                              | T6              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                          | P115: Mobile Home Adj. Upper Pentre | 307374                       | 253410 | 1855                                              | T6              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| N/A                                      | P116: Hendre Einon Bungalow         | 306972                       | 252680 | 1694                                              | T6              | <b>Barely Perceptible</b> – Some theoretical visibility (three turbine blades) but actual visibility screened by intervening trees even in winter. Not considered further in assessment.                                                                                                                                                                                                                                                                                                 |
| N/A                                      | P117: Bryncoch                      | 310625                       | 254457 | 1712                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Property Group 24                        | P118: The Orchard                   | 311352                       | 254491 | 1724                                              | T16             | The visual effect for the local community of Hundred House has been assessed in <b>Appendix 5.5: Visual Assessment Tables</b> , and is judged to experience a high magnitude of visual change from the minor road to the north, but not from the properties along this road. The Proposed Development will be seen obliquely from the properties, as the views are focused west across the southern part of the Hundred House Common and towards the distinctive ridge of Hirllwyn Bank. |
|                                          | P119: The Mill                      | 311351                       | 254525 | 1757                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                          | P120: Ty Gwaun                      | 311351                       | 254559 | 1791                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                          | P121: Hundred House Mill            | 311377                       | 254566 | 1802                                              | T16             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| Property Group Ref. No. where applicable | Property No. and Name             | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                           |
|------------------------------------------|-----------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P122: Caravan, Hundred House Mill | 311366                       | 254577 | 1812                                              | T16             | As the magnitude of visual change is not judged to be high from these properties, they have <b>not been assessed for potential breach of the residential visual amenity threshold in this Appendix.</b>                        |
|                                          | P123: Millside                    | 311356                       | 254593 | 1825                                              | T16             |                                                                                                                                                                                                                                |
|                                          | P124: Millfields                  | 311359                       | 254626 | 1858                                              | T16             |                                                                                                                                                                                                                                |
|                                          | P125: Maes Y Felin                | 311360                       | 254656 | 1888                                              | T16             |                                                                                                                                                                                                                                |
|                                          | P126: Llyn Collen                 | 311355                       | 254671 | 1902                                              | T16             |                                                                                                                                                                                                                                |
|                                          | P127: Nantfelin                   | 311356                       | 254678 | 1909                                              | T16             |                                                                                                                                                                                                                                |
| N/A                                      | P128: Noyaddllwyd                 | 306606                       | 251485 | 1725                                              | T5              | <b>Considered further in assessment.</b>                                                                                                                                                                                       |
| Property Group 25                        | P129: Gwernalltswm                | 308720                       | 248421 | 1741                                              | T1              | <b>Considered further in assessment.</b>                                                                                                                                                                                       |
|                                          | P130: Pen Castle                  | 308465                       | 248223 | 1971                                              | T1              |                                                                                                                                                                                                                                |
|                                          | <b>P131: Penbryn</b>              | 308780                       | 248174 | 1984                                              | T1              |                                                                                                                                                                                                                                |
| N/A                                      | P132: Rhyscog                     | 309528                       | 248371 | 1771                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine hub and three turbine blades). Not considered further in assessment.                                                                                   |
| N/A                                      | P133: Glanwye Lodge               | 306596                       | 250057 | 1780                                              | T3              | <b>Barely Perceptible</b> – Some theoretical visibility (two turbines, two turbine hubs and three turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |

| Property Group Ref. No. where applicable | Property No. and Name        | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                          |
|------------------------------------------|------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Group 26                        | P134: The Ark                | 311249                       | 248625 | 1811                                              | T7              | <b>Barely Perceptible</b> – Some theoretical visibility (three turbines, one turbine hub and two turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
|                                          | P135: The Old Vicarage       | 311270                       | 248609 | 1836                                              | T7              |                                                                                                                                                                                                                               |
| Property Group 27                        | <b>P136: Aberduhonw Fach</b> | 306364                       | 250800 | 1856                                              | T3              | <b>Considered further in assessment.</b>                                                                                                                                                                                      |
|                                          | P137: Aberduhonw             | 306300                       | 250746 | 1921                                              | T3              |                                                                                                                                                                                                                               |
|                                          | P138: Aberduhonw Mill        | 306251                       | 250738 | 1970                                              | T3              |                                                                                                                                                                                                                               |
| Property Group 28                        | P139: 8, Glanwye View        | 306434                       | 251313 | 1864                                              | T3              | <b>Considered further in assessment.</b>                                                                                                                                                                                      |
|                                          | P140: 7, Glanwye View        | 306428                       | 251319 | 1871                                              | T3              |                                                                                                                                                                                                                               |
|                                          | P141: 6, Glanwye View        | 306415                       | 251334 | 1888                                              | T3              |                                                                                                                                                                                                                               |
|                                          | P142: 5, Glanwye View        | 306409                       | 251340 | 1895                                              | T3              |                                                                                                                                                                                                                               |
|                                          | P143: 4, Glanwye View        | 306397                       | 251353 | 1911                                              | T3              |                                                                                                                                                                                                                               |

| Property Group Ref. No. where applicable | Property No. and Name      | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                                                            |
|------------------------------------------|----------------------------|------------------------------|--------|---------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | P144: 3, Glanwye View      | 306392                       | 251360 | 1917                                              | T3              |                                                                                                                                                                                                                                 |
|                                          | P145: 2, Glanwye View      | 306383                       | 251374 | 1930                                              | T3              |                                                                                                                                                                                                                                 |
|                                          | P146: 1, Glanwye View      | 306379                       | 251381 | 1936                                              | T3              |                                                                                                                                                                                                                                 |
|                                          | <b>P147: Llais Yr Afon</b> | 306363                       | 251413 | 1961                                              | T3              |                                                                                                                                                                                                                                 |
| N/A                                      | P148: Cwm Moel             | 311849                       | 249264 | 1895                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine hub and three turbine blades). Not considered further in assessment.                                                                                    |
| N/A                                      | P149: Penbont              | 311658                       | 254596 | 1904                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                                                        |
| N/A                                      | P150: Rhos Farm            | 313399                       | 251867 | 1907                                              | T18             | <b>Barely Perceptible</b> – Some theoretical visibility (five turbines, three turbine hubs and seven turbine blades) but actual visibility screened by intervening farm buildings. Not considered further in assessment.        |
| N/A                                      | P151: Plasnewydd           | 310196                       | 254550 | 1948                                              | T16             | <b>Barely Perceptible</b> – Some theoretical visibility (nine turbines, three turbine hubs and six turbine blades) but actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
| N/A                                      | P152: The Hall             | 306881                       | 249357 | 1955                                              | T2              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine blade). Not considered further in assessment.                                                                                                           |

| Property Group Ref. No. where applicable | Property No. and Name             | Approx. NGR Grid Coordinates |        | Distance to Nearest Turbine (metres) <sup>9</sup> | Nearest Turbine | Confirmation of Inclusion or Justification for Exclusion from Further Detailed Assessment (Step 1 as detailed above)                                                                        |
|------------------------------------------|-----------------------------------|------------------------------|--------|---------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A                                      | P153: Lower House                 | 312053                       | 249730 | 1958                                              | T7              | <b>Barely Perceptible</b> – Limited theoretical visibility (one turbine blade) and actual visibility screened by intervening woodland even in winter. Not considered further in assessment. |
| Property Group 29                        | <b>P154: Brynsela Farm</b>        | 310018                       | 254470 | 1961                                              | T16             | <b>Considered further in assessment.</b>                                                                                                                                                    |
|                                          | P155: Llansantffraid School House | 310124                       | 254579 | 2005                                              | T16             |                                                                                                                                                                                             |
| Property Group 30                        | P156: Brookland View              | 306558                       | 252459 | 2004                                              | T6              | <b>Considered further in assessment.</b>                                                                                                                                                    |
|                                          | P157: Garth View                  | 306553                       | 252458 | 2009                                              | T6              |                                                                                                                                                                                             |
|                                          | <b>P158: Marina</b>               | 306525                       | 252469 | 2039                                              | T6              |                                                                                                                                                                                             |

## 5. Assessment of Effects on Residential Visual Amenity

- 5.1.1 This section sets out the detailed assessment of effects on views and visual amenity for each individual property and group of properties taken forward for detailed assessment in accordance with **Table 4.1** above.
- 5.1.2 **Table 5.1** to **Table 5.35** below present the detailed assessments. The assessment should be read in conjunction with the accompanying aerial imagery map and illustrative wireline visualisations on **Figure A5.7.4** to **Figure A5.7.38** (found in **Annex A**).

**Table 5.1 P1: Upper Blaenmilo<sup>11</sup>**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             | Primary Outlook (if evident)                                                                                                                                           |
| 309588                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 250470        | 268 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             | The front faces east and looks across the valley floor. There are garden views to the south that look through the valley – they both appear to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | An isolated two-storey traditional farmhouse with adjacent farm buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                             |                                                                                                                                                                        |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | <p>Riparian vegetation associated with the Milo Brook includes deciduous trees that partly contain the property to the west. On its eastern side, the dwelling abuts up to its access lane with the dwelling oriented parallel to it, and there is a sitting area along its front edge.</p> <p>The property is accessed via a rural lane which begins at the village of Aberedw in the south-west, meandering through the valley floor past several other isolated dwellings and farmsteads before arriving at the dwelling. The lane then continues northwards passing the ancillary farm buildings and terminates within the farmyard.</p> |                                                             |                                                                                                                                                                        |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               | Upper Blaenmilo sits along the flat pastoral bottom of the Milo Brook valley at its northern end, in between two steeply rising slopes to the east and west (which form part of the wider Aberedw Hill upland complex). A coniferous copse partly covers the lower slopes of the hillside to the south-west of the dwelling.                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                        |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                                                        |
| <ul style="list-style-type: none"><li>■ The views from Upper Blaenmilo are strongly contained within the valley by the surrounding higher landforms associated with Aberedw Hill to the west, north and east, and the hillside of Allt Goch to the south.</li><li>■ The view east from the main farmhouse looks across the valley floor which is backdropped and contained by a steep hillside approximately 0.5 km away (forming part of Aberedw Hill). This is considered to be one of the primary outlooks from the property given the presence of nine windows (across two-storeys) covering this elevation. More oblique views are afforded in a north-easterly direction from the windows on this façade, although these views are partly interrupted by the ancillary structures to the north.</li><li>■ Longer distance views are granted when looking south from the French window/ door and three windows on the south-facing gable end (the other primary outlook) and garden area. In this direction there are rural views through the valley including areas of deciduous woodland, a coniferous block west of the access road, mature trees, and hedgerows.</li><li>■ The riparian vegetation associated with the Milo Brook including deciduous trees, and some coniferous trees partially filter views to the west, particularly in the summer months when in leaf. Views in this direction can be seen from the six windows (across two-storeys) covering this elevation, although are short and contained, as the property sits at the foot of the slope.</li></ul> |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                                                        |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                                                        |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Figure A5.7.4 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approximate Horizontal Angle of View Occupied by Turbines   | 250°                                                                                                                                                                   |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | T7            | 684 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Direction of Turbines from Property                         | South-west to south-east                                                                                                                                               |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 368 m         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Height Difference Between Property and Nearest Turbine Base | 100 m                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Hubs Visible  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                                                           |                                                                                                                                                                        |

<sup>11</sup> Property is financially involved in the Proposed Development.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----|
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Blades Visible | 11 |
| <p><u>During Operation</u></p> <ul style="list-style-type: none"> <li>■ There will be direct open views east towards the Proposed Development from one of the primary outlooks of the dwelling and the sitting area along its front edge, with T7 and T9 appearing prominent on the skyline, seen at distances of 684 m and 850 m respectively. From this outlook, the blades of T8 will also be visible, breaching the skyline at a distance of 850 m in direct views to the east. The blades of T10 will also be visible in oblique views to the north-east, whilst the hubs and blades of other turbines in this direction will mostly be obscured by the adjacent farm building. However, these turbines will be seen above the farm building when viewed from the rural lane on the approach to the property, over 1.4 km away.</li> <li>■ From the western elevation of the dwelling and its garden, the blades of T1 may just be visible breaking the skyline of the steep hill to the west (approximately 800 m away) although vegetation around the garden and on the hill will limit visibility. From this same location there will also be oblique views of turbines that are over 1 km to the north-west, although these will be filtered by the foliage of trees running along the Milo Brook (including coniferous trees) in summer and partly filtered by a tracery of branches in winter. This will also be the case when viewed on the approach to the property.</li> <li>■ There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).</li> <li>■ The rural views to the south from the other primary outlook of the dwelling and the domestic curtilage will be unchanged by the Proposed Development.</li> </ul> <p>Overall, the proximity of T7 and T9 will result in the Proposed Development being a key element in views from one of the property's primary outlooks, and so the property will be affected by a large change to the scenic views. Therefore, the overall magnitude of change from the property is assessed to be <b>high</b>.</p> <p><u>During Construction</u></p> <ul style="list-style-type: none"> <li>■ The cranes erecting turbines will be visible on the skyline.</li> <li>■ Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.</li> </ul> <p>Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.</p> |                |    |
| <p><b>Conclusion with Respect to the Potential Effects on Living Conditions</b></p> <p>The Proposed Development will not block the only available view from the property or be overwhelming in views in all directions. However, given the proximity of T7 and T9 (684 m and 850 m respectively) and the field of view occupied by the turbines around the property, it is likely that the Proposed Development could be experienced by the residents as 'unpleasantly encroaching' and/ or 'inescapably dominant' when viewed from one of the property's primary outlooks.</p> <p><b>Whilst borderline, it is considered that the Proposed Development would breach the residential visual amenity threshold at this property.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |    |

Table 5.2 Property Group 1

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | <b>P2: Penarth</b> - this property is financially involved in the Proposed Development and is used as a short-term holiday let.<br><br>P3: Penarth Bungalow                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                           |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P2)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | AOD (m) of Property <i>(based on representative view location from P2)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                              |
| 312098                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 252822 | 231 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The front of Penarth faces east and looks across the valley although views are interrupted by farm buildings. There are clearer garden views to the west - this appears to be the primary outlook.<br><br>The front of Penarth Bungalow faces north and looks across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        | Penarth is a two-storey farmhouse in the west of the group with adjacent farm buildings.<br><br>Penarth Bungalow is a single storey detached dwelling 130 m east of Penarth.                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                           |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | Penarth has a garden to the rear (west) with a raised decking sitting area that is contained by a strong hedgerow/woodland belt. The property fronts onto the farmyard in the east.<br><br>Penarth Bungalow is set within a garden bordered by a hedgerow along its eastern, southern, and western edges, with an open aspect provided northwards and framed views afforded in this direction.<br><br>Both properties are accessed via a farm track running westerly off a rural lane.                                                                                 |                                                                                                                                                                                                                                                                                                                           |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        | The property group sits at the north-easterly foot of Wylfre Hill, on the middle slopes of the River Edw valley, which is a prominent feature within the landscape. The valley to the east is also distinctive, with the meandering river lined by a dense zone of riparian vegetation along the valley floor. The property group is situated within an agricultural landscape of pastoral fields with the presence of mature trees and copses associated with the River Edw and its tributary, and Penarth Wood (deciduous) covering the lower slopes of Wylfre Hill. |                                                                                                                                                                                                                                                                                                                           |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>From the front of Penarth, views east are partly interrupted by the farmyard, farm buildings and mature trees, although some of the valley landform (including Little Hill) is visible in the distance.</li><li>Garden views to the west from the rear of Penarth are less interrupted with short views towards the wooded hillside of Wylfre. Views of the lower slopes of the hill are partly filtered by the riparian vegetation associated with the River Edw tributary that marks the edge of the domestic curtilage. Where the vantage overlooks the vegetation (for example from the raised decking sitting area or the second-storey windows on the westerly elevation) steep-pitched, short distance views are granted onto the Wylfre Hill escarpment and towards Penarth Wood.</li><li>Views north from Penarth are limited by intervening vegetation forming the garden boundary. Ancillary farm buildings to the south of the dwelling curtail views in this direction.</li><li>For Penarth Bungalow, the primary outlook is considered to be northwards, overlooking the track to the bungalow (and to P2: Penarth). Views in this direction are considered to be scenic and look across the rolling farmland of the valley towards the Gilwern Hills.</li><li>Despite the presence of a hedgerow forming the domestic curtilage to the bungalow on its eastern, southern and western sides, there are filtered views from its windows west, towards the large farm buildings which are seen against a backdrop comprising Penarth Wood and Wylfre Hill, and east across the River Edw valley towards Little Hill on the skyline.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                       |                      |       |                                                                                                                          |       |
|-----------------------------------------------------------------------------------------------------------------------|----------------------|-------|--------------------------------------------------------------------------------------------------------------------------|-------|
| Wireline Visualisation                                                                                                | <b>Figure A5.7.5</b> |       | Approximate Horizontal Angle of View Occupied by Turbines                                                                | 63°   |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P2)</i> | T17                  | 745 m | Direction of Turbines from Property Group                                                                                | West  |
| AOD (m) of Nearest Turbine Base                                                                                       | 368 m                |       | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P2)</i> | 137 m |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P2)</i>                       | Hubs Visible         | 3     |                                                                                                                          |       |
|                                                                                                                       | Blades Visible       | 5     |                                                                                                                          |       |

#### During Operation

- The Proposed Development will be seen in views west from Penarth and its garden (including the raised decking sitting area). This will comprise steeply pitched views of T17 (including its tower, hub and blades), appearing prominent on the skyline of Wylfre Hill given its elevation and proximity to the property at a distance of 745 m. The hub/ blades of T18 will also be seen in the views west, approximately 1 km away. The tower/hub/ blades of T16 will be filtered by the woodland belt along the north-western edge of the garden in summer and partly filtered by a tracery of branches in winter. Similar views of the Proposed Development will be experienced from Penarth Bungalow and its garden, albeit with turbines being at a slightly further distance.
- The turbines will also appear prominent on the skyline in direct views when travelling west along the access track that serves both properties, seen at distances of between 800 m and 1 km.
- There will be no visibility of the ancillary features of the Proposed Development from either property (e.g. tracks and substation).
- The views in other directions from the dwellings and their domestic curtilages will be unchanged by the Proposed Development, including the scenic views northwards from Penarth Bungalow towards the Gilwern Hills and Little Hill.

Overall, the proximity of T17 in the views west, seen together with T16 (in filtered views) and T18, will result in the Proposed Development being a key element in views, and so the property group will be affected by a large change in view. Therefore, the overall magnitude of change from the property group is assessed to be **high**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from T16-T18, the turbines will not block the only available view from the properties or be overwhelming in views in all directions. The existing views across the River Edw valley to the north and east will be unaffected. Although these three turbines will be located at distances between 0.7 km and 1 km to the west of Penarth (visible in steeply pitched views up Wylfre Hill), this distance is far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from the property.

**It is considered that the Proposed Development would be near but would not breach the residential visual amenity threshold at this property group.**

Table 5.3 P4: Graig Yr Onnen<sup>12</sup>

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                             | Primary Outlook (if evident)                                                                                                     |
| 311643                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 253355         | 255 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             | The front faces north and looks across the valley - this appears to be the primary outlook. There are garden views to the south. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | An isolated two-storey farmhouse, set within a larger farmstead with several farm buildings. The dwelling is situated in the north of the farmstead and includes a conservatory adjoining its southern façade and garage adjoining its northern façade.                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                                                                  |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | A small garden exists to the south that opens up onto the farmyard. Garden vegetation surrounds the immediate edge of the dwelling, and a hedgerow defines its eastern edge. Further south of the dwelling, woodland blocks to the east and west contain the farmstead which includes large farm buildings. These are accessed via a farm track that leaves a rural lane in the east and climbs the slope in a westerly direction, with the dwelling then accessible through the farmyard and elevated above the rural lane to the east.                                                                                                             |                                                             |                                                                                                                                  |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | Graig Yr Onnen sits on the middle slopes of the River Edw, close to one of its tributaries, and to the north of Wylfre Hill and east of the wider Aberedw Hill complex. These hills are prominent features within the landscape and contain the property to the west. The valley to the east is also distinctive, with the meandering river lined by a dense zone of riparian vegetation along the valley floor. The property is situated within a wooded landscape, with the presence of small wooded blocks on the immediate slope to the east and west. Rolling, pastoral farmland is characteristic of the landscape and surrounds the property. |                                                             |                                                                                                                                  |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                  |
| <ul style="list-style-type: none"><li>■ The elevated position of the property on the rising land of the Aberedw Hill upland complex affords open, panoramic views across the landscape to the north and east, taking in the River Edw valley, the steadily rising farmland on the opposing valley side, and the distant landforms of the Gilvern Hills, Little Hill, Glaschw Hill and Cefn Wylfre forming an impressive horizon. The views east are experienced more from within the domestic curtilage and along the access track, as the eastern façade of the dwelling contains few windows.</li><li>■ There are steep-pitched, short distance views to the west, contained by the valley slope and filtered by intervening vegetation.</li><li>■ It appears that garden views to the south from the dwelling (including its conservatory) are partly enclosed by the adjacent farm buildings that are seen against the Wylfre Hill escarpment, and by the vegetation surrounding the farmstead.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                  |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                  |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Figure A5.7.6  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Approximate Horizontal Angle of View Occupied by Turbines   | 52°                                                                                                                              |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | T16            | 822 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Direction of Turbines from Property                         | South-west to South                                                                                                              |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 392 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Height Difference Between Property and Nearest Turbine Base | 137 m                                                                                                                            |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4                                                           |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4                                                           |                                                                                                                                  |

<sup>12</sup> Property is financially involved in the Proposed Development.

### During Operation

- The open, panoramic views to the north and east will be unchanged by the Proposed Development because the proposed turbines will be located in the opposite direction.
- The towers, hubs and blades of T16, T17 and T18 will be visible, on the skyline formed by Wylfre Hill to the south-west, as will the hubs and blades of T15. This will affect views from the southern façade of the dwelling and the garden, although the turbines will be partly obscured by the adjacent farm buildings and filtered by the woodland block that contains the western edge of the farmstead in summer and partly filtered by a tracery of branches in winter. T16 and T17 will be particularly prominent at approximately 822 m and 865 m respectively, and are likely to be seen above these intervening features.
- The rural road which the property is accessed from will form part of the access track for the Proposed Development. There may be occasional views of maintenance vehicles, although from the southern façade of the dwelling and domestic curtilage these are likely to be limited to glimpses due to the intervening farm buildings and vegetation.
- There will be no visibility of other ancillary features of the Proposed Development from this property.

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south-west but will not be the defining feature of views experienced from the property due to the role intervening vegetation and farm buildings will play in filtering the south-western views. There will be no impact to the primary outlook looking north. The magnitude of change from the property is assessed to be **medium**.

### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of construction traffic along the access track (including the movement of vehicles and machinery) as well as the construction compound located to the south of the access track. However, from the southern façade of the dwelling and its domestic curtilage, views of this activity are likely to be glimpsed (due to the intervening farm buildings and vegetation) and therefore not a key focus of the views.
- The temporary construction compound located to the west of the property will be mostly obscured by intervening landform and filtered by the woodland block that contains the western edge of the farmstead in summer and partly filtered by a tracery of branches in winter.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

### **Conclusion with Respect to the Potential Effects on Living Conditions**

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.4 Property Group 3

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                           |                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | P22: Lower Blaenmilo<br><br>P23: Highfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                           |                                                                                                                                                                                                                                                                             |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P23)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        | AOD (m) of Property <i>(based on representative view location from P23)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           | Primary Outlook (if evident)                                                                                                                                                                                                                                                |
| 309061                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 249144 | 267 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                           | At Lower Blaenmilo the front faces south-east and looks across the valley - this appears to be the primary outlook. There are garden views north-west.<br><br>At Highfield the front faces south-east and looks across the valley - this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        | Lower Blaenmilo is a two-storey farmhouse in the north of the group situated amongst several farm buildings and other outbuildings.<br><br>Highfield is a single storey detached dwelling.<br><br>Both properties are approximately 250 m from one another.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                                                                             |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        | Highfield is accessed via a short driveway off the rural lane which travels from the village of Aberedw in the south-west. The dwelling is slightly set back from the lane, and to the east its domestic curtilage at the front comprises a lawn bounded by a drystone wall and roadside hedge, with a narrow belt of scrub to the west, at the rear of the property.<br><br>Lower Blaenmilo is accessed further north, as two separate farm tracks leave the lane and ascend above it into the farmyard – the most southerly track is used to access the farmyard and associated buildings, while the track in the north accesses the dwelling. Within its farmyard, farm buildings of varying size span a length of approximately 220 m, and amongst these is the dwelling located towards the northern end of the farmyard, set back from and elevated above the lane. A terraced garden exists to the east at the front with lawn and coniferous shrubs set on top of retaining drystone walls. It is unclear if a rear garden exists to the west; however, a steep embankment with a mature belt of trees (including conifers) defines the western edge of the domestic curtilage. |                                                           |                                                                                                                                                                                                                                                                             |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        | The property group sits on the southern edge of Aberedw Hill, on the middle slopes of the Milo Brook valley. The slopes comprise rolling, pastoral farmland that is characteristic of the landscape. The wooded slopes of Allt Goch form the opposite valley side to the east.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                             |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                           |                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>Both properties are afforded with similar outlooks. The land rises steeply to the west and views are heavily curtailed in this direction, even more so at Lower Blaenmilo as the belt of mature coniferous trees to the rear of the dwelling, further limits views.</li><li>In contrast, looking east, open, panoramic views are granted across the valley towards Allt Goch, where a mosaic of woodland planting covers the valley floor and the opposing valley side, seen directly from the windows of both dwellings.</li><li>Outward views southwards are also afforded from both properties, albeit are more open from Highfield as farm buildings and coniferous vegetation intervene in foreground views from Lower Blaenmilo. Views in this direction are characterised by the rolling topography, pastoral farmland, and distant uplands which coalesce to form a flat horizon.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                           |                                                                                                                                                                                                                                                                             |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                           |                                                                                                                                                                                                                                                                             |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | Figure A5.7.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Approximate Horizontal Angle of View Occupied by Turbines | 80°                                                                                                                                                                                                                                                                         |

|                                                                                                                        |                |        |                                                                                                                           |                           |
|------------------------------------------------------------------------------------------------------------------------|----------------|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P23)</i> | T1             | 1035 m | Direction of Turbines from Property Group                                                                                 | North-west to North-east. |
| AOD (m) of Nearest Turbine Base                                                                                        | 437 m          |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P23)</i> | 170 m                     |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P23)</i>                       | Hubs Visible   | 5      |                                                                                                                           |                           |
|                                                                                                                        | Blades Visible | 9      |                                                                                                                           |                           |

#### During Operation

- The views from the primary outlook of both properties, that look to the south-east across the valley and towards the Allt Goch hill face, will be largely unchanged by the Proposed Development.
- At both properties the Proposed Development will be visible from windows on their north-easterly elevations, as well as in sharp oblique views from the south-easterly elevations, the front gardens (east of the dwellings) and from the driveways/ access tracks.
- The hubs and blades of T7, T8 and T9 will be particularly prominent in views to the north-east, appearing as large, skyline features on the hill located east of the Milo Brook. T7 is located approximately 1.1 km away from Lower Blaenmilo, and approximately 1.4 km from Highfield. The hub and blades of T18, as well as the blades of T10, T15 and T17 will be glimpsed on the skyline along the localised ridgeline and will appear in a stacked formation beyond T7, T8 and T9.
- The closest turbine to Lower Blaenmilo is T1 (approximately 0.9 km away); however, views north-west towards it are strongly curtailed by the steep incline in topography, as well as by the mature coniferous vegetation screening views in this direction. T1 will be more visible in north-westerly views from the rear of Highfield, as although views continue to be steep pitched, its hubs and blades will be visible as a skyline feature on the hill summit (approximately 1 km away).
- There will be no visibility of the ancillary features of the Proposed Development from either property (e.g. tracks and substation).

Overall, the property group will be affected by a moderate change to views/visual amenity in the round as T7, T8 and T9 will be clearly discernible in views to the north-east from both properties. T1 will also form a relatively prominent feature in north-westerly views from Highfield, appearing as a skyline feature on the hill summit; however, these views are steep-pitched and from the rear of the property. The open, panoramic views from the primary outlook and gardens to the east will be largely unchanged and therefore the turbines will not be the key defining feature of views experienced from the property group. The overall magnitude of change from this property group is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### **Conclusion with Respect to the Potential Effects on Living Conditions**

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



Table 5.5 P29: Lower Llatho

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                             | Primary Outlook (if evident)                                                                                                                                                                                              |
| 311466                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 251016         | 242 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             | The front appears to face south-east and looks across the valley although views are interrupted by farm buildings. There are also garden views to the north-west - it is not clear which of these is the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                | An isolated two-storey farmhouse, set within a sprawling farmstead with several farm buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                | The property is accessed via a rural lane (running between Cregina in the north and Llanbadarn-y-garreg in the south). Two farm buildings are situated along the lane, which then turns into a farm track bending southwards towards the main farmyard which is surrounded by the dwelling and other farm buildings. The dwelling fronts onto the farmyard and has a rear garden to the north-west. Mature trees provide some enclosure as they are scattered along the edge of the garden, with a small, wooded group along the south-western edge of the farmyard. |                                                             |                                                                                                                                                                                                                           |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | Lower Llatho is situated within the valley formed by Wylfre and Llanfraith Hills, located amongst rolling, pastoral farmland that is characteristic of the landscape. The presence of springs in the uplands flowing to meet the River Edw in the south have influenced the topography, with the property situated along a tributary of the river, which is marked by a dense riparian zone through the valley floor. Tall, mature trees act to filter and screen some views down the valley in a south-easterly direction.                                          |                                                             |                                                                                                                                                                                                                           |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>■ In almost all directions views are enclosed, where the rising slopes associated with the adjoining hills of Wylfre (north), Llan-fraith (south) and Aberedw (west) curtail views of the surrounding pastoral farmland and tributary corridor to &lt;0.5 km.</li><li>■ There are some longer distance views to the south-east afforded from the upper storey windows of the dwelling that look over adjacent farm buildings, as well as from the access track. The view is framed by the lower slopes of Llan-fraith Hill to the west and Wylfre to the north. In between these two prominent features, the River Edw and its associated riparian vegetation meander through the valley floor. The land then begins to rise steadily in what is a mosaic of pastoral fields, before rising again to become the uplands of Rhulen and Red Hill in the far distance.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Figure A5.7.8  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Approximate Horizontal Angle of View Occupied by Turbines   | 97°                                                                                                                                                                                                                       |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | T18            | 975 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Direction of Turbines from Property                         | North-west to North                                                                                                                                                                                                       |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 402 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Height Difference Between Property and Nearest Turbine Base | 160 m                                                                                                                                                                                                                     |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 4                                                           |                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 7                                                           |                                                                                                                                                                                                                           |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>■ The Proposed Development will be situated on the higher ground associated with Aberedw Hill and Wylfre Hill to the rear of Lower Llatho and will surround it on its western and northern aspects occupying relatively large extents of the view to the west and north-west. From the rear garden and the windows present on the north-westerly elevation, the</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |                                                                                                                                                                                                                           |



towers, hubs and blades of T14, T15, T16 and T18 will be clearly visible, whilst the blades of T10 and T17 may be visible breaking the skyline. In particular T18 and T15 will form prominent features on the skyline to the north-west, as they will be the closest turbines to the property (at approximately 975 m and 1.2 km away respectively). Views towards the Proposed Development will be steep pitched in nature. Intervening mature trees and wooded copses will filter views towards the Proposed Development in summer and partly filter by a tracery of branches in winter, particularly the turbines to the west.

- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).
- There will be no views of the Proposed Development from the front of the property. These views that are experienced from the upper storey windows on the south-eastern façade and look down the River Edw valley towards the opposing valley side (comprising the uplands of Rhulen and Red Hill), will be unchanged.

Overall, the proximity to turbines T18 and T15, will result in the Proposed Development being a key element in views from the 'rear' of the property, and so the property will be affected by a large change to views. Therefore, the overall magnitude of change from the property is assessed to be **high**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from the Proposed Development, the turbines will not block the only available view from the property or be overwhelming in views in all directions. The existing views that look down the River Edw valley to the south-east will be unaffected. Although T18 and T15 will be located 975 m and 1.2 km respectively to the north-west of the property (visible in steeply pitched views up Wylfre Hill and Aberedw Hill), this distance is far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from the property.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property.**

Table 5.6 Property Group 5

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               | P30: Hollybush<br><b>P31: Weldon</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                  |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P31)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | AOD (m) of Property <i>(based on representative view location from P31)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                           | Primary Outlook (if evident)                                                                                                                                                                                     |
| 312279                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 253046        | 200 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                           | At Weldon the front faces east but there are also garden views west - it is not clear which of these is the primary outlook.<br><br>At Hollybush the primary outlook appears to be south-west across the garden. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               | Two single storey dwellings both with garage outbuildings.<br><br>Properties are approximately 25 m from one another and are separated by a tributary of the River Edw.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                  |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | Both properties contain driveways that extend directly off a rural lane that extends north from Cregrina (which is located approximately 0.7 km to the south). Weldon has a small garden to the west containing an outdoor seating area. The eastern edge of its domestic curtilage that faces the road is formed by low growing garden shrubbery and the western garden edge is defined by a low brick wall with post and wire fencing.<br><br>Hollybush has some enclosure to the west and south-east by riparian vegetation associated with the tributary to the River Edw, and to the north by a mature field boundary hedgerow. Its garden wraps around the dwelling to the south and west, and contains vegetation that filters views in these directions. |                                                           |                                                                                                                                                                                                                  |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               | Both properties sit towards the bottom of the River Edw valley, on its lower slopes and along a tributary, between the hills of Aberedw and Wylfre to the west, and Little Hill to the east. It is relatively close to the river (approximately 190 m) and surrounded by rolling, pastoral farmland that is characteristic of the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |                                                                                                                                                                                                                  |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"><li>Westerly views from Weldon and south-westerly views from Hollybush look across rear gardens, and upslope to Aberedw Hill and Wylfre Hill which form a prominent skyline. The views from Hollybush are slightly more filtered by intervening vegetation, compared to the open views from Weldon.</li><li>Open and scenic views are afforded from the eastern façades (covered by four windows at Weldon and two windows at Hollybush) and driveways, looking east over the river corridor to the opposing valley side, with Little Hill forming a prominent feature on the skyline.</li><li>Views from the windows on Hollybush's northern elevation are limited due to the enclosure provided by intervening landform and vegetation.</li></ul> |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                  |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                           |                                                                                                                                                                                                                  |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Figure A5.7.9 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Approximate Horizontal Angle of View Occupied by Turbines | 51°                                                                                                                                                                                                              |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P31)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | T17           | 1010 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Direction of Turbines from Property Group                 | South-west                                                                                                                                                                                                       |

|                                                                                                  |                |                                                                                                                           |       |
|--------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------|-------|
| AOD (m) of Nearest Turbine Base                                                                  | 368 m          | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P31)</i> | 168 m |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P31)</i> | Hubs Visible   | 3                                                                                                                         |       |
|                                                                                                  | Blades Visible | 5                                                                                                                         |       |

#### During Operation

- Both properties will experience a change in westerly views as the towers, hubs and blades of T16 - T18 (located between 1 km and 1.3 km from the properties) will form prominent skyline features on the hills of Wylfre and Aberedw (with T17 appearing on its raised 'platform'), and to a lesser extent the blades of T14 and T15.
- From Weldon, these turbines will result in a large change to the open and uninterrupted views west from windows on the western elevation and from the garden. From Hollybush, they will be seen from the south-western façade, although filtered by vegetation in close proximity to the dwelling.
- The open and scenic views looking east from both properties across the Edw Valley will be unchanged by the Proposed Development.
- There may be occasional views from Weldon of maintenance vehicles travelling along the access track (within 0.5 km), although this is unlikely to be a key element of the view.
- There will be no visibility of other ancillary features of the Proposed Development from this property group.

Overall, this property group will be affected by a large change to views/visual amenity because the turbines will become a key/ defining element in views west, including from gardens. Therefore, the magnitude of change from the property group is assessed to be **high**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of construction traffic along the access track (including the movement of vehicles and machinery) as well as the construction compound located to the south of the access track, although this is unlikely to be a key focus of the views.
- There will also be views of other construction elements on the ground including works associated with T17, such as earthworks associated with its raised 'platform' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit (Borrow Pit B) will also be seen on the horizon of Wylfre.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from T16-T18, the turbines will not block the only available view from the properties or be overwhelming in views in all directions. Scenic views from both property frontages looking east across the valley floor will be unchanged by the Proposed Development, and the turbines are far enough away that they should not appear unpleasantly encroaching or inescapably dominant.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property group.**

Table 5.7 Property Group 6

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        | <b>P32: The Grove</b><br>P33: Ty Rhos Pentwyn<br>P34: Pentwyn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                    |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P32)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        | AOD (m) of Property <i>(based on representative view location from P32)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                       |
| 312532                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 251709 | 209 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>At both The Grove and Pentwyn, the front faces north and looks across the valley formed by the River Edw tributary - this appears to be the primary outlook. There are garden views south.</p> <p>At Rhos Pentwyn, the front faces east. There are garden views north that look across the valley - this appears to be the primary outlook.</p> |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        | <p>The Grove is a single-storey detached dwelling in the west of the group with adjacent farm buildings.</p> <p>Pentwyn is a two-storey detached dwelling in the east of the group, and likely the original proprietor of the two-storey converted barn (Ty Rhos Pentwyn), that lies adjacent to it. The two properties are approximately 60 m from The Grove.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                    |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | <p>The property group is situated along a rural lane, approximately 0.4 km south of the village of Cregrina.</p> <p>The Grove is located along the western side of the lane, and is accessed via a short track that extends from the lane. Its domestic curtilage comprises a small garden area that wraps around the dwelling to the north, south and east. Post and wire fencing marks the boundary of the garden to the south and west, whereas the eastern and northern boundaries are defined by tree-lined hedgerows. Beyond the fencing to the west, the property is enclosed by a belt of woodland, and there are some coniferous trees along the northern and western boundaries providing further enclosure.</p> <p>Both Pentwyn and Ty Rhos Pentwyn front onto their shared driveway, which extends east from the lane. Pentwyn faces north and appears to be adjoined by single storey outbuildings that extend to the south and enclose a courtyard in the centre of the property. Ty Rhos Pentwyn faces east and butts up directly to the road on its western side. The presence of the wooded Clas Brook in the east defines the boundary for both properties, and both are surrounded by garden areas that are enclosed by woodland.</p> |                                                                                                                                                                                                                                                                                                                                                    |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | <p>The property group sits between two watercourses, approximately 140 m east of the River Edw and approximately 40 m west of the Clas Brook, on the lower foothills of Glascwm Hill. The property group is surrounded by woodland, as it sits within the riparian zones of both watercourses. Beyond the immediate woodland, is rolling, pastoral farmland that is characteristic of the landscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                    |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                    |
| <p>■ The three properties within the group are orientated to enjoy the scenic views northwards, which look along the wooded floor of the Edw Valley and towards the Gilvern Hills in the distance, taking in the steep valley slopes associated with the prominent landforms of Wylfre, Cefn Wylfre and Little Hill. These views are clearer from The Grove, whereas they are more curtailed from Pentwyn and Ty Rhos Pentwyn due to the undulating landforms, particularly with the presence of Wylfre to the north-west and the wooded Clas Brook corridor. However, it is likely that longer-distance views are enjoyed from the upper-storey windows.</p> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                    |

- The Grove is afforded with relatively open views to the south, with rolling farmland visible in the fore and middle ground. As the land falls away further into the valley formation to the south-west, the uplands associated with Rhulen Hill form the skyline in the distance. Views in this direction from Pentwyn and Ty Rhos Pentwyn are more filtered by intervening woodland.
- Views to the west are partly filtered by intervening vegetation. This includes coniferous trees that are located along the edge of The Grove's domestic curtilage; however, the imposing landform of Wylfre can be seen beyond and above intervening tree lines in steep-pitched views. Pentwyn and Ty Rhos Pentwyn are tucked lower down the road and so views are filtered further by the frequent hedgerow trees along the lane's embankment, although there are still glimpsed views of Wylfre seen from the five windows covering the western façade of Ty Rhos Pentwyn and the shared driveway, and more open views from the garden.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                        |                       |        |                                                                                                                           |            |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|---------------------------------------------------------------------------------------------------------------------------|------------|
| Wireline Visualisation                                                                                                 | <b>Figure A5.7.10</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 75°        |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P32)</i> | T18                   | 1073 m | Direction of Turbines from Property Group                                                                                 | North-west |
| AOD (m) of Nearest Turbine Base                                                                                        | 402 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P32)</i> | 193 m      |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P32)</i>                       | Hubs Visible          | 1      |                                                                                                                           |            |
|                                                                                                                        | Blades Visible        | 3      |                                                                                                                           |            |

#### During Operation

- There will be no views of the Proposed Development from the primary outlooks and the garden views of all three properties. The scenic views north across the Edw valley towards the Gilwern Hills and views of the uplands to the south will be unchanged.
- From the western façades of The Grove and Ty Rhos Pentwyn, as well as the shared driveway between Pentwyn and Ty Rhos Pentwyn, limited views towards the Proposed Development will be afforded. Views are filtered by intervening vegetation; however, the tower, hub and blades of T18, and the blades of T17 will likely be visible in steep-pitched westerly views, seen on top of the Wylfre Hill summit just over 1 km away.
- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

The property group will be affected by a small change to views/visual amenity in the round because T17 and T18 will be perceptible on the skyline but will be filtered by intervening vegetation, and will have relatively little influence on the visual amenity of residents using their houses, gardens and driveways, particularly as their primary outlook will be unaffected. The magnitude of change from this property group is therefore assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a low magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

**Table 5.8 P35: Craiglea**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             | Primary Outlook (if evident)                                                                                                          |
| 312015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 253417         | 204 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                             | The front faces south-west. There are garden views to the north that look across the valley - this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | Single storey detached dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                       |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | The property is located along a rural lane that connects Cregina in the south to Hundred House in the north. The dwelling is set back from the lane, separated by a grass verge, low hedge and lawn area that wraps around its southern, western and northern edges. It is located on sloping ground that falls away from the edge of the lane and so appears slightly sunken below it. It is accessed via a driveway that exists on the eastern side of the dwelling. |                                                             |                                                                                                                                       |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | Craiglea sits towards the bottom of the River Edw valley, on the lower slopes, between the hills of Aberedw and Wylfre to the west, and Little Hill to the east. It is relatively close to the river (approximately 0.25 km) and is surrounded by rolling, pastoral farmland that is characteristic of the landscape.                                                                                                                                                  |                                                             |                                                                                                                                       |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                       |
| <ul style="list-style-type: none"><li>■ From the front of the dwelling, clear views to the south-west are limited due to its position below the edge of the lane and from filtering provided by the roadside hedge. However, views from the tops of windows on this elevation look over the hedge and up the steep slopes of the valley that contain the property, with the landforms of the Aberedw Hill upland complex and Wylfre Hill forming a prominent skyline.</li><li>■ Clear, open and scenic views are afforded from the northern façade and domestic curtilage, looking north-east over the river corridor to the opposing valley side, with Little Hill forming a prominent feature on the skyline looking east. The rolling uplands of the Gilvern hills can also be seen on the skyline in long-distance views to the north-west.</li></ul>                                                         |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                       |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                       |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Figure A5.7.11 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Approximate Horizontal Angle of View Occupied by Turbines   | 45°                                                                                                                                   |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | T17            | 1078 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Direction of Turbines from Property                         | South-west                                                                                                                            |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 368 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Height Difference Between Property and Nearest Turbine Base | 164 m                                                                                                                                 |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 4                                                           |                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 6                                                           |                                                                                                                                       |
| <u>During Operation</u> <ul style="list-style-type: none"><li>■ The open, scenic views from the primary outlook and garden that look across the River Edw valley, will be unchanged by the Proposed Development.</li><li>■ The Proposed Development will be visible in steeply pitched views from the property frontage, although will be partly filtered by the roadside hedgerow, particularly in the summer months when in leaf. There will be clearer views from the tops of windows that cover this south-westerly elevation with the towers, hubs and blades of T16-T18 appearing prominent on the skyline on the hilltops of Aberedw and Wylfre (at distances between 1 km and 1.5 km), with T17 appearing on its raised 'platform'. From this outlook, the hub and blade of T14, as well as the blades of T14 and T15 will also be visible, breaching the skyline at a distance of over 1.8 km.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                       |

- The rural road directly opposite the front of the property will form part of the access track for the Proposed Development. There will be occasional views of maintenance vehicles using the access track, although views will be filtered by the intervening roadside hedgerow and this is unlikely to be a key element of the view.

- There will be no visibility of other ancillary features of the Proposed Development from this property.

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south-west but will not be the defining feature of views experienced from the property due to the role the intervening roadside hedgerow will play in filtering the south-western views. There will be no impact to the primary outlook looking north-east. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be close views of construction traffic along the access track (including the movement of vehicles and machinery) as well as the works to widen the access track, although views will be partly filtered by the intervening roadside hedgerow.
- There will also be views of other construction elements on the ground including works associated with T17, such as earthworks associated with its raised 'platform' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit (Borrow Pit B) will also be seen on the horizon of Wylfre.

Overall, the scale of effect during construction is likely to be higher than at operation due to the close proximity of construction activity associated with the access track and the movement of construction traffic. However, as the construction period is shorter in duration and temporary, the overall magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



**Table 5.9 P36: Crossway**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | AOD (m) of Property                                                                                                                                                                                                                                            |                                                             | Primary Outlook (if evident)                                                                                                                                    |
| 312324                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 253145         | 198 m                                                                                                                                                                                                                                                          |                                                             | The front appears to face north, but judging by the property orientation and screening, the primary outlook is likely to be to the south, along the Edw valley. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | A two-storey dwelling that includes a conservatory adjoining its southern façade.                                                                                                                                                                              |                                                             |                                                                                                                                                                 |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | The property is accessed via a short track that extends to the north-east off a rural lane. A garden that wraps around the property is contained and bordered by mature trees and large shrubs that filter views, particularly from the ground floor.          |                                                             |                                                                                                                                                                 |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | Crossway sits towards the bottom of the River Edw valley between the hills of Aberedw and Wylfre to the west and Little Hill to the east. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property. |                                                             |                                                                                                                                                                 |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>Views to the north are partially filtered by mature trees along the boundary of the property, although there are glimpsed views along the Edw Valley (particularly from the upper-storey windows) towards the Gilwern Hills and Little Hill.</li><li>There are views south from the rear of the property (including the conservatory/ sitting area and the four upper-storey windows) that look over a roadside hedgerow and across the rolling pastoral landscape of the Edw valley with the uplands of Cefn Wylfre forming a backdrop.</li><li>There are views from the western gable end and oblique views from the southern façade/ garden towards the hills of Aberedw and Wylfre which form a backdrop, partially filtered by intervening vegetation.</li><li>There are no obvious windows on the eastern gable end.</li></ul>                                                                                                                                            |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Figure A5.7.12 |                                                                                                                                                                                                                                                                | Approximate Horizontal Angle of View Occupied by Turbines   | 47°                                                                                                                                                             |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | T17            | 1102 m                                                                                                                                                                                                                                                         | Direction of Turbines from Property                         | South-west                                                                                                                                                      |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 368 m          |                                                                                                                                                                                                                                                                | Height Difference Between Property and Nearest Turbine Base | 170 m                                                                                                                                                           |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hubs Visible   |                                                                                                                                                                                                                                                                | 5                                                           |                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Blades Visible |                                                                                                                                                                                                                                                                | 6                                                           |                                                                                                                                                                 |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>There will be no change to the views north along the Edw Valley.</li><li>The towers, hubs and blades of T16 - T18 (located between 1.1 km and 1.4 km) will form skyline features on the hills of Aberedw and Wylfre to the west (with T17 appearing on its raised 'platform'), as well as the hub and blades of T14 and T15. This will affect views from the window on the western gable end, as well as oblique views south-westerly from the southern elevation and garden area. These views west and south-west are partially filtered by intervening trees, but the Proposed Development is likely to be seen through these trees, particularly in winter.</li><li>There will be occasional views of maintenance vehicles travelling along the access track ascending the side of Wylfre Hill (within 0.5 km) from the two windows on the western gable end, and particularly the upper-storey window, although this is unlikely to be a key element of the view.</li></ul> |                |                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                 |

- There will be no visibility of other ancillary features of the Proposed Development from this property.

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the west/ south-west but will not be the defining feature of views experienced from the property due to the role intervening vegetation will play in filtering these western and south-western views. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of construction traffic along the access track (including the movement of vehicles and machinery) as well as the construction compound located to the south of the access track, although views will be filtered by vegetation and this is unlikely to be a key focus of the views.
- There will also be views of other construction elements on the ground including works associated with T17, such as earthworks associated with its raised 'platform' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit (Borrow Pit B) will also be seen on the horizon of Wylfre.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

**Table 5.10 P37: The Vron**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                            |                                                             | Primary Outlook (if evident)                                                                                                                |
| 312450                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 252924         | 203 m                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             | The front seems to face south-west. There are garden views east that look across the valley floor – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | An isolated two-storey farmhouse, with two farm buildings to the north-west. It is not possible to see much of this property from publicly accessible locations, and so aerial mapping and Google Earth have been used to assist with the assessment.                                                                                                                                                          |                                                             |                                                                                                                                             |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | It appears that the property includes a garden that wraps around the dwelling and steeply descends east to the banks of the river. Garden and riverside vegetation filters/ encloses the garden.<br><br>Access to the property is via a short farm track which travels eastward from a rural lane. Groups of mature trees are scattered along the boundaries of the property including along the access track. |                                                             |                                                                                                                                             |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                | The Vron sits towards the wooded bottom of the River Edw valley between the hills of Aberedw and Wylfre to the west and Little Hill to the east. The dwelling sits in close proximity to the River Edw. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property.                                                                                   |                                                             |                                                                                                                                             |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |
| <ul style="list-style-type: none"><li>■ It appears that outward views are limited from the dwelling by the mature vegetation surrounding it and intervening landform.</li><li>■ Short views are afforded from the eastern façade that look across the garden towards the river and its associated woodland, although there are few windows from this façade.</li><li>■ Views from the south-western façade appear to be restricted by the adjacent landform/ vegetation as a steep slope with vegetation encloses the dwelling.</li><li>■ From the two windows in the north-west facing gable end there are views, glimpsed between intervening vegetation, that look directly along the access track towards the steep pastoral valley slopes leading up to the hills of Aberedw and Wylfre. These views become more open towards the end of the access track.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Figure A5.7.13 |                                                                                                                                                                                                                                                                                                                                                                                                                | Approximate Horizontal Angle of View Occupied by Turbines   | 47°                                                                                                                                         |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | T17            | 1110 m                                                                                                                                                                                                                                                                                                                                                                                                         | Direction of Turbines from Property                         | South-west                                                                                                                                  |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 368 m          |                                                                                                                                                                                                                                                                                                                                                                                                                | Height Difference Between Property and Nearest Turbine Base | 165 m                                                                                                                                       |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                | 3                                                           |                                                                                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                | 6                                                           |                                                                                                                                             |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |
| <ul style="list-style-type: none"><li>■ There will be no impact to what appears to be the primary outlook from the eastern façade, looking across the garden, towards the river and associated woodland because the proposed turbines will be located in the opposite direction from this view.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                             |

- From the two windows on the north-west facing gable end and when travelling west down the access track away from the dwelling, the towers, hubs and blades of T16-T18 (at distances between 1.1 km and 1.4 km) will be visible as skyline features on Wylfre Hill (with T17 appearing on its raised 'platform'), as well as the blades of T14 and T15. However, they will be seen slightly obliquely to the left of the view. Vegetation will screen / filter views to some extent but the occupiers will likely be aware of the presence of the turbines, especially at the western end of the access track where views are more open.
- Views from the south-western façade of the dwelling (towards the turbines) are likely to be curtailed by the existing boundary vegetation, as well as the sharp incline in topography.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the property will be affected by a small change to views/visual amenity because the Proposed Development will be visible but will have relatively little influence on visual amenity of residents using the house/ garden. Therefore, the magnitude of change from this property is assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a low magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

**Table 5.11 P38: Penberth**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             | Primary Outlook (if evident)                                                                                                                                 |
| 310906                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 249227         | 228 m                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                             | The front appears to face north-east. There are also garden views south-west that look across the River Edw valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | An isolated two-storey farmhouse, with farm buildings to the north and west. It is not possible to see this property from publicly accessible locations, and so aerial mapping has been used to assist with the assessment.                                                                                                                                                                                            |                                                             |                                                                                                                                                              |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | The property is accessed via a rural lane which runs along the middle slopes of the River Edw, passing several other isolated dwellings in the east before arriving at the property, where it turns into a farm track. The track continues west beyond the farmstead, providing access to the upland associated with Llan-fraith Hill. It contains a garden area that wraps around the dwelling to the south and east. |                                                             |                                                                                                                                                              |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | Penberth is situated on the middle slopes of the River Edw/ Cwmblaenerw Brook valley, upon the foothills of Llan-fraith Hill which comprise rolling pastoral land, characteristic of the wider landscape. The valleys to the east and south are distinctive, with the meandering brook and river lined by dense zones of riparian vegetation along the floor of the valleys.                                           |                                                             |                                                                                                                                                              |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |
| <ul style="list-style-type: none"><li>■ Due to its elevated position, the dwelling is granted open, panoramic views spanning east to south-west across the River Edw valley, featuring the river meandering through the pastoral valley floor, and a series of hills that merge to form an imposing backdrop on the opposing valley side.</li><li>■ Views to the west look across the Cwmblaenerw Brook valley towards the Aberedw Hill upland complex, although it appears that adjacent farm buildings partially obstruct views in this direction.</li><li>■ To the north, steep-pitched, short-distance views are afforded looking up to the slope of Llanfraith-Hill which encloses the property and curtails longer distance views.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Figure A5.7.14 |                                                                                                                                                                                                                                                                                                                                                                                                                        | Approximate Horizontal Angle of View Occupied by Turbines   | 52°                                                                                                                                                          |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | T7             | 1131 m                                                                                                                                                                                                                                                                                                                                                                                                                 | Direction of Turbines from Property                         | North-west                                                                                                                                                   |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 368 m          |                                                                                                                                                                                                                                                                                                                                                                                                                        | Height Difference Between Property and Nearest Turbine Base | 140 m                                                                                                                                                        |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                        | 5                                                           |                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                        | 7                                                           |                                                                                                                                                              |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |
| <ul style="list-style-type: none"><li>■ The panoramic views spanning from east to south-west that look across the River Edw valley, will be unchanged by the Proposed Development. This includes the views from the primary outlook.</li><li>■ The towers, hubs and blades of T7, T8 and T9 will be visually prominent on the skyline formed by the Aberedw Hill upland complex to the west and north-west, as well the blades of T1, T11 and T13. The hubs and blades of T10 will also breach the skyline, although stacking will occur with T8 which will be seen in front. This will affect views from the western façade of the dwelling (it is unclear if windows exist on this façade). although the turbines will be partly</li></ul>       |                |                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |                                                                                                                                                              |

obscured by the adjacent farm buildings. T7 will be particularly prominent at approximately 1.1 km, and is likely to be seen above these intervening features. The turbines will be more clearly seen from the farm track on the approach to the property, although will be seen more obliquely.

- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the property will be affected by a small change to views/visual amenity because the Proposed Development will be visible but will have relatively little influence on visual amenity of residents using the house/ garden, particularly as their primary outlook will be unaffected. Therefore, the magnitude of change from this property is assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a low magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.12 Property Group 7

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                | P39: 2 Fforest Cottages<br>P40: 1 Fforest Cottages                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                           |                                                                                                                                               |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P39)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | AOD (m) of Property <i>(based on representative view location from P39)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                           | Primary Outlook (if evident)                                                                                                                  |
| 311000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 253984         | 218 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           | At both properties, the front faces west<br>There are garden views east that look across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | Semi-detached two-storey dwellings with outbuildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |                                                                                                                                               |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | The dwellings are accessed via a minor rural lane which runs east off the A481 towards Cregrina. A private driveway extends to the south-west off this minor lane providing access to the properties.<br><br>Their shared domestic curtilage comprises a large garden area consisting mainly of lawn to the east and west, with ancillary structures scattered around the dwellings including a large shed, polytunnel and mobile home. The boundary of the curtilage is marked by a post and wire fence to the south and west, a roadside hedgerow to the north and large area of woodland to the east that encloses the property. |                                                                                                                           |                                                                                                                                               |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | The properties sit along the lower slopes of the tributary valley of the River Edw, slightly elevated above the wooded watercourse itself. The opposing valley slopes to the south form the steep forested escarpment of the Aberedw Hill upland complex. Woodland surrounds the properties to the north, east and south, with rolling, pastoral farmland characteristic of the wider landscape.                                                                                                                                                                                                                                    |                                                                                                                           |                                                                                                                                               |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                               |
| <div><div></div><div>The elevated position of the properties above the wooded tributary valley results in long-distance scenic views to the east towards the uplands of Little Hill and Cefn Wylfre, particularly from the upper-storey windows on the eastern façades of the dwellings. There are also oblique views from this side of the property group (and more direct from within the domestic curtilage) that look along the valley floor to the south and towards the steep northern scarp of the Aberedw Hill upland complex.</div></div> <div><div></div><div>Views to the west are limited from the lower-storey windows on the western facades of the dwellings and from within the domestic curtilage by the roadside hedgerow. However, from upper-storey windows, views look across the rolling pastoral landscape towards the prominent wooded hill of Hirllwyn Bank.</div></div> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                               |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                           |                                                                                                                                               |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Figure A5.7.15 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 72°                                                                                                                                           |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P39)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | T16            | 1189 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Direction of Turbines from Property Group                                                                                 | South to South-west                                                                                                                           |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 392 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P39)</i> | 174 m                                                                                                                                         |

|                                                                                           |                |    |
|-------------------------------------------------------------------------------------------|----------------|----|
| Number of Turbines Theoretically Visible (based on representative view location from P39) | Hubs Visible   | 8  |
|                                                                                           | Blades Visible | 13 |

#### During Operation

- The scenic views from the primary outlooks of both properties, that look to the east across the valley and towards the uplands of Little Hill and Cefn Wylfre, will be unchanged, as will the views west towards Hirllwyn Bank from the front of the dwellings.
- The clearest views of the Proposed Development will be from the garden and driveway, with the tower, hub and blades of T16, and the hubs and blades of T14 and T17 appearing prominent on the tops of Wylfre Hill and part of Aberedw Hill in views south, seen at distances of between 1.2 km and 1.8 km. This extent of the Proposed Development will also be visible in sharp oblique views from the eastern elevations of the dwellings.
- From the garden and driveway, longer views of the Proposed Development will also extend to the south-west with the towers, hubs and blades of T11, T12 and T13 appearing on the skyline of Aberedw Hill at distances of between 2.1 km and 2.6 km, and further views of the hubs and blades of T4 and T6.
- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south and south-west from the garden and driveway but seen in sharp oblique views from the dwellings, and so will not be the defining feature of views experienced from the property group. There will be no impact to the primary outlooks looking east. The magnitude of change from the property group is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



Table 5.13 Property Group 8

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | P41: The Moat House Mobile Home<br>P42: Fforest Farm                                                                                                                                                                                                                                                                                                                                                                                                     |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P42)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | AOD (m) of Property <i>(based on representative view location from P42)</i>                                                                                                                                                                                                                                                                                                                                                                              |                                                           | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                              |
| 310766                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 254014         | 241 m                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                           | At Fforest Farm the front faces south and looks across the valley although views are interrupted by farm buildings. There are garden views north, that also look across a valley – this appears to be the primary outlook.<br><br>At The Moat House Mobile Home the primary outlook appears to be east across the garden. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                | Fforest Farm is a two-storey detached dwelling situated amongst several farm buildings and other outbuildings.<br><br>The Moat House Mobile Home is a detached, single storey static mobile home, used as a self-catering holiday residence.                                                                                                                                                                                                             |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                | Forest Farm and The Moat House Mobile Home are situated at the site of Colwyn Castle, a historic Motte and Bailey Castle. Their shared domestic curtilage is defined by a dense belt of vegetation to the west, a tree lined hedgerow to the north and another stretch of woodland to the east which appear to follow the contours of the historic motte.<br><br>Both properties are accessed from the A481 via a farm track running north off the road. |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | The property group sits on top of a small, rounded hill, between the Colwyn Brook valley and a tributary valley of the River Edw. The opposing valley slopes to the south from the steep forested escarpment of the Aberedw Hill upland complex. Rolling, pastoral farmland is characteristic of the landscape and surrounds the property.                                                                                                               |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                                                                           |
| <ul style="list-style-type: none"><li>■ Due to the elevated position of the property group, scenic views extend south across the minor tributary valley towards Wylfre Hill and the steep northern scarp of Aberedw Hill, which together provide a prominent backdrop. The views in this direction are partly framed by tree belts running along the western boundary of the domestic curtilage. From the southern façade of The Moat House Mobile Home (which is covered by two windows) the views south are relatively open, whereas intervening farm buildings partly impede views from Fforest Farm (although views are afforded from upper storey windows). The view also spans to the east, capturing the River Edw valley and distant hills including Little Hill, which is the primary outlook for The Moat House Mobile Home.</li><li>■ Fforest Farm is also afforded with scenic views to the north from its primary outlook that look across the rolling pastoral farmland of the Colwyn Brook valley, towards the Gilwern Hills. Views in this direction are more filtered by the trees along the historic motte when seen from The Moat House Mobile Home.</li><li>■ Views to the west are limited by intervening vegetation and farm buildings.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Figure A5.7.16 |                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Approximate Horizontal Angle of View Occupied by Turbines | 76°                                                                                                                                                                                                                                                                                                                       |
| Nearest Turbine to Property Group and Approximate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | T16            | 1248 m                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Direction of Turbines from Property Group                 | South to South-west                                                                                                                                                                                                                                                                                                       |

|                                                                                           |                |    |                                                                                                                    |       |
|-------------------------------------------------------------------------------------------|----------------|----|--------------------------------------------------------------------------------------------------------------------|-------|
| Distance (m) (based on representative view location from P42)                             |                |    |                                                                                                                    |       |
| AOD (m) of Nearest Turbine Base                                                           | 392 m          |    | Height Difference Between Property Group and Nearest Turbine Base (based on representative view location from P42) | 151 m |
| Number of Turbines Theoretically Visible (based on representative view location from P42) | Hubs Visible   | 8  |                                                                                                                    |       |
|                                                                                           | Blades Visible | 15 |                                                                                                                    |       |

#### During Operation

- The scenic views from the primary outlooks of both properties will be unchanged by the Proposed Development, including north across the Colwyn Brook valley towards the Gilwern Hills from Fforest Farm, and east across the River Edw valley towards distant hills from The Moat House Mobile Home.
- A clear change will occur to the views south as most of the turbines will be seen extending across the skyline. From the southern façade of The Moat House Mobile Home and from the farm track (when travelling south), the tower, hub and blades of T16 and the hubs and blades of T14 and T17 will appear prominent on the tops of Wylfre Hill and part of Aberedw Hill in views south, seen at distances of between 1.2 km and 1.7 km. The Proposed Development will also extend to the south-west in slightly more oblique views from these positions, with the towers, hubs and blades of T11, T12 and T13 appearing on the skyline of Aberedw Hill at distances of between 2 km and 2.5 km, and further views of the hubs and blades of T4 and T6.
- From Fforest Farm, views south and south-west towards the Proposed Development will be limited by the intervening farm buildings, which will likely obscure views from the ground floor. The turbines are more likely to be seen above the farm buildings from upper storey windows although to the south-west will be filtered by the foliage of trees forming the western boundary to the domestic curtilage in summer and partly filtered by a tracery of branches in winter.
- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south and south-west from The Moat House Mobile Home, and to a lesser extent from Fforest Farm; however, it will not be the defining feature of views experienced from either property. There will be no impact to the primary outlooks of both properties. The magnitude of change from the property group is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### **Conclusion with Respect to the Potential Effects on Living Conditions**

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.14 P43: Glanedw Farm

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                           |                                                             | Primary Outlook (if evident)                                                                                                                                                                                 |
| 312686                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 252376         | 189 m                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             | The front appears to face north-east looking along the valley floor. There are garden views to the south-west that also look along the valley floor - it is not clear which of these is the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | An isolated two-storey farmhouse, set within a larger farmstead with several farm buildings to the south. It is not possible to see this property from publicly accessible locations, and so aerial mapping and Google Earth have been used to assist with the assessment.                                                                                                                                                    |                                                             |                                                                                                                                                                                                              |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | The dwelling is situated in the north of the farmstead and is accessed via a long farm track that extends to the north-east from a rural lane close to Cregrina Bridge, cutting across a large pastoral field and running parallel with the River Edw. A garden exists to the south containing some deciduous garden trees, and a low hedgerow runs partly along its eastern boundary.                                        |                                                             |                                                                                                                                                                                                              |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | Glanedw Farm sits along the flat pastoral bottom of the River Edw valley, in between the gentle lower valley slopes that ascend towards Wylfre in the west and Little Hill in the east. The dwelling sites along the eastern banks of the river, and a small tributary runs along its northern boundary. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property. |                                                             |                                                                                                                                                                                                              |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>From the front of the dwelling, it appears that views look along the wooded course of the River Edw and across undulating pastoral fields on the lower slopes, backclothed by the prominent landform of Little Hill.</li><li>Views to the south-west look across the garden and the pastoral field beyond, which are seen against the imposing Wylfre Hill. Views in this direction are partly filtered by intervening garden vegetation when viewed from the dwelling (particularly lower windows) but are unimpeded when seen from the access track.</li><li>It appears that views to the west are limited by the wooded corridor of the River Edw, whereas there are more open views east that look across the undulating farmland and towards the uplands of Cefn Wylfre.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Figure A5.7.17 |                                                                                                                                                                                                                                                                                                                                                                                                                               | Approximate Horizontal Angle of View Occupied by Turbines   | 40°                                                                                                                                                                                                          |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | T18            | 1251 m                                                                                                                                                                                                                                                                                                                                                                                                                        | Direction of Turbines from Property                         | South-west to North-west                                                                                                                                                                                     |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 402 m          |                                                                                                                                                                                                                                                                                                                                                                                                                               | Height Difference Between Property and Nearest Turbine Base | 213 m                                                                                                                                                                                                        |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                               | 3                                                           |                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                               | 3                                                           |                                                                                                                                                                                                              |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |
| <ul style="list-style-type: none"><li>There will be sharp oblique views of the towers, hubs and blades of T16, T17 and T18 as skyline features on Wylfre Hill (at distances between 1.2 km and 1.7 km) from the south-western façade of the dwelling and when travelling south-west down the access track away from the dwelling. However, these will be filtered by the foliage of trees running along the River Edw in summer and partly filtered by a tracery of branches in winter. Views towards the Proposed Development will also be afforded from the garden, although garden vegetation will add another layer of filtering.</li></ul>                                                                                                                                                                               |                |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                                                                                                                              |

- Views to the west will be limited by the intervening wooded corridor of the River Edw, although T16 and T17 may be glimpsed in oblique views from the north-western façade of the dwelling.
- The views to the north-east, looking along the River Edw towards Little Hill, will be unchanged by the Proposed Development because the proposed turbines will be located in the opposite direction.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the property will be affected by a small change to views/visual amenity because the Proposed Development will be visible but will have relatively little influence on visual amenity of residents using the house/ garden. Therefore, the magnitude of change from this property is assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a low magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

**Table 5.15 P50: Church House Farm**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             | Primary Outlook (if evident)                                                                   |
| 306877                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 250741         | 127 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | The front faces west and looks across the Wye valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                | An isolated two-storey traditional farmhouse with adjacent farm buildings. Its southern façade adjoins a large barn.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                | The dwelling fronts onto the B4567 and is slightly set back from the road by a small ornamental front garden with low growing shrubs. Access to the dwelling is provided by a short path running perpendicular to the pavement, and via a short driveway on the northern side of the residence. A private, tarmacked track to the south is gated and provides access to the farm buildings at the back (to the east) of the dwelling.                                                                                                                                      |                                                             |                                                                                                |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | Church House Farm sits at the foot of Aberedw Hill on its western side. The River Wye runs through the valley floor to the west, in between the B4567 and A470, with the property located towards the bottom of the valley and relatively close to the river (approximately 120 m away). Woodland to the east of the property ascends up Aberedw Hill, and mature tree belts line the river's edge. Rolling, pastoral farmland to the north, south and east is characteristic of the landscape, whereas to the west the flat flood plain of the river is also distinctive. |                                                             |                                                                                                |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                |
| <div>■ Views from the dwelling are focused to the west and are wide and scenic as they look across the flat pastoral valley floor towards the River Wye. Garth Hill is a prominent skyline feature in the centre of the view that provides a backdrop to the river valley (approximately 1.3 km away). The view is partially filtered by intervening vegetation in the foreground, as well as by the woodland blocks, tree-lined hedgerows and riparian vegetation associated with the river that intersperse the pattern of pastoral fields. This is considered to be the primary outlook from the property given the presence of five windows (across two-storeys) covering this elevation and the open nature of views.</div> <div>■ Views from the dwelling to the east are curtailed by the large farm buildings, the presence of woodland blocks and the landform of Aberedw Hill, all of which contribute to limiting views in this direction. Any views that are afforded in this direction are steep pitched, up the escarpment, with the woodland forming a close horizon.</div> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Figure A5.7.18 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Approximate Horizontal Angle of View Occupied by Turbines   | 54°                                                                                            |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | T3             | 1344 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Direction of Turbines from Property                         | East                                                                                           |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 423 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Height Difference Between Property and Nearest Turbine Base | 296 m                                                                                          |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3                                                           |                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 6                                                           |                                                                                                |
| <u>During Operation</u> <div>■ There will be no impact to the expansive views west across the valley floor, over the River Edw and towards Garth Hill, that are experienced from the primary outlook and front garden area because the proposed turbines will be located in the opposite direction.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                |

- From the rear of the property, on the eastern elevation, limited views towards the Proposed Development will be afforded. Views are partly interrupted by intervening farm buildings and filtered by trees and woodland along Aberedw Hill's westerly escarpment. However, the towers, hubs and blades of T3 and T5, and the hubs and blades of T2, will likely be visible in steep-pitched views, breaking the vegetated skyline, and seen at distances between 1.3 km and 1.6 km.

- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the east but will not be the defining feature of views experienced from the property due to the role the intervening farm buildings and woodland will play in filtering the eastern views. There will be no impact to the primary outlook looking west. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.16 Property Group 10

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        | P51: Bevan House<br><b>P52: Woodland Lodge</b><br>P53: River Lodge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                       |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P52)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | AOD (m) of Property <i>(based on representative view location from P52)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | Primary Outlook (if evident)                                                                                                                                                                                                                                          |
| 310899                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 254226 | 207 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | At Bevan House, the front faces west. There are views east across the valley - this appears to be the primary outlook.<br><br>At Woodland Lodge and River Lodge, the primary outlook appears to be north-east and north respectively, across the Colwyn Brook valley. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        | Bevan House is a two-storey detached dwelling.<br><br>Woodland Lodge and River Lodge are single storey detached holiday lettings adjacent to one another, and approximately 100 m from Bevan House.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                                                       |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        | For Bevan House, the domestic curtilage comprises a small garden that wraps around the dwelling. Its boundaries are defined by mature hedgerows on all sides with several mature coniferous trees along the southern and eastern edges. It includes a gravel driveway to the north of the property that is accessed directly off the A481.<br><br>The domestic curtilage is shared at Woodland Lodge and River Lodge, defined by a post and rail fence on all sides. Each property contains an outdoor seating area at the rear to the north and areas of lawn. A gravel driveway extends to the north-west off a minor lane to provide access to the properties. |  |                                                                                                                                                                                                                                                                       |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        | The properties sit along the valley floor between the Colwyn Brook and a tributary of the River Edw. They are surrounded by rolling, pastoral farmland interspersed with woodland that is characteristic of the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                                                                                                                                                                                                                                       |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"><li>■ At Bevan House, views from the dwelling and from within the domestic curtilage are limited by the hedgerow surrounding the property. Outward views are therefore mostly afforded from upper-storey windows that look over the intervening vegetation. The rural views from the eastern façade of the dwelling are experienced from the two upper-storey windows, and look across the pastoral valley floor, incised by a tributary of the River Edw. The land rises in the distance, where Little Hill forms an undeveloped, rural backdrop to the scene, coalescing with other uplands and summits to form the horizon. Telephone lines and wooded pylons are detractors within the view as they cut across the valley floor. There are some views to the west that look across the rolling pastoral landscape towards the prominent hill at Hirlwyn Bank, although are partly obscured by a single-storey brick building with pitched roof (hosting a telephone exchange) adjacent to the property. A single narrow upper storey window on the north-facing gable end affords views along the A481 towards the settlement of Hundred House.</li><li>■ From a single upper storey window on the south-facing gable end of Bevan House, the views look up the gentle slope of Colwyn Castle (Historic Motte and Bailey Castle) with a small part of Aberedw Hill's steep northern scarp seen beyond on the horizon. Similar views are experienced from the south-eastern façade of Woodland Lodge, and from the driveway of the two lodges.</li><li>■ From the north-eastern and northern facades of Woodland Lodge and River Lodge, and from the outdoor seating areas, there are elevated, scenic views north across the Colwyn Brook valley with some filtering from woodland along its course. There are some longer distance views afforded north-east and east towards distant uplands, and west towards Hirlwyn Bank.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                       |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                                                                                                       |

|                                                                                                                        |                       |        |                                                                                                                           |                     |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------|
| Wireline Visualisation                                                                                                 | <b>Figure A5.7.19</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 68°                 |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P52)</i> | T16                   | 1437 m | Direction of Turbines from Property Group                                                                                 | South to South-west |
| AOD (m) of Nearest Turbine Base                                                                                        | 392 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P52)</i> | 185 m               |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P52)</i>                       | Hubs Visible          |        | 6                                                                                                                         |                     |
|                                                                                                                        | Blades Visible        |        | 10                                                                                                                        |                     |

#### During Operation

- There will be no impact to the outward views looking north, east and west from all three properties, including their primary outlooks.
- There will be a small change to the views experienced from the single upper storey window on the southern gable end of Bevan House, the south-eastern façade of Woodland Lodge, and from the driveway of the two lodges. The tower, hub and blades of T16, and the hubs and blades of T14 and T17, will appear as skyline features on top of Aberedw Hill at distances of between 1.4 km and 2 km. The hubs and blades of T12 and T13, and the blades of T6, T10, T11, T15 and T18 will also breach the skyline but will be filtered by vegetation, including the coniferous trees of Fforest Wood and woodland on the top of Colwyn Castle, and will go largely unnoticed.
- There will be no visibility of the ancillary features of the Proposed Development from any of the properties (e.g. tracks and substation).

Overall, the property group will be affected by a small change to views/visual amenity because the Proposed Development will be visible but will have relatively little influence on visual amenity of residents using the houses, gardens and driveways, particularly as their primary outlooks will be unaffected. Therefore, the magnitude of change from this property group is assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### **Conclusion with Respect to the Potential Effects on Living Conditions**

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a low magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



**Table 5.17 P54: Bailey Bungalow**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                             | Primary Outlook (if evident)                                                                                                        |
| 308980                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 248813         | 237 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             | The front faces north-east. There are garden views south-west that look across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | Detached dwelling with adjacent farm buildings. Its eastern half is two-storey whereas the western half is single storey.                                                                                                                                                                                                                                                                                                                                             |                                                             |                                                                                                                                     |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | Access to the property is via a small farmyard (containing small farm buildings and storage units) which is directly on a rural lane that runs south-west to Aberedw. Its domestic curtilage comprises a small sitting area outside the front of the dwelling, defined by a low wooden fence and some garden shrubs. It also has a small garden at the rear with post and wire fencing and trees marking its edge and separating it from an adjoining pastoral field. |                                                             |                                                                                                                                     |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | Bailey Bungalow sits on the southern edge of Aberedw Hill, on the middle slopes of the Milo Brook valley. The slopes comprise rolling, pastoral farmland that is characteristic of the landscape. The wooded slopes of Allt Goch form the opposite valley side to the east.                                                                                                                                                                                           |                                                             |                                                                                                                                     |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |
| <ul style="list-style-type: none"><li>■ The scenic views to the south/ south-west look across the garden towards the valley landforms associated with the Milo Brook and one of its tributaries. It appears to be the primary outlook from the property given the presence of several windows on this elevation and the open nature of the view. Rolling pastoral farmland, well-defined hedgerow boundaries and several blocks of vegetation on the adjacent hillside are experienced in the short to medium distances, whilst distant uplands are also seen beyond including Llandeilo Hill and Aberedw Rocks which form the horizon.</li><li>■ There are also views to the east, which look down into the Milo Brook valley and feature the riparian vegetation associated with the watercourse. The Allt Goch escarpment and associated mosaic of woodland is seen on the opposing valley side, and the upland form of Llandeilo Hill is visible beyond.</li><li>■ Views to the north are more limited due to the intervening farm buildings, although there are some views of the Allt Goch escarpment which extends north and merges with part of the wider Aberedw Hill upland complex. Steeply rising topography directly west of the property curtails views in this direction.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Figure A5.7.20 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Approximate Horizontal Angle of View Occupied by Turbines   | 64°                                                                                                                                 |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | T1             | 1350 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Direction of Turbines from Property                         | North-west to North-east                                                                                                            |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 437 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Height Difference Between Property and Nearest Turbine Base | 200 m                                                                                                                               |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 6                                                           |                                                                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 11                                                          |                                                                                                                                     |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |
| <ul style="list-style-type: none"><li>■ The scenic views to the south and south-west from the property and garden, which is the primary outlook looking across the Milo Brook tributary valley, will be unchanged by the Proposed Development.</li><li>■ Some of the turbines will be visible in secondary views from the 'rear' of the property looking north / north-east. The towers, hubs and blades of T7, T8 and T9, will appear as skyline features on the hill summit to the east of Milo Brook,</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                                                                                                     |

seen at a distance of between 1.6 and 2.6 km. The Proposed Development will be seen in the context of the property compound which forms the foreground within views to the north-east, and where ancillary farming structures will likely screen some views in this direction, particularly turbines that are lower on the skyline such as the hubs and blades of T10 and T15, and when especially seen from ground floor windows. It is likely more open views are experienced from the compound and rural lane running adjacent to the property to the west.

- T1 will be in oblique views on the skyline to the north-west from the front north-easterly elevation of the dwelling, approximately 1.3 km away and filtered by intervening vegetation both along the road and on the hill in summer and partly filtered by a tracery of branches in winter.
- The views looking directly east towards and across the Allt Goch hill face and associated woodland will be unchanged by the Proposed Development.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the property will be affected by a moderate change to views/visual amenity in the round due to the Proposed Development being clearly discernible in views from the 'rear' of the property and farmyard area. While some of the turbines will be visible, they will not be the key defining feature of views experienced from the property and there will be no change to primary views to the south-west from the property and garden. Therefore, the overall magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.18 Property Group 12

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                         |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | P58: Annexe, Ty Nantglyn<br>P59: Ty Nantglyn                                                                                                                                                                                                                                                                                                                            |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Approximate NGR Grid Coordinates<br>(based on representative view location from P58)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                | AOD (m) of Property (based on representative view location from P58)                                                                                                                                                                                                                                                                                                    |                                                                             | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                                                                    |
| 312917                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 251779         | 223 m                                                                                                                                                                                                                                                                                                                                                                   |                                                                             | <p>At Ty Nantglyn it appears that the front faces south and looks over the valley although views are limited by intervening vegetation – this appears to be the primary outlook.</p> <p>At the Annexe, it appears that the front faces west, looking over the valley, and with garden views south that also look across the valley - it is not clear which of these is the primary outlook.</p> |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                | Ty Nantglyn is a two-storey detached dwelling in the south-east of the group, and its Annexe is located to the north-west comprising a single storey dwelling.                                                                                                                                                                                                          |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                | The parcel of land that both properties are located on is heavily wooded, providing enclosure. The domestic curtilages for both properties include outbuildings, paths and lawn areas that are interspersed amongst the woodland. The property group is located along an unnamed rural lane, with short driveways extending off it to provide access to the properties. |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                | The property group is located within the lowland valley between the hills of Wylfre, to the west, and Cefn Wylfre, to the south- east. It lies within a wooded area, along the edge of the Clas Brook tributary. Rolling, pastoral farmland is characteristic of the landscape and surrounds the property group.                                                        |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                         |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>Views to the south look over the gardens and riparian zone associated with the Clas Brook tributary, towards the opposing escarpment of Cefn Wylfe.</li><li>At Ty Nantglyn views from the northern and western elevations are likely to be curtailed or heavily filtered by intervening woodland (including coniferous trees) that borders the property, although glimpses towards Wylfre may be possible. Its eastern elevation abuts directly to the road, with only skylights present on the roof of this aspect, and so there are no easterly views out towards the surrounding landscape.</li><li>From the Annexe, the view to the west appears to be slightly more open towards the prominent landform of Wylfre, although woodland within the domestic curtilage still acts to filter views.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                         |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                         |                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                 |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Figure A5.7.21 |                                                                                                                                                                                                                                                                                                                                                                         | Approximate Horizontal Angle of View Occupied by Turbines                   | 65°                                                                                                                                                                                                                                                                                                                                                                                             |
| Nearest Turbine to Property Group and Approximate Distance (m) (based on representative view location from P58)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | T18            | 1437 m                                                                                                                                                                                                                                                                                                                                                                  | Direction of Turbines from Property Group                                   | South-west to North-west                                                                                                                                                                                                                                                                                                                                                                        |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 402 m          |                                                                                                                                                                                                                                                                                                                                                                         | Height Difference Between Property Group and Nearest Turbine Base (based on | 179 m                                                                                                                                                                                                                                                                                                                                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | <i>representative view location from P58)</i> |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------|--|
| Number of Turbines Theoretically Visible ( <i>based on representative view location from P58</i> )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Hubs Visible   | 6                                             |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Blades Visible | 11                                            |  |
| <p><u>During Operation</u></p> <ul style="list-style-type: none"> <li>■ The views south that look across the Clas Brook valley and towards Cefn Wylfre on the opposing valley side, will be unchanged by the Proposed Development because the proposed turbines will be located in the opposite direction.</li> <li>■ The tower, hub and blades of T18, and the hubs and blades of T16 and T17 will form skyline features on top of Wylfre, seen at distances between 1.4 km and 2.1 km. Although they will be noticeable (and slightly clearer from the Annexe), they are unlikely to form clearly discernible features in the westerly views from the dwellings and gardens due to the filtering provided by the intervening woodland including during winter. The hubs and blades of T7, T8 and T9 will also breach the skyline but will go largely unnoticed due to being filtered by woodland and their distance (over 2.5 km away).</li> <li>■ There will be no visibility of the ancillary features of the Proposed Development from either property (e.g. tracks and substation).</li> </ul> <p>The property group will be affected by a small change to views/visual amenity in the round because T16, T17 and T18 will be perceptible on the skyline but will be filtered by intervening vegetation, and will have relatively little influence on the visual amenity of residents using their houses and gardens. The magnitude of change from this property group is therefore assessed to be <b>low</b>.</p> <p><u>During Construction</u></p> <ul style="list-style-type: none"> <li>■ The cranes erecting turbines will be visible on the skyline, albeit filtered by intervening woodland.</li> <li>■ Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.</li> </ul> <p>Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.</p> |                |                                               |  |
| <p><b>Conclusion with Respect to the Potential Effects on Living Conditions</b></p> <p>The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a low magnitude of change, <b>it is considered that the Proposed Development would not breach the residential visual amenity threshold.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |                                               |  |

**Table 5.19 P63: Park Cottage**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | Primary Outlook (if evident)                                                                                                                                                    |
| 311844                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 250574         | 226 m                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                             | The front faces north-east and looks across the valley. There are garden views to the south-east that also look across the valley – they both appear to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | An isolated two-storey dwelling.                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                                                                                                 |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                | The property contains a rear garden to the south-west that also extends to the north and south, with low wooden fencing defining the boundary of the domestic curtilage and separating it from its surrounding pastoral field. Its southern edge is formed by retaining walls with some large garden shrubbery. The property is accessed via a track that leaves the bend of a minor rural lane, crossing a tributary of the River Edw and winding up the hill. |                                                             |                                                                                                                                                                                 |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                | The property is nestled within the steep eastern scarp of Llain-fraith Hill, and located within the rolling, pastoral farmland that is characteristic of the landscape. The presence of springs in the uplands flowing to meet the River Edw in the south have influenced the topography, with the property situated along a wooded tributary of the river, which is marked by a dense riparian zone through the valley floor.                                  |                                                             |                                                                                                                                                                                 |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>■ The elevated nature of the property affords it with panoramic views that span to the north, east and south-east, and are experienced from the north-eastern and south-eastern facades of the dwelling (which are considered to both be primary outlooks as they are covered by several windows across two storeys), as well as from the garden and access track. The views overlook the bottom of the valley including the rolling farmland and woodland of the River Edw valley, with the surrounding uplands of Wylfre to the north, Cefn Wylfre to the east and Rhulen Hill to the south-east forming the skyline.</li><li>■ Views to the north-west look along the tributary valley towards the Aberedw Hill upland complex, although there are no obvious windows on the north-western gable end.</li><li>■ Views from the south-western façade look across the garden and are restricted by the steep slope of Llan-fraith Hill which encloses the dwelling.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Figure A5.7.22 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Approximate Horizontal Angle of View Occupied by Turbines   | 51°                                                                                                                                                                             |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | T8             | 1437 m                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Direction of Turbines from Property                         | North-west                                                                                                                                                                      |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 348 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Height Difference Between Property and Nearest Turbine Base | 122 m                                                                                                                                                                           |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7                                                           |                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8                                                           |                                                                                                                                                                                 |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |
| <ul style="list-style-type: none"><li>■ The panoramic views will largely be unaffected by the Proposed Development, although there may be sharp oblique views from the north-eastern elevation of the dwelling of the towers, hubs and blades of T18, and the hubs and blades of T16 and T17 on top of Wylfre (at a distance of between 1.4 km and 2.4 km). The garden views to the south-east will be unchanged because the proposed turbines will be located in the opposite direction.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                             |                                                                                                                                                                                 |

- From areas of the domestic curtilage in the north and from along the access track, there will be a noticeable change to the north-westerly views. The Proposed Development will extend across the skyline of the Aberedw Hill upland complex and Wylfre hill, with the towers, hubs and blades of T14, T15 and T18 (with T15 appearing on its raised 'platform'), and the hubs and blades of T10, T11, T13, T16 and T17, seen at a distance of between 1.4 km and 2.7 km and above the vegetation associated with the valley floor.
- There will be no visibility of the ancillary features of the Proposed Development from this property, apart from the tracks associated with T15.

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the north-west from parts of the domestic curtilage and access track but seen in sharp oblique views from the dwelling, and so will not be the defining feature of views experienced from the property. There will be limited impact to the primary outlook looking north-east. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of construction elements on the ground from areas of the domestic curtilage in the north and from along the access track, including works associated with T15, such as earthworks associated with its raised 'platform' and the implementation of tracks and hardstanding.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.20 Property Group 14

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        | P65: Llanedw<br><b>P66: Brynllwyd</b><br>P67: Fairview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                         |
| Approximate NGR Grid Coordinates<br>(based on representative view location from P66)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        | AOD (m) of Property (based on representative view location from P66)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Primary Outlook (if evident)                                                                                            |
| 312389                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 253850 | 223 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The front of all three properties face south-west, looking across the valley – these appear to be the primary outlooks. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | Three detached two storey dwellings. At Llanedw and Brynllwyd, the dwellings are surrounding by farm buildings. The properties are scattered along a length of approximately 900 m (and approximately 400-500 m from one another).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                         |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        | <p>All three properties are accessed via a farm track which extends to the south-east off the A481. Fairview and Brynllwyd are situated along the farm track (in the north-west and south-east of the group respectively), whereas Llanedw in the centre of the group is directly accessed via another track that runs perpendicular.</p> <p>Fairview is set within a garden bordered by a hedgerow to the north-west and south-west, with a small group of coniferous trees along its south-eastern edge.</p> <p>Llanedw is also set within a garden, defined by a low wall and hedgerow which contain it from the wider farmyard which comprises large farm buildings and structures to the north and west of the dwelling.</p> <p>At Brynllwyd, mixed woodland surrounds the property and encloses it, although the dwelling has an open aspect southwards and framed views afforded in this direction. Its domestic curtilage appears to include a garden that extends to the south and west of the dwelling. There are some ancillary structures to the north-east.</p> |                                                                                                                         |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        | The property group is located to the south-east of Hundred House, and situated towards the wooded bottom of the River Edw valley (and in close proximity to the river which is less than 100 m from Llanedw), with Little Hill to the east. The opposing gentle lower valley slopes ascend towards Wylfre and the wider Aberedw Hill upland complex. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property group.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
| <ul style="list-style-type: none"><li>■ All three properties are afforded with views to the south-west that look across their respective gardens, over the Edw valley. These views are experienced from what appears to be the primary outlooks of the properties given the presence of several windows on each of these elevations.</li><li>■ The properties at Llanedw and Brynllwyd look towards Wylfre Hill and the wider Aberedw Hill upland complex which form a prominent skyline in the views to the south-west. The views are more open from Brynllwyd due to its elevated position above the valley floor, whereas from Llanedw they are more filtered by intervening vegetation as it is at a lower elevation and nearer to the wooded River Edw. Llanadw is also afforded with views to the north and east that take in the steeper slopes of the Edw valley and a prominent backdrop formed by Little Hill. Views are contained at Brynllwyd to the north, east and west by mature woodland which surrounds the property.</li><li>■ At Fairview, the small group of coniferous trees along its south-eastern edge slightly limits southerly views towards Wylfre, and so views to the south-west take in more of the Edw valley and one of its tributary valleys, with Aberedw Hill forming a more distant horizon. It is also afforded with open unimpeded views to the north-east and north-west that look across the rolling pastoral landscape of the Edw valley.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |

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|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------|
| Wireline Visualisation                                                                                                 | <b>Figure A5.7.23</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 41°                 |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P66)</i> | T17                   | 1647 m | Direction of Turbines from Property Group                                                                                 | South to South-west |
| AOD (m) of Nearest Turbine Base                                                                                        | 368 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P66)</i> | 145 m               |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P66)</i>                       | Hubs Visible          |        | 7                                                                                                                         |                     |
|                                                                                                                        | Blades Visible        |        | 12                                                                                                                        |                     |

#### During Operation

- From the south-western facades of Brynllwyd and Llanedw, and from their gardens and access tracks, the towers, hubs and blades of T16, T17 and T18 (located between 1.6 km and 2.1 km) will form skyline features on the hills of Wylfre and Aberedw to the south-west (with T16 and T17 appearing on their raised 'platforms'). The hubs and blades of T10, T13, T14 and T15 will also break the skyline. The turbines will be prominent and will be key features within these views.
- From Fairview, the turbines will appear more distant in views to the south-west, with the towers, hubs and blades of T12 and T13, and the hubs and blades of T6, T11, T 14 appearing at distances of between 2.4 km and 4 km on top of Aberedw Hill. Views towards the closer turbines on top of Wylfre will be limited from the dwelling as they will largely be screened by the coniferous trees along its south-eastern edge, although will be visible from parts of the garden and the access track.
- The views north and east towards Little Hill from Llanadw will be unaffected by the Proposed Development, as will the open views north from Fairview.
- There may be occasional views from Brynllwyd and Llanedw of maintenance vehicles travelling along the access track ascending the side of Wylfre Hill (over 0.5 km away) from their south-western facades, although this is unlikely to be a key element of the view.
- There will be no visibility of other ancillary features of the Proposed Development from this property group.

Overall, the properties at Brynllwyd and Llanedw will be affected by a large change to views/visual amenity because the turbines will become a key/ defining element in views south-west from the front (primary outlook) of the properties. Therefore, the magnitude of change from these two properties is assessed to be **high**.

The magnitude of change will be slightly lower for Fairview as it will be affected by a moderate change to views/visual amenity due to the turbines being clearly discernible in views to the south-west from the front (primary outlook), but seen over 2.4 km away, and the role intervening vegetation will play in screening southern views of the closest turbines. The magnitude of change from Fairview is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- From Brynllwyd and Llanedw there will be views of construction traffic along the access track (including the movement of vehicles and machinery) as well as the construction compound located to the north of the access track, although this is unlikely to be a key focus of the views.
- There will also be views from Brynllwyd and Llanedw of other construction elements on the ground including works associated with T16 and T17, such as earthworks associated with their raised 'platforms' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit will also be seen on the horizon of Wylfre.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.



#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from the Proposed Development for Brynllwyd and Llanedw, the turbines will not block the only available view from the properties or be overwhelming in views in all directions. For Llanedw the existing views that look towards the steeper slopes of the Edw valley and Little Hill to the north and east will be unaffected. Although T16, T17 and T18 will be located between 1.6 km and 2.1 km to the south-west of the properties, these distances are far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from both properties.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property group.**

Table 5.21 Property Group 15

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | P69: Tynrheol<br>P70: Colwyn Cottage<br>P71: Beili Bychan<br>P72: Springfield<br><b>P73: Matts Farm</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                |
| Approximate NGR Grid Coordinates<br>(based on representative view location from P73)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        | AOD (m) of Property (based on representative view location from P73)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                                   |
| 309001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 253727 | 217 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | At Tynrheol, Springfield and Matts Farm, the front faces south and looks across the valley - this appears to be the primary outlook. Matts Farm is also afforded with a garden view north.<br><br>At Colwyn Cottage and Beili Bychan the front faces north and looks across the valley - this appears to be the primary outlook. There are garden views south. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | The property group comprises five detached dwellings located along part of the A481 that runs east to west between Hundred House and Builth Wells (Llanelwedd). The properties are scattered along a length of approximately 800 m. All dwellings contain two storeys, except Springfield which is single storey. A bus servicing centre is located adjacent to Tynrheol in the north.                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        | Tynrheol, Springfield and Matts Farm are situated on the northern side of the road, while Colwyn Cottage and Beili Bychan lie to the south. All of the properties can be accessed via driveways that are adjacent to the road edge, except for Colwyn Cottage which is accessed via a private track running perpendicular to the main road and through an area of common land (Matts Common) for approximately 100 m.<br><br>All of the properties contain garden spaces which are afforded with varying levels of enclosure. Springfield, Colwyn Cottage and Beli Bychan are well enclosed as their domestic curtilages are defined by wooded boundaries, including mature coniferous trees. The other two properties are less enclosed, and their boundaries are typically defined by hedgerows or fencing. |                                                                                                                                                                                                                                                                                                                                                                |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | The properties sit along the foothills of Aberedw Hill and to the south of the Colwyn Brook valley. They are surrounded by rolling, pastoral farmland interspersed with woodland that is characteristic of the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |
| <ul style="list-style-type: none"><li>■ All of the dwellings in the property group are orientated north-south and so share similar outlooks where outward views are afforded.</li><li>■ At Tynrheol views are limited to the north as ornamental vegetation/trees and corrugated metal structures (forming bus shelters/bays) intervene and restrict views in this direction. There are also a lack of views west as the gable end does not contain windows, and tall vegetation forming the garden boundary limits outward views from within the domestic curtilage. The eastern elevation is more exposed and contains three windows which offer short-medium distance views down the A481. Oblique views towards Aberedw Hill are granted from this elevation, but it is on the southerly aspect where this distinctive landform is clearly seen. Framed views are afforded from first and second storey windows, overlooking rolling pastoral farmland and dense woodland blocks, with the northern escarpment of the hill forming a prominent backdrop.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                |

- At Springfield views in all directions are largely curtailed by the mature coniferous tree belts along all sides of the property, although glimpses of Aberedw Hill are possible to the south from the windows covering this elevation, seen through gaps in the vegetation.
- Matts Farm is slightly set back from the road edge by a lawn area and is accessed via a large driveway. Six windows are present on the southern elevation (primary outlook) and views look towards localised hills that form distinctive features in the mid-ground alongside mature trees, small-scale stone farm buildings and rolling farmland. The Aberedw Hill upland complex rises sharply in the background and forms the skyline. Views east from windows covering the outhouse/garage building look along the A481 road and across the open, rolling landscape. There are views to the north that look across the garden towards the uplands of Carneddau and Castle Bank.
- At Colwyn Cottage several large windows cover its northern elevation, with the primary outlook afforded from this aspect. Views are framed over the adjoining common land, across rolling farmland and towards hill summits located further north which form skyline features. It is likely that views from the back of the property are steep-pitched up Aberedw Hill's northern escarpment which forms a short-distant horizon (it is not possible to see this elevation from publicly accessible locations). A lack of windows on the eastern and western elevations means views in these directions are limited.
- Beli Bychan is slightly elevated relative to the road, where the driveway runs roughly parallel to the A481. The surrounding vegetation limits views. Large windows on the property frontage grants views north over the A481 and towards a dense riparian zone associated with Colwyn Brook, where the upland of Perthi Common forms a distinct feature on the horizon in the mid-distance. It is likely that views from the back of the property looking south are heavily filtered, with glimpses of Aberedw Hill rising steeply (it is not possible to see this elevation from publicly accessible locations).

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                        |                       |        |                                                                                                                           |                     |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------|
| Wireline Visualisation                                                                                                 | <b>Figure A5.7.24</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 86°                 |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P73)</i> | T13                   | 1585 m | Direction of Turbines from Property Group                                                                                 | South-east to South |
| AOD (m) of Nearest Turbine Base                                                                                        | 405 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P73)</i> | 188 m               |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P73)</i>                       | Hubs Visible          |        | 5                                                                                                                         |                     |
|                                                                                                                        | Blades Visible        |        | 10                                                                                                                        |                     |

#### During Operation

- All properties within the group will experience changes to southerly/ south-easterly views as the Proposed Development will extend across the skyline of Aberedw Hill at distances of 1.5 km and beyond. The extent of the Proposed Development visible will vary between the properties, but generally the towers, hubs and blades of T13, T14 and T16, and the hubs and blades of T12 and T15 will be visible, along with the blades of T6, T10, T11 and T18.
- The clearest views will be from Matts Farm as it has the most open aspect of all five properties as it is slightly elevated above the road, although the turbines will be partially filtered by intervening vegetation along the A481 particularly from lower storey windows (this will especially be the case in summer but also in the winter by a tracery of branches). One of the localised hills will obscure the tower of T16 (although its hubs and blades will extend above the landform). The views north towards the uplands of Carneddau and Castle Bank will be unchanged.
- Less of the Proposed Development will be visible from Tynrheol as intervening coniferous woodland will screen views of T14, T15 and T18, and intervening deciduous trees will partially filter views of T16 to the south-east. The blades of T10, T11 and T12 will be seen breaching the skyline in direct views from the southern façade of the dwelling and the garden, whilst there will be oblique views of the towers, hubs and blades of T13 on top of Aberedw Hill.

- At Colwyn Cottage the steep escarpment to the south of the property will partly obscure large proportions of turbines, with southerly views limited to the blades of T11 and T12 breaching the skyline, although filtered by mature trees along the property boundary. There will be oblique views of the hubs and blades of T13 on top of Aberedw Hill from the southern elevation and garden, seen at a distance of 1.5 km, which will form a prominent feature on the skyline. However, views of turbines further to the south-east will be limited by coniferous trees along the eastern boundary of the property. There will be clearer views of the Proposed Development when travelling south down the access track towards the dwelling. The views north over the adjoining common land will be unchanged.
- There will be limited views of the Proposed Development from the properties of Springfield and Beili Bychan as intervening vegetation within their domestic curtilages (including coniferous vegetation) will heavily filter views of turbines from the dwellings and gardens. Views will be limited to glimpses of turbines through gaps in the vegetation but will largely go unnoticed.
- There will be no visibility of the ancillary features of the Proposed Development from this property group, apart from at Tynrheol, where there may be glimpsed views of the substation in views to the south-west. However, the ascending landform in this direction and vegetation (including a large coniferous tree along the boundary of the property) will limit views of it.

Overall, the properties at Matts Farm and Tynrheol will be affected by a moderate change to views/visual amenity due to some of the turbines being clearly discernible in views to the south/ south-east from the front (primary outlook) but will not be the defining feature of views experienced from the properties due to the role the intervening vegetation will play in filtering the views. This will also be the case from the rear of Colwyn Cottage, although there will be no impact to its primary outlook. The magnitude of change from these three properties is assessed to be **medium**.

The magnitude of change will be lower for Springfield and Beili Bychan as they will be affected by a small change to views/visual amenity in the round because turbines will be filtered by intervening vegetation, and will have relatively little influence on the visual amenity of residents using their houses, gardens and driveways. The magnitude of change from these two properties is therefore assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There may be glimpsed views of construction activity associated with the substation in views to the south-west from Tynrheol, although will be limited by intervening landform and vegetation.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the properties in the group are assessed as having either a low or medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.22 P74: Penforest

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             | Primary Outlook (if evident)                                                                             |
| 309753                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 253845         | 216 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | The front faces south. There are views north across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | A two-storey detached cottage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             |                                                                                                          |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                | The property abuts directly up to the A481, separated from it by a roadside verge and wooden picket fence. It contains a driveway/ yard to the east of the dwelling that is accessed via a small layby, with several small-scale outbuildings and storage sheds. Its domestic curtilage includes a grass stretch along the southern bank of a tributary to the Colwyn Brook that is defined by post and wire fencing.                                                                                                                                                                                                      |                                                             |                                                                                                          |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | Penforest sits towards the bottom of the Colwyn Brook valley, with one of its tributaries defining the northern edge of the property. It is located between the foothills of the Aberedw Hill upland complex to the south, and Perthi Common to the north. Coniferous forestry stands are a feature of the surrounding landscape, including one that climbs up the steep valley slope directly south of the property. The A481 is also a distinctive feature as it carves through the landscape to the east and west of the property. The surrounding rolling, pastoral farmland is characteristic of the wider landscape. |                                                             |                                                                                                          |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |
| <ul style="list-style-type: none"><li>Views are afforded from the windows in the northern and western facades of the dwelling, as well as from within the domestic curtilage, and look across the adjacent rolling farmland, where the Colwyn Brook can be seen meandering through the valley floor, distinguished by a dense area of coniferous and deciduous woodland. The land rises steadily beyond this vegetation, where Perthi Common and the surrounding uplands form the horizon directly north, with the uplands of Carneddau seen along the skyline in the west.</li><li>The front of the dwelling has five windows; however, views south are curtailed to short distances where the opposing road verge (topped with a hedgerow) and adjacent field rise steeply. The dense, mature coniferous stand that climbs up the slope heavily filters views to the south-west.</li><li>The eastern elevation does not contain windows and views from the yard are largely impeded by the outbuildings and storage sheds.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Figure A5.7.25 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Approximate Horizontal Angle of View Occupied by Turbines   | 89°                                                                                                      |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | T13            | 1516 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Direction of Turbines from Property                         | South-east to South                                                                                      |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 405 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Height Difference Between Property and Nearest Turbine Base | 189 m                                                                                                    |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 7                                                           |                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10                                                          |                                                                                                          |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |
| <ul style="list-style-type: none"><li>There will be no impact to what appears to be the primary outlook from the northern façade, looking across the garden and the Colwyn Brook valley, because the proposed turbines will be located in the opposite direction from this view. The views afforded from the western façade will also be unchanged.</li><li>From the southern façade of the dwelling (particularly the upper storey windows), the towers, hubs and blades of T13 and T14, and the hubs and blades of T11 and T15 will be seen breaking the close-distance horizon formed by the</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                          |

steeply sloping adjacent field, and will be seen above the foreground road verge and hedgerow. These turbines will be seen at distances of between 1.5 km and 2.1 km. There will also be oblique views from this elevation to the south-east where the tower, hub and blades of T16 and the hubs and blades of T17 will form skyline features on top of Aberedw Hill (1.7 km and 2.1 km away respectively).

- The presence of the coniferous tree belt will limit views to the south-west and will heavily filter views of T12.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the property will be affected by a moderate change to views/visual amenity in the round due to the Proposed Development being clearly discernible in views from the front of the property. While some of the turbines will be visible, they will not be the key defining feature of views experienced from the property and there will be no change to primary views to the north from the property and garden. Therefore, the overall magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.23 Property Group 16

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                           |                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                | P77: Upper Llwyntudor<br>P78: Lower Llwyntudor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                           |                                                                                                                                                                  |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P77)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | AOD (m) of Property <i>(based on representative view location from P77)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                           | Primary Outlook (if evident)                                                                                                                                     |
| 312696                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 250875         | 275 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           | At Upper Llwyntudor and Lower Llwyntudor the front faces west and south-west respectively, and look across the valley – these appear to be the primary outlooks. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                | Two two-storey, detached dwellings, with ancillary farm buildings at both properties.<br>Both properties are approximately 150 m from one another.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                           |                                                                                                                                                                  |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                | <p>At Upper Llwyntudor, woodland surrounds the property and encloses it, although the dwelling has an open aspect westwards and framed views afforded in this direction. It has a small domestic curtilage comprising a lawn at the front which opens up onto the farmyard. Several large buildings make up the farming complex to the rear of the dwelling, stretching east up the valley slope.</p> <p>The domestic curtilage to Lower Llwyntudor is defined by woodland to the west and north, and comprises areas of lawn and hardstanding to the south and east that front onto an adjacent pastoral field, and accommodates two ancillary buildings.</p> <p>Both properties are accessed from separate farm tracks that extend to the south-east off a rural lane which travels south from Cregrina through the Edw valley.</p> |                                                           |                                                                                                                                                                  |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                | The property group sits at the western foot of Cefn Wylfre, which is a prominent feature within the landscape, and on the middle slopes of the River Edw valley. The valley to the west is distinctive, with the meandering river lined by a dense zone of riparian vegetation along the valley floor. The property group is situated within an agricultural landscape of pastoral fields with the presence of mature trees and woodland associated with the River Edw.                                                                                                                                                                                                                                                                                                                                                               |                                                           |                                                                                                                                                                  |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                           |                                                                                                                                                                  |
| <ul style="list-style-type: none"><li>■ The elevated position of the property group on the rising land of Cefn Wylfre affords panoramic views west and south-west from the front (primary outlook) of both properties, overlooking the wooded River Edw valley floor, with Llan-fraith Hill and the wider Aberedw Hill upland complex forming a prominent and expansive skyline. Views from the lower storey windows of Lower Llwyntudor are slightly impeded by the adjacent ancillary buildings.</li><li>■ Wylfre Hill also forms part of the skyline to the north-west but is largely screened by adjacent ancillary buildings and further filtered by woodland when viewed from both properties.</li><li>■ There are also panoramic views afforded from the south-eastern façade of Lower Llwyntudor which looks across the Edw valley towards the uplands of Rhulen Hill and Llandeilo Hill.</li><li>■ Views in other directions from Upper Llwyntudor are contained by the mature woodland that surrounds the property, as well as by the farm buildings and steep landform of Cefn Wylfre.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                           |                                                                                                                                                                  |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                           |                                                                                                                                                                  |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Figure A5.7.26 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Approximate Horizontal Angle of View Occupied by Turbines | 74°                                                                                                                                                              |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | T18            | 1553 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Direction of Turbines from Property Group                 | South-west to North-west                                                                                                                                         |

|                                                                                                    |                |    |                                                                                                                             |       |
|----------------------------------------------------------------------------------------------------|----------------|----|-----------------------------------------------------------------------------------------------------------------------------|-------|
| <i>representative view location from P77)</i>                                                      |                |    |                                                                                                                             |       |
| AOD (m) of Nearest Turbine Base                                                                    | 402 m          |    | Height Difference Between Property Group and Nearest Turbine Base ( <i>based on representative view location from P77</i> ) | 127 m |
| Number of Turbines Theoretically Visible ( <i>based on representative view location from P77</i> ) | Hubs Visible   | 14 |                                                                                                                             |       |
|                                                                                                    | Blades Visible | 18 |                                                                                                                             |       |

#### During Operation

- From the western and south-western facades of Upper Llwyntudor and Lower Llwyntudor respectively, the Proposed Development will result in large changes to the panoramic views afforded from these elevations as most of the turbines will be seen extending across the skyline.
- The towers, hubs and blades of T8-T15, and the hubs and blades of T3-T7 will form prominent skyline features above Llan-fraith Hill and on the wider Aberedw Hill upland complex (seen at distances of 2.2 km and beyond), with frequent stacking occurring between the turbines across the view. Views of the turbines will be partially obscured by the ancillary buildings when viewed from Lower Llwyntudor (particularly from the lower storey windows).
- Views towards the closer turbine of T18 on top of Wylfre, as well as T16 and T17 (at distances of between 1.5 km and 2.4 km), will be limited from the dwellings as they will largely be screened by ancillary buildings and filtered by woodland, although will be visible from parts of the domestic curtilages and from the access tracks.
- The panoramic views afforded from the south-eastern façade of Lower Llwyntudor which looks across the Edw valley will be unchanged by the Proposed Development.
- There will be no visibility of the ancillary features of the Proposed Development from either property (e.g. tracks and substation).

Overall, the property group will be affected by a large change to views/visual amenity because the turbines will become a key/ defining element in views west/ south-west from the front (primary outlook) of the properties. Therefore, the magnitude of change from these two properties is assessed to be **high**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from the Proposed Development for the property group, the turbines will not block the only available view from the properties or be overwhelming in views in all directions. For Lower Llwyntudor the existing views that look across the valley to the south-east will be unaffected. Although the turbines will be located at distances of 1.5 km and beyond to the west, south-west north-west of the properties, these distances are far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from both properties.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property group.**



Table 5.24 Property Group 17

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                            |        | P79: Colwyn View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | <b>P80: Hill View</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | P89: 9, Colwyn Terrace                                                                                                                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P81: 1, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P90: 10, Colwyn Terrace                                                                                                                                                                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P82: 2, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P91: Croftdene                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P83: 3, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P92: Oakfield                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P84: 4, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P93: Sunnycroft                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P85: 5, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P94: The Old Vicarage                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P86: 6, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P95: Cilgwyn                                                                                                                                                                                                                                         |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P87: 7, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P96: Highbury                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                |        | P88: 8, Colwyn Terrace                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | P97: Flat, Highbury                                                                                                                                                                                                                                  |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P80)</i>                                                                                                                                                                                                                                                                                                    |        | AOD (m) of Property <i>(based on representative view location from P80)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Primary Outlook (if evident)                                                                                                                                                                                                                         |
| 311250                                                                                                                                                                                                                                                                                                                                                                                         | 254354 | 203 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The front of the properties located to the north of the A481 face south and look across the valley. The properties south of the road are also afforded with this outlook from their rear. This appears to be the primary outlook for all properties. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                               |        | One and two storey dwellings within the settlement of Hundred House. A flat is understood to occupy the second-floor at Highbury. The Colwyn Terrace properties (Nos. 1-10) are semi-detached, while all the other properties are detached.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                      |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                   |        | <p>The properties are generally scattered along the A481 (for approximately 275 m) which travels through the settlement of Hundred House.</p> <p>Properties to the north of the A481 (including the Colwyn Terrace properties (Nos. 1-10), Sunnycroft, Cilgwyn and The Old Vicarage) are accessed via short driveways off the road, with frontages defined by brick walls and wooden fences, and some properties are afforded front lawns/gardens. At the rear of these properties, linear gardens extend to the north with a low hedgerow defining their northern edge.</p> <p>Colwyn View, Hill View, Oakfield and Highbury are situated to the south of the A481 and are generally accessed via driveways that abut the road, apart from Hill View which is accessed by a long narrow driveway that extends to the south. These properties contain rear gardens with low hedges and garden vegetation defining their boundaries. Colwyn View is notably afforded with a large rear garden, which extends from the dwelling to the south and east up to the edge of the Colwyn Brook.</p> |                                                                                                                                                                                                                                                      |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                              |        | The properties are situated within the village of Hundred House, between the River Edw and Colwyn Brook. The opposing valley slopes to the south form the steep forested escarpment of the Aberedw Hill upland complex. The property group is surrounded by pastoral farmland interspersed with woodland (including riparian vegetation along the valley floor) which is characteristic of the landscape. An area of common land (Hundred House Common) lies to the north-east and the Bryn-crach Caravan and Camping Park is located to the north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                      |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                               |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |
| <div>■ From the southern elevations of the properties (primary outlook), scenic views look along the pastoral Colwyn Brook and River Edw valleys, which are contained by the prominent steep northern scarp of the Aberedw Hill upland complex to the south (seen in the mid-distance), and the uplands of Little Hill and Cefn Wylfre which are seen in longer views to the south-east.</div> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                      |

- The views from the properties to the north of the A481 are slightly impeded by the presence of properties to the south of the road and filtered by mature vegetation along the edge of the road and within the valleys. This is particularly the case for properties along the western end of the road (namely nos. 1-6 Colwyn Terrace) as their views south are interrupted by the buildings at Colwyn View and by mature riparian vegetation associated with the Colwyn Brook.
- Rear views from the properties located to the south of the road (including from their gardens) are less impeded although are still filtered by intervening vegetation, including boundary hedgerows and riparian vegetation associated with the Colwyn Brook. The northern scarp of the Aberedw Hill upland complex is seen slightly more obliquely from these properties, apart from Colwyn View which is oriented south-west towards the prominent landform and seen from the five windows on its south-western façade. However, being the closest property to the Colwyn Brook, its views are filtered by mature vegetation along the watercourse.
- Generally, the views north from all properties are short and relatively enclosed. From the properties located to the south of the A481, northerly views look across the road and are impeded by the opposing properties. The views from the rears and gardens of the northern properties are curtailed by the rising slopes, and by a mature tree along the edge of the Brynchrach Caravan and Camping Park.
- Views east and west from the properties are generally contained and feature adjacent properties where they are located next to one other along the A481.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                        |                       |        |                                                                                                                           |                     |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|---------------------------------------------------------------------------------------------------------------------------|---------------------|
| Wireline Visualisation                                                                                                 | <b>Figure A5.7.27</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                 | 59°                 |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P80)</i> | T16                   | 1572 m | Direction of Turbines from Property Group                                                                                 | South to South-west |
| AOD (m) of Nearest Turbine Base                                                                                        | 392 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P80)</i> | 189 m               |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P80)</i>                       | Hubs Visible          |        | 9                                                                                                                         |                     |
|                                                                                                                        | Blades Visible        |        | 14                                                                                                                        |                     |

#### During Operation

- All properties within the group will experience changes to the views south and south-west from their primary outlook, as the Proposed Development will extend across the skyline of Aberedw Hill at distances of 1.5 km and beyond. The extent of the Proposed Development visible will vary between the properties, but generally the towers, hubs and blades of T11-T13, T16 and T17, and the hubs and blades of T4, T6, T14 and T18 will be visible, along with the blades of T2, T3, T5, T10 and T15.
- From the properties located to the north of the A481, the turbines will be prominent with some seen in direct views south and others in oblique views to the south-west. Despite being filtered by mature vegetation along the edge of the road and within the valleys, the views will be clearer for the properties at the eastern end of the row, as for those along the western end of the road (namely nos. 1-6 Colwyn Terrace) the turbines will be partly obscured by intervening buildings and filtered by dense vegetation associated with the Colwyn Brook (particularly in the summer but also in the winter by a tracery of branches) when seen from both storeys.
- Generally, for the properties to the south of the A481 and to the east of the property group, the turbines will be seen in slightly oblique views from their southern facades, although will form prominent skyline features and will clearly be seen from gardens and from the driveway of Hill View. The more direct views south across the Colwyn Brook and River Edw valleys towards the uplands of Little Hill and Cefn Wylfre will be largely unchanged.
- From Colwyn View, turbines within the north-western extent of the Proposed Development will be seen on the skyline in direct views from its south-western façade at distances of between 2.5 km and 3.6 km but will be filtered by intervening

vegetation. Views towards the closer turbines of T14, T16, T17 and T18 (at distances of 1.5 km and beyond), will be more oblique from the dwelling, although seen more clearly from within the garden.

- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

Overall, the properties to the south of the A481 (excluding Colwyn View) will be affected by a large change to views/visual amenity because the turbines will become a key/ defining element in views south/ south-west from the primary outlook of the properties, including from gardens. Therefore, the magnitude of change from these properties is assessed to be **high**.

The magnitude of change will be slightly lower for the properties to the north of the road and Colwyn View as they will be affected by a moderate change to views/visual amenity due to the turbines being clearly discernible in views to the south-west from the front (primary outlook), but intervening buildings and vegetation will play a role in obscuring and filtering views of the turbines. The magnitude of change from these properties is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from the Proposed Development for the properties to the south of the A481 (excluding Colwyn View), the turbines will not block the only available view from the properties or be overwhelming in views in all directions. The existing views that look across the Colwyn Brook and River Edw valleys towards the uplands of Little Hill and Cefn Wylfre will be largely unchanged by the Proposed Development. Although the turbines will be located at distances of 1.5 km and beyond to the south/ south-west of the properties, these distances are far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from the properties.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property group.**

Table 5.25 P102: Pentwyn

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                             | Primary Outlook (if evident)                                                                      |
| 310697                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 248549         | 210 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             | The front seems to face north looking across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                | An isolated two-storey farmhouse with adjacent farm buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |                                                                                                   |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                | <p>The dwelling is situated in the west of the farmstead and is accessed via a long farm track that extends to the south-east from a rural lane along the valley floor and ascends up the valley slope to the farmyard.</p> <p>The dwelling is set within a garden bordered by a hedgerow along its southern and western edges, with an open aspect provided northwards. Several buildings make up the farming complex to the east of the dwelling.</p>                                                                                                                       |                                                             |                                                                                                   |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | Pentwyn is situated at the northern foot of Llandeilo Hill, which is a prominent feature within the landscape, and on the middle slopes of the River Edw valley. The valley to the north is distinctive, with the meandering river lined by a dense zone of riparian vegetation along the valley floor. The property group is situated within an agricultural landscape of pastoral fields with the presence of mature trees and woodland associated with the River Edw. A bridleway appears to make use of the farm track, providing access to the summit of Llandeilo Hill. |                                                             |                                                                                                   |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |
| <ul style="list-style-type: none"><li>■ Due to its elevated position on the steep northern slope of Llandeilo Hill, open, panoramic views are afforded from the primary outlook of the dwelling to the north, which looks over the wooded River Edw valley floor. Llan-fraith Hill and the wider Aberedw Hill upland complex form a prominent and expansive skyline, and these landforms are incised by the Cwmblaenerw Brook with views looking through the valley.</li><li>■ Views to the west (from the western façade of the dwelling and the garden) are also panoramic and look along the valley towards the more distant upland form of Banc y Celyn.</li><li>■ Views eastwards are limited, with intervening farm buildings and woodland impeding these views. Views south are steep-pitched and contained by the slopes of Llandeilo Hill.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Figure A5.7.28 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Approximate Horizontal Angle of View Occupied by Turbines   | 66°                                                                                               |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | T7             | 1599 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Direction of Turbines from Property                         | North-east to North-west                                                                          |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 368 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Height Difference Between Property and Nearest Turbine Base | 158 m                                                                                             |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 9                                                           |                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 14                                                          |                                                                                                   |
| <u>During Operation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |
| <ul style="list-style-type: none"><li>■ From the northern façade of the dwelling (primary outlook) and the garden, the Proposed Development will result in a large change to the open, panoramic views afforded from this elevation as several turbines will be seen extending across the skyline.</li><li>■ The towers, hubs and blades of T7-T10, T14, T15 and T16 will form prominent skyline features on the slopes of the Cwmblaenerw Brook valley (seen at distances of between 1.5 km and 4.2 km). The blades of T17 and T18 will also be seen above Llan-fraith Hill, and the blades of T11 and T13 will also breach the skyline. There will also be oblique views</li></ul>                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                                                   |

north-west towards the hubs and blades of T1, stacked with the blades of T2, which will appear as outliers and seen at distances of between 2.4 km and 2.9 km.

- The open, panoramic views to the west which looks along the River Edw valley will be unchanged by the Proposed Development.
- There will be no visibility of the ancillary features of the Proposed Development from this property, apart from the tracks associated with T8.

Overall, the property will be affected by a large change to views/visual amenity because the turbines will become a key/defining element in views north from the primary outlook. Therefore, the magnitude of change is assessed to be **high**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of construction elements on the ground including works associated with T8, such as the implementation of tracks and hardstanding.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

Despite the high magnitude of change arising from the Proposed Development for the property group, the turbines will not block the only available view from the property or be overwhelming in views in all directions. The existing views that look along the valley to the west will be unaffected. Although the turbines will be located at distances of 1.5 km and beyond to the north and north-west of Pentwyn, these distances are far enough that the turbines should not feel unpleasantly encroaching or inescapably dominant when viewed from the property.

**It is considered that the Proposed Development would not breach the residential visual amenity threshold at this property group.**

Table 5.26 Property Group 22

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | P110: Box Farm<br>P111: Helyg                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |
| Approximate NGR Grid Coordinates<br>(based on representative view location from P110)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | AOD (m) of Property (based on representative view location from P110)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                |
| 312995                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 253110 | 250 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>At Box Farm, the front faces south-west across the valley although views are interrupted by farm buildings. There are also garden views to the north-east - it is not clear which of these is the primary outlook.</p> <p>At Helyg, the front faces north-west and looks across the valley – this appears to be the primary outlook.</p> |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        | Both properties comprise a two-storey farmhouse with adjacent farm buildings and are situated approximately 350 m from one another.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                             |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        | <p>Box Farm has a small garden that wraps around the dwelling to the north and west, which is partly enclosed by a hedgerow and mature trees. At the front of the dwelling, the domestic curtilage is distinguished from its courtyard by a small lawn with ornamental planting, and there is a sitting area along its front edge. The courtyard is enclosed by the dwelling and by two large barns. Other farm buildings extend to the north-west.</p> <p>At Helyg, the garden is located at the front of the dwelling to the north-west and extends to the south-west as well. It is afforded with a relatively open aspect as its boundary is defined by a post and rail fence. The dwelling backs onto the farmyard to the south-east, and a large barn is situated adjacent to its eastern edge. Two other farm buildings are located to the south-west of the dwelling.</p> <p>Both properties are accessed from separate farm tracks that extend off a rural lane which travels south-east from Hundred House towards the Clas Brook valley.</p> |                                                                                                                                                                                                                                                                                                                                             |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | The properties sit along the lower slopes of the tributary valley of the River Edw, elevated above the wooded stream which separates the two properties and runs perpendicular to the River Edw. The prominent landform of Little Hill ascends steeply to the east, whilst the gentle lower valley slopes descend towards the river in the west before rising on the opposing side towards Wylfre. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property group.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                             |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>■ From the front of Box Farm, views south-west (including from the nine windows on its façade) are partly interrupted by the two large barns and mature trees lining the farm track. The distinctive landform of Wylfre (covered by bracken and Penarth Wood on its eastern slopes) can be seen in the distance, although filtered by the intervening vegetation and framed by the farm buildings which obscure views further to the south-west as well as the south-east. There are clearer and more open views from the access track towards Wylfre and the wider Aberedw Hill upland complex, which form a prominent skyline.</li><li>■ Garden views to the north from the rear of Box Farm and partly enclosed by mature trees, although short views look across the tributary valley and up the slopes of Little Hill.</li><li>■ Views north-west from the front of Helyg look across the garden, with rolling pastoral fields seen beyond and woodland associated with the tributary stream. The land rises steeply in the mid-distance on the opposing valley side with Box Farm seen on the skyline.</li><li>■ Scenic views from the south-western elevation (including from the four windows that cover the façade) and garden, look along the course of the stream with Wylfre and the wider Aberedw upland complex forming a prominent skyline feature in the distance. Views in this direction are filtered by a group of tall trees that line the stream.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                             |

- Windows are present on the south-eastern elevation of Helyg, with short distance views granted over the adjacent farmyard, towards the road, with the foothill slopes of Little Hill seen beyond.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                         |                       |        |                                                                                                                            |                    |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|----------------------------------------------------------------------------------------------------------------------------|--------------------|
| Wireline Visualisation                                                                                                  | <b>Figure A5.7.29</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 42°                |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P110)</i> | T17                   | 1686 m | Direction of Turbines from Property Group                                                                                  | South-west to West |
| AOD (m) of Nearest Turbine Base                                                                                         | 368 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P110)</i> | 118 m              |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P110)</i>                       | Hubs Visible          |        | 8                                                                                                                          |                    |
|                                                                                                                         | Blades Visible        |        | 15                                                                                                                         |                    |

#### During Operation

- From the front elevation of Box Farm (including from its nine windows on its south-western façade) most of the Proposed Development will be obscured by one of the adjacent barns. However, the tower, hubs and blades of T18 will form a prominent skyline feature on top of Wylfre, at a distance of 1.9 km, and seen above the intervening vegetation in the foreground.
- A larger part of the Proposed Development will be clearly visible when travelling south down the access track away from the dwelling with the towers, hubs and blades of T14-T18, and the hubs and blades of T10 and T13 extending across the skyline, seen at distances of between 1.6 km and 3.3 km (with T16 and T17 appearing on their raised 'platforms'). The blades of T4, T6, T7, T9 and T12 will also break the skyline, and stacking will occur between the turbines across the view.
- Similar views will be experienced from the south-western elevation of Helyg (including from the four windows that cover the gable end) and its garden affecting the scenic views to the south-west. The turbines will be partly filtered by the intervening vegetation associated with the tributary stream (particularly in the summer but also in the winter by a tracery of branches) when seen from both storeys. There will be
- The garden views from the north-eastern façade of Box Farm and north-western façade of Helyg, towards the slopes of Little Hill, will be unchanged by the Proposed Development.
- There will be no visibility of the ancillary features of the Proposed Development from this property, apart from the tracks associated with T16 and T17.

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south-west from the access track at Box Farm and the south-western façade and garden at Helyg, but will not be the defining feature of views experienced from both of the properties. Intervening vegetation will filter the south-western views from Helyg and most of the Proposed Development will be obscured from the south-western façade of Box Farm. There will be no impact to the primary outlook looking north-west from Helyg. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will also be views of other construction elements on the ground from the access track at Box Farm and the south-western elevation of Helyg. This will include works associated with T16 and T17, such as earthworks associated with their raised 'platforms' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit will also be seen on the horizon of Wylfre.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



Table 5.27 Property Group 23

| Description of Property Group and Existing Context                                                                                                                                                                                                           |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                          |        | P112: Copperfields<br>P113: Lower Pentre<br><b>P114: Upper Pentre</b><br>P115: Mobile Home adj. Upper Pentre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P114)</i>                                                                                                                                                                 |        | AOD (m) of Property <i>(based on representative view location from P114)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 307359                                                                                                                                                                                                                                                       | 253387 | 224 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>At Copperfields, the front faces south across the valley – this appears to be the primary outlook.</p> <p>At Lower Pentre the property is contained by either steep topography or mature vegetation on all sides, with the front on the western elevation – it is not clear which elevation is the primary outlook.</p> <p>At Upper Pentre, the front faces east. There are open views to the south that look across the valley – this appears to be the primary outlook from the property, including from the adjoining Mobile Home.</p> |
| Property Type(s)                                                                                                                                                                                                                                             |        | The property group comprises four detached dwellings located along a rural lane that runs north from the A481. The properties are scattered along a length of approximately 200 m. Copperfields is a single storey dwelling and includes a conservatory adjoining its southern façade and an adjoining shed/garage building to the west. Lower Pentre is a two-storey detached dwelling with two outhouses. Upper Pentre is another two-storey detached dwelling and is adjoined by a Mobile Home, and together form part of a larger farmstead made up of several ancillary structures.                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                 |        | <p>Copperfields, Upper Pentre and the adjacent Mobile Home are situated on the eastern side of the rural lane, with Lower Pentre to the west. They are all accessed via driveways that extend from the edge of the lane.</p> <p>All of the properties contain a garden or courtyard space which typically appears at the front of the dwellings to the south, apart from Lower Pentre where the garden wraps around the property to the north, west and south. At Copperfields and Lower Pentre, vegetation within the domestic curtilages encloses the dwellings. A coniferous hedgerow forms the northern boundary of the domestic curtilage at Upper Pentre (and the adjoining Mobile Home), with post and rail fencing delineating its other boundaries. A barn and storage building make up the farmstead to the east and south of the dwellings.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Landscape Context                                                                                                                                                                                                                                            |        | The property group is situated along the southern foothills of the Carneddau upland area, on the northern valley side of the Cnithio Brook (which runs parallel to the A481, approximately 125 m from Copperfields). The opposing valley side is formed by Aberedw Hill. The properties are surrounded by rolling pastoral land with a large coverage of woodland. A tributary stream of the Cnithio Brook flows south and cuts through the property group to the east of Lower Pentre and west of the other properties.                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                             |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <div>■</div> At Copperfields the southerly aspect forms the front of the property, which is covered by several windows and adjoined by a conservatory. A group of mature trees (including coniferous) heavily filters views from the southern façade, but it |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

appears that more open views are experienced from the conservatory situated at the eastern end of the dwelling (where the tree group stops) and from the garden which appears to stretch south beyond the tree group. Dense woodland along the valley floor is visible in the mid-distance, with the northern escarpment of Aberedw Hill emerging as a skyline feature, forming a prominent backdrop of pastoral fields and bracken/heath. Some views are likely afforded to the east over the boundary hedgerow, but these would be short distance across the hill-face and contained by tree belts.

- For Lower Pentre outward views are filtered by dense woodland vegetation and curtailed by steep topography. A single upper-storey window on the southern elevation of the dwelling grants glimpsed views through the vegetation, looking across the valley and towards Aberedw Hill. Similar views are afforded from within the domestic curtilage, particularly at its southern extent where the views become more open as there is less intervening vegetation.
- At Upper Pentre, as well as from the adjacent Mobile Home, the primary outlook is from the southern elevation. Due to their elevated positions above the Cnithio Brook valley, panoramic views are afforded from windows on the southern façades, that extend across the valley and towards the Aberedw Hill upland complex. The views are partly interrupted by the farmyard and farm buildings, particularly to the south-east, and in views from easterly from the front of Upper Pentre which are also contained by woodland blocks. At the rear (northern elevation), views from second storey windows of Upper Pentre peek over the intervening coniferous hedge and are steep pitched in nature, looking over pastoral fields with the Carneddau summit visible on the skyline. Views to the east overlook the farmyard and are contained by woodland blocks.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                         |                       |        |                                                                                                                            |            |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|----------------------------------------------------------------------------------------------------------------------------|------------|
| Wireline Visualisation                                                                                                  | <b>Figure A5.7.30</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 66°        |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P114)</i> | T6                    | 1845 m | Direction of Turbines from Property Group                                                                                  | South-east |
| AOD (m) of Nearest Turbine Base                                                                                         | 400 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P114)</i> | 176 m      |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P114)</i>                       | Hubs Visible          |        | 6                                                                                                                          |            |
|                                                                                                                         | Blades Visible        |        | 10                                                                                                                         |            |

#### During Operation

- The clearest views of the Proposed Development will be from the southern facades of Upper Pentre (particularly second storey windows) and its adjoining Mobile Home, as well as their domestic curtilage. The hubs and blades of T6, T12, T13 and T14, and the blades of T3, T5, T11 and T18 (seen at distances of between 1.8 km and 4.4 km), will extend across the skyline above Aberedw Hill. This will change the panoramic views south, although the turbines will be seen beyond the intervening farm structures. Although the turbine towers will be obscured by the northern escarpment of Aberedw Hill, the regular pattern to which they will be seen above the horizon, will form a clearly discernible feature in views experienced from these properties. In longer distance views to the south-east (seen obliquely from the southern and eastern elevations) the tower, hubs and blades of T16 and the hubs and blades of T17 will also breach the skyline (at a distance of over 3.5 km), although will be limited and filtered by intervening vegetation.
- Similar views will also be experienced from the conservatory and parts of the domestic curtilage at Copperfields, although the northern escarpment of Aberedw Hill will obscure slightly more of the turbines as the property is at a lower elevation and closer to the foot of Aberedw Hill.
- Views to the south-east from the single upper storey on the southern façade of Lower Pentre will be limited by the intervening woodland, although turbines may be glimpsed in oblique views. The views will be slightly clearer from the garden.

- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south-east but will not be the defining feature of views experienced from the properties due to the role intervening vegetation and farm buildings will play in filtering the south-eastern views, and because most of the turbine towers will be screened by Aberedw Hill. The magnitude of change from the property group is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.28 P117: Bryncoch

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | Primary Outlook (if evident)                                           |
| 310625                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 254457         | 214 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             | The front faces south-west – this appears to be the 'primary outlook'. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                | An isolated two storey traditional farmhouse with adjacent farm buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                             |                                                                        |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                | Bryncoch is accessed via a rural lane which connects Hundred House to Llansantffraed-in-Elwel. A farm track, lined with coniferous trees, extends to the north of the lane for approximately 100 m before arriving at a courtyard where the dwelling is located. There does not appear to be a garden with the domestic curtilage comprising the courtyard at the front of the property, enclosed by the dwelling, an adjoining barn and outbuilding. Several large buildings make up the farming complex to the rear of the dwelling in the north-east. |                                                             |                                                                        |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | The property is situated within a shallow tributary stream valley of the Colwyn Brook, on the southerly slopes of a local hill (that continues to ascend to Hirllwyn Bank). It is surrounded by rolling, pastoral farmland interspersed with woodland that is characteristic of the landscape.                                                                                                                                                                                                                                                           |                                                             |                                                                        |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                        |
| <ul style="list-style-type: none"><li>From the front of the property, views to the south-west are heavily filtered by mature, dense vegetation along the farm track and stream. There are slightly clearer views to the south which look across the Colwyn Brook valley with Aberedw Hill forming the horizon, although the views are still filtered by intervening vegetation and slightly oblique from the south-western façade.</li><li>Views to the east from the dwelling are blocked by the adjoining barn, although from the courtyard, views are afforded which look across the River Edw valley and towards the distinctive form of Little Hill in the distance.</li><li>From the rear of the property (north-easterly elevation), views are mostly interrupted by the adjacent farm buildings.</li></ul>                                                                                                                                                                                                                                                                                    |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                        |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                        |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Figure A5.7.31 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Approximate Horizontal Angle of View Occupied by Turbines   | 67°                                                                    |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | T16            | 1712 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Direction of Turbines from Property                         | South-east to South-west                                               |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 392 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Height Difference Between Property and Nearest Turbine Base | 178 m                                                                  |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 11                                                          |                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 16                                                          |                                                                        |
| <u>During Operation</u> <ul style="list-style-type: none"><li>The Proposed Development will be seen in oblique views south and south-east from the south-western façade of the dwelling and in more direct views from the courtyard. Most of the turbines will extend across the skyline with the towers, hubs and blades of T10-T14, T16 and T17, and the hubs and blades of T4, T6, T15 and T18 appearing on Aberedw Hill. The blades of T2, T3, T5, T9 will also breach the skyline. The turbines will be seen at distances of 1.7 km and beyond, and will be filtered by the foliage of intervening trees in summer and partly filtered by a tracery of branches in winter.</li><li>It is likely the Proposed Development will be filtered in views from the farm track when travelling southwards away from the property, although clearer views will be experienced at its southern end where it meets with the rural lane.</li><li>The views experienced from the courtyard to the east, which look across the valley to Little Hill, will be unchanged by the Proposed Development.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |                                                                        |

- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south and south-east from the courtyard but seen in oblique views from the dwelling and filtered by intervening vegetation, and so will not be the defining feature of views experienced from the property. The magnitude of change from the property group is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.29 P128: Noyaddllwyd

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             | Primary Outlook (if evident)                                                               |
| 306606                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 251485         | 155 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             | The front faces west and looks across the valley – this appears to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                | An isolated, detached two-storey dwelling with an adjacent garage and farm buildings to the north.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                             |                                                                                            |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                | <p>The main access to the property appears to be from the south via a minor lane that extends north off the B4567 and leads to a parking area at the front of the dwelling. It can also be accessed from the north as the lane also leaves the A481.</p> <p>The domestic curtilage appears to be limited to the parking area at the front and a narrow area that wraps around the east and south of the property (defined by a post and rail fence), as small fields used for grazing extend from the rear of the dwelling and are enclosed by a belt of mature trees. Several large buildings make up the farming complex to the north of the dwelling.</p> |                                                             |                                                                                            |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                | Noyaddllwyd sits at the foot of Aberedw Hill on its western side. The River Wye runs through the valley floor to the west (approximately 300 m away), with the property located slightly above it on its middle slopes. Several wooded streams, which begin in the uplands to the east drain into the river and the property is situated between two of them. Rolling, pastoral farmland surrounds the property and is characteristic of the landscape.                                                                                                                                                                                                      |                                                             |                                                                                            |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                            |
| <ul style="list-style-type: none"><li>Views from the dwelling are focused to the west as they look over a foreground hedgerow across the pastoral valley towards the wooded River Wye corridor. Garth Hill forms a prominent skyline feature in the centre of the view, providing a backdrop to the river valley (approximately 1.3 km away). The upland form of Banc y Celyn extends the along the skyline to the south. This is considered to be the primary outlook from the property given the presence of eight windows (across two-storeys) covering this elevation and the open nature of views.</li><li>Views from the dwelling to the east are largely contained by intervening woodland along streams, although upper sections of the Aberedw Hill landform appear above in steep-pitched views.</li><li>Views from the southern elevation look along the valley with the wider Aberedw Hill upland complex extending along the skyline. To the north, the views are largely interrupted by the adjacent farm buildings in the foreground, although the distinctive peaks of Caer Fawr and Caer Einon (part of the Carneddau upland area) are prominent features on the skyline.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                            |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                            |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Figure A5.7.32 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Approximate Horizontal Angle of View Occupied by Turbines   | 48°                                                                                        |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | T5             | 1724 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Direction of Turbines from Property                         | North-east to South-east                                                                   |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 405 m          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Height Difference Between Property and Nearest Turbine Base | 250 m                                                                                      |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4                                                           |                                                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6                                                           |                                                                                            |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |                                                                                            |

- There will be no impact to the views west across the valley towards Garth Hill and Banc y Celyn, that are experienced from the primary outlook and parking area because the proposed turbines will be located in the opposite direction.
- From the rear of the property, on the eastern elevation, the Proposed Development will be seen slightly obliquely in steep-pitched views looking east, although partially filtered by the woodland along Aberedw Hill's westerly escarpment (particularly when viewed from the ground floor). The towers, hubs and blades of T2 and T3, and the hubs and blades of T1 and T5 will be visible on the skyline, and seen at distances of between 1.7 km and 2.6 km. The blades of T4 and T6 will also breach the skyline.
- There may be oblique views to the south-east from the southern elevation of the dwelling, featuring T1, T2 and T3, although the views directly south will largely be unchanged.
- The Proposed Development will also be visible when travelling along the access tracks, although the turbines are likely to be seen intermittent in gaps between vegetation and farm buildings, as well as being seen obliquely.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the east but seen in oblique views, and so will not be the defining feature of views experienced from the property. Intervening woodland will also play some role in filtering the eastern views. There will be no impact to the primary outlook looking west. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.30 Property Group 25

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |        | P129: Gwernalltchwim<br>P130: Pen Castle<br><b>P131: Penbryn</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                           |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P131)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | AOD (m) of Property <i>(based on representative view location from P131)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Primary Outlook (if evident)                                                                                                                                                                                                                                                                              |
| 308780                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 248174 | 242 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | At Gwernalltchwim and Penbryn the fronts face east and south respectively and look across the valley – these appear to be the primary outlooks.<br><br>At Pen Castle it seems that the front faces north-east. It is not clear what the primary outlook is as vegetation limits views in most directions. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        | Gwernalltchwim is a two-storey farmhouse situated amongst several farm buildings.<br><br>Pen Castle is a detached, single storey dwelling.<br><br>Penbryn is a detached, two-storey dwelling.<br><br>The properties are equidistance from each other approximately 300 m apart.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | Gwernalltchwim and Penbryn are accessed from separate farm tracks that extend off a rural lane which travels north from the village of Aberedw and serves several farmsteads along its route towards the farmstead at Upper Blaenmilo (P1). The farm track used to access Penbryn continues to the west to also provide access to Pen Castle.<br><br>At Gwernalltchwim, the domestic curtilage is defined by hedgerows and a few mature trees. It comprises lawn areas which surround the dwelling to the south, east and west, and separate it from the farmyard. Driveways are located adjacent to the northern and southern facades of the dwelling. Several large buildings make up the farming complex to the south of the dwelling along the hillside.<br><br>At Penbryn, the domestic curtilage is defined by a hedgerow and is partly enclosed by mature trees to the south and east. A lawn area exists to the east of the dwelling with areas of hardstanding to the north and south.<br><br>At Pen Castle the domestic curtilage is less noticeably defined and appears to be situated within a large pastoral field with a mature tree along its south-eastern elevation. |                                                                                                                                                                                                                                                                                                           |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        | The property group is situated on the southern foothills of Aberedw Hill, on the upper slopes of the Milo Brook Valley. The slopes comprise rolling, pastoral farmland that is characteristic of the landscape. The wooded slopes of Allt Goch form the opposite valley side to the east.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                           |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |
| <div>■ Due to their elevated positions on the steep southern slope of Aberedw Hill, panoramic views are afforded from some of the properties. However, intervening vegetation limits views in some directions, including to the north from Gwernalltchwim by mature trees (including those along its access track), and to the north-east and south-west from Pen Castle by wooded belts along the hillside. The land rises steeply to the west of Gwernalltchwim and Penbryn, and north-west of Pen Castle, and curtails views in these directions.</div> <div>■ From the front eastern elevation (primary outlook) of Gwernalltchwim, panoramic views look across the pastoral Milo Brook valley, contained by the southerly foothills of Aberedw Hill on the opposing valley side. Woodland associated with the</div> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                           |



watercourse covers the valley floor in the mid-ground and spreads northwards to meet the Allt Goch hill face. Further to the south, oblique views towards Llandeilo Hill are afforded, although are partly interrupted by intervening farm buildings.

- From the front southern elevation (primary outlook) of Penbryn, scenic views are framed by mature trees and overlook the wooded River Edw valley floor, with Llandeilo Hill forming a prominent and expansive skyline, stretching to the east. Similar views are afforded from the southern elevation of Pen Castle, although views in this direction are filtered by adjacent vegetation.
- Views to the north from the rear of Penbryn (including its garden), look along the hill face in the foreground, with landforms associated with the Aberedw Hill upland complex forming a prominent skyline and incised by the wooded Milo Brook with views looking through the valley.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                         |                       |        |                                                                                                                            |                     |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|----------------------------------------------------------------------------------------------------------------------------|---------------------|
| Wireline Visualisation                                                                                                  | <b>Figure A5.7.33</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 52°                 |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P131)</i> | T1                    | 1983 m | Direction of Turbines from Property Group                                                                                  | North to North-east |
| AOD (m) of Nearest Turbine Base                                                                                         | 437 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P131)</i> | 195 m               |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P131)</i>                       | Hubs Visible          |        | 12                                                                                                                         |                     |
|                                                                                                                         | Blades Visible        |        | 16                                                                                                                         |                     |

#### During Operation

- There will be limited impact to the panoramic easterly views afforded from the primary outlook of Gwernalltswm, although the Proposed Development may slightly appear in sharp oblique views when looking towards the north-east from the eastern façade of the dwelling. The scenic views to the south from Penbryn that look across the River Edw valley towards Llandeilo Hill will be unchanged by the Proposed Development.
- The clearest views of the Proposed Development will be from the rear of Penbryn (particularly upper storey windows) and from its garden where views that look over the hedgerow forming the property boundary will be able to see most of the turbines as prominent features on the skyline, and visible as two discrete groups either side of the Milo Brook valley. This will include the towers, hubs and blades of T1, T2, T3 and T7-T10, and the hubs and blades of T4, T14, T15 and T18, seen at distance of approximately 1.9 km and beyond. The blades of T5, T11, T16 and T18 will also breach the skyline. Similar views of the Proposed Development will be experienced when travelling along the access tracks (albeit will be oblique when travelling along the access track in the south).
- Views of the Proposed Development will be very limited from Pen Castle given the screening that will occur from the intervening woodland to the north-east. However, the turbines may be glimpsed through gaps in the vegetation particularly in the winter, although a tracery of branches will partially filter views.
- There will be no visibility of the ancillary features of the Proposed Development from this property (e.g. tracks and substation).

Overall, the properties at Gwernalltswm and Penbryn will be affected by a moderate change to views/visual amenity due to most of the turbines being clearly discernible in views to the north (from the rear of Penbryn and from the access track at Gwernalltswm). Whilst the turbines will be visible, they will not be the key defining feature of views experienced from the properties and there will be no change to their primary views. Therefore, the magnitude of change from these two properties is assessed to be **medium**.

The magnitude of change will be lower for Pen Castle as it will be affected by a small change to views/visual amenity in the round because turbines will be filtered by intervening vegetation, and will have relatively little influence on the visual amenity of the residents using their house. The magnitude of change from this property is therefore assessed to be **low**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having either a low or medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.31 Property Group 27

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | <b>P136: Aberduhonw Fach</b><br>P137: Aberduhonw<br>P138: Aberduhonw Mill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                             |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P136)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        | AOD (m) of Property <i>(based on representative view location from P136)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                |
| 306364                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 250800 | 126 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>At Aberduhonw Fach the front faces north-west and looks along the Wye valley. There are also garden views to the south-east – it is not clear which of these is the primary outlook.</p> <p>At Aberduhonw and Aberduhonw Mill the fronts face south and north respectively – these appear to be the primary outlook.</p> |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        | <p>Aberduhonw Fach is a single storey detached dwelling, in the north of the group. Aberduhonw is a two-storey farmhouse situated amongst several farm buildings and other outbuildings. Both properties are located north of the A470 and are situated approximately 60 m from one another.</p> <p>Aberduhonw Mill is a two-storey detached dwelling located south of the A470 and is situated approximately 50 m from Aberduhonw.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                             |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        | <p>Aberduhonw Fach is set within a garden with open boundaries defined by post and rail fencing, delineating the domestic curtilage from the adjacent pastoral fields. It contains a driveway to the south of the dwelling that is accessed by travelling through the Aberduhonw farmstead.</p> <p>Aberduhonw is set back from the A470 by a front lawn which wraps around the property to the south and west and enclosed by a wrought iron fence on top of a stone wall. It also includes a larger lawn area that extends to the north and west around the dwelling, as well as around an adjacent farm building (to the north of the dwelling) and its driveway. The domestic curtilage is defined by a post and rail fence and a mature tree belt. Several other farm buildings make up the farming complex to the east of the dwelling.</p> <p>At Aberduhonw Mill, the dwelling is set back from the edge of the A470 by a narrow front lawn area with shrubs, with the boundary defined by a low wooden fence. Its rear garden comprises an area of lawn that is enclosed by a dense block of deciduous woodland. It is accessed via a driveway that extends from the road to the west of the dwelling.</p> |                                                                                                                                                                                                                                                                                                                             |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | <p>The property group sits along the pastoral valley floor between the River Wye (approximately 120 m away) and its tributary river, the Duhonw (approximately 100 m away). Mature tree belts and woodland line the edges of the rivers. The flat floodplain contrasts with the distinctive upland forms of Aberedw Hill and Garth Hill that rise above it to the east and west respectively.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                             |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |
| <ul style="list-style-type: none"><li>■ From the front of Aberduhonw Fach, views to the north-west look across a flat pastoral field in the foreground that is enclosed by the riparian woodland along the River Duhonw, with the elevated landforms of Llanelwedd Rocks and the Carneddau upland area seen above the intervening tree line in the distance. Similar views are also afforded from windows on the western façade of the dwelling at Aberduhonw and from its garden areas, although will be filtered by the tree belt along the edge of its domestic curtilage.</li><li>■ Windows on the south-eastern elevation of the dwelling at Aberduhonw Fach also grant scenic views across the valley towards the River Edw, with a mosaic of pastoral fields and woodland blocks seen beyond on steeply rising land</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |

ascending to the summit of Aberedw Hill which forms a prominent skyline. Similar views are also afforded from the rear garden of Aberduhonw in the north of the property, although are slightly interrupted by the farm buildings and the dwelling at Aberduhonw Fach in the foreground.

- Views to the south from Aberduhonw Fach are largely interrupted by the farming complex at Aberduhonw, and there are no obvious windows on the northern façade of the dwelling.
- There are also no windows on the eastern gable end of Aberduhonw, whilst views south from the front (primary outlook) of this property are short as they are screened by woodland along the A470. To the north from the rear of the dwelling, views are obscured by the adjacent farm building.
- In the views afforded from the front (primary outlook) of Aberduhonw Mill, the mature tree belt along the western boundary of Aberduhonw partly interrupts direct views north. However, views towards the north-west from this façade are more open with the landform of Carneddau seen on the skyline beyond the riparian woodland of the River Carneddau. The farming complex at Aberduhonw interrupts the foreground in oblique views to the north-east, although the prominent skyline of Aberedw Hill appears above as a prominent skyline. Views from the rear (southern elevation) and back garden of Aberduhonw Mill are enclosed by woodland.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                         |                       |        |                                                                                                                            |            |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|----------------------------------------------------------------------------------------------------------------------------|------------|
| Wireline Visualisation                                                                                                  | <b>Figure A5.7.34</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 46°        |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P136)</i> | T3                    | 1856 m | Direction of Turbines from Property Group                                                                                  | North-east |
| AOD (m) of Nearest Turbine Base                                                                                         | 423 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P136)</i> | 296 m      |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P136)</i>                       | Hubs Visible          |        | 5                                                                                                                          |            |
|                                                                                                                         | Blades Visible        |        | 6                                                                                                                          |            |

- The short views to the south from the primary outlook of Aberduhonw will be unchanged by the Proposed Development because the proposed turbines will be located in the opposite direction. This will also be the case for the views from the front of Aberduhonw Fach that look towards the River Duhonw, Llanelwedd Rocks and the Carneddau upland area.
- The clearest views of the Proposed Development will be from the gardens at Aberduhonw Fach and Aberduhonw, where the towers, hubs and blades of T2, T3 and T5, and the hubs and blades of T4 and T6 will be prominent on top of Aberedw Hill and seen in direct views at distances of 1.8 km and beyond. The blades of T12 will also be seen breaching the skyline. Similar views will be experienced from the south-eastern façade of Aberduhonw Fach, although the turbines will be seen obliquely and the full extent of the Proposed Development on top of Aberedw Hill is unlikely to be visible given the orientation of the dwelling to the south-east.
- From the front garden at Aberduhonw, the Proposed Development will likely be visible on the skyline although will be interrupted by intervening farm buildings.
- The Proposed Development will also appear on top of Aberedw Hill in the oblique views to the north-east from the front (primary outlook) of Aberduhonw Mill, although will be seen beyond the farm buildings and dwelling of Aberduhonw which already interrupt and partly impede the skyline. The more open views north-west towards the landform of Carneddau will be unaffected by the Proposed Development.
- There will be no visibility of the ancillary features of the Proposed Development from this property group (e.g. tracks and substation).

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the north-east from the gardens of Aberduhonw Fach and Aberduhonw but seen in oblique views from the dwellings of Aberduhonw Fach and Aberduhonw Mill, and so will not be the defining feature of views

experienced from the property group. There will be no impact to the primary outlook looking south from Aberduhonw. The magnitude of change from the property group is assessed to be **medium**.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.32 Property Group 28

| Description of Property Group and Existing Context                                    |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                   |        | <p>P139: 8, Glanwye View</p> <p>P140: 7, Glanwye View</p> <p>P141: 6, Glanwye View</p> <p>P142: 5, Glanwye View</p> <p>P143: 4, Glanwye View</p> <p>P144: 3, Glanwye View</p> <p>P145: 2, Glanwye View</p> <p>P146: 1, Glanwye View</p> <p><b>P147: Llais Yr Afon</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Approximate NGR Grid Coordinates<br>(based on representative view location from P147) |        | AOD (m) of Property (based on representative view location from P147)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 306363                                                                                | 251413 | 144 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>For nos. 1-8 Glanwye View, the fronts face south-west and look towards the valley - this appears to be the primary outlook despite the views being screened/ filtered by vegetation.</p> <p>At Llais Yr Afon the front faces south-east. The primary outlook appears to be to the south-west due to the size and position of windows, as well as a balcony, along this elevation (despite views in this direction being screened/ filtered by vegetation). There are also garden views to the north-west.</p> |
| Property Type(s)                                                                      |        | <p>The Glanwye View properties (nos. 1-8) comprise two-storey, semi-detached dwellings, with an adjoining garage building to some of them.</p> <p>Llais Yr Afon is a two-storey detached property in the north of the property group (with a converted loft space).</p> <p>The properties are located along the eastern edge of the B4567 (for approximately 120 m).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Description of Domestic Curtilage and Access                                          |        | <p>To the front of the Glanwye View properties (nos. 1-8) on their south-westerly elevations, front lawns and driveways (which extend off the B4567 and provide access) are typically bordered by ornamental vegetation / hedgerows or post and rail fencing. Gardens extend to the rear of their north-easterly elevations, with a low hedgerow defining their north-eastern edge.</p> <p>At Llais Yr Afon, a garden / lawn area extends from the dwelling to the south-west, where a stone wall on top of a verge defines its edge and separates the property from the road. The domestic curtilage to the north-east is defined by a post and rail fence (separating it from an adjacent pastoral field), with a close boarded fence bordering the property to the north-west. Access is permitted via a driveway travelling north of the B4567.</p> <p>Llais Yr Afon is particularly elevated above the road, as are the other properties within the group although to a lesser extent.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Landscape Context                                                                     |        | <p>The property group is located within the valley floor, and situated upon the eastern bank of the River Wye. It is separated from the river by a dense belt of riparian woodland. Rolling, pastoral farmland interspersed with woodland to the east of the property group is</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |                                                                                                                                                                    |                                                                                                                            |                          |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                | characteristic of the landscape. In the wider landscape, the upland areas of Aberedw Hill (east), Carneddau (north) and Garth Hill (west) form prominent features. |                                                                                                                            |                          |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |                                                                                                                                                                    |                                                                                                                            |                          |
| <ul style="list-style-type: none"><li>■ The views from the Glanwye View properties (nos. 1-8) and Llais Yr Afon are similar and are clearest to the north-east. Views in this direction (from the rears of the Glanwye View properties and from the side elevation of Llais Yr Afon) are relatively steep pitched looking across rolling pastoral fields that ascend towards Noyaddllwyd Farm which is seen in the mid-distance. The land rises steadily beyond the farm towards the Aberedw Hill upland complex which forms a prominent skyline. The Carneddau upland area is also visible in oblique views to the north, although can be seen in more direct views from the upper storey windows on the northern façades of Llais Yr Afon and no. 1, Glanwye View (albeit slightly interrupted by the presence of Llais Yr Afon).</li><li>■ From the front of the Glanwye View properties (nos. 1-8) properties and the side elevation of Llais Yr Afon (looking across the garden), views to the south-west look over the B4567 road, and are contained by the riparian woodland belt lining the River Wye. Filtered views (particularly in winter) are likely to be gained from second-storey windows through this vegetation, towards the distinctive Garth Hill.</li><li>■ From the front of Llais Yr Afon, views to the south-east / east are interrupted by the Glanwye View properties, although the westerly escarpment of Aberedw Hill appears above forming the horizon line, with rolling farmland, shelterbelts and bracken / heath visible on the hillside (particularly from upper storey windows).</li></ul> |                |                                                                                                                                                                    |                                                                                                                            |                          |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                    |                                                                                                                            |                          |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Figure A5.7.35 |                                                                                                                                                                    | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 44°                      |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P147)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | T3             | 1961 m                                                                                                                                                             | Direction of Turbines from Property Group                                                                                  | North-east to South-east |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 423 m          |                                                                                                                                                                    | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P147)</i> | 279 m                    |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P147)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hubs Visible   |                                                                                                                                                                    | 5                                                                                                                          |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Blades Visible |                                                                                                                                                                    | 6                                                                                                                          |                          |
| <u>During Operation</u> <ul style="list-style-type: none"><li>■ From the rear of the Glanwye View properties (nos. 1-8), the Proposed Development will be prominent in relatively steep-pitched views looking north-east. The towers, hubs and blades of T2, T3 and T5, and the hubs and blades of T1 and T4 will be visible on the skyline, and seen at distances of between 1.9 km and 2.7 km. The blades of T6 will also breach the skyline.</li><li>■ Similar views will be experienced from the two windows on the south-eastern elevation of the dwelling at Llais Yr Afon and parts of its domestic curtilage. The Proposed Development will also be seen in oblique views from the front.</li><li>■ There will be no visibility of the ancillary features of the Proposed Development from this property.</li><li>■ There will be no impact to the filtered views south-west towards Garth Hill from the primary outlooks, because the proposed turbines will be located in the opposite direction, as well as to the views north towards the Carneddau upland area from Llais Yr Afon and no. 1, Glanwye View.</li></ul> <p>Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the north-east and south-east but seen at distances of 1.9 km and beyond, and so will not be the defining feature of views experienced from the properties. There will be no impact to the primary outlook looking south-west. The magnitude of change from the property group is assessed to be <b>medium</b>.</p>          |                |                                                                                                                                                                    |                                                                                                                            |                          |

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**



**Table 5.33 P149: Penbont**

| Description of Property and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Approximate NGR Grid Coordinates                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | AOD (m) of Property                                                                                                                                                                                                                                                                                                                                                        |                                                             | Primary Outlook (if evident)                                                                                                                     |
| 311658                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 254596         | 204 m                                                                                                                                                                                                                                                                                                                                                                      |                                                             | The front faces north-east. There are garden views to the south-west that look across the valley – this is considered to be the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                | An isolated, detached single-storey dwelling with an adjoining garage.                                                                                                                                                                                                                                                                                                     |                                                             |                                                                                                                                                  |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                | Penbont is located along a rural lane which travels east off the A481. It is accessed via a short driveway that extends to the south-east off the rural lane. The domestic curtilage comprises a lawn area that wraps around the dwelling to the north, east and south, which is well enclosed by mature vegetation.                                                       |                                                             |                                                                                                                                                  |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                | The property is located to the east of Hundred House, and situated towards the bottom of the River Edw valley, with Little Hill to the east. The opposing gentle lower valley slopes ascend towards Wylfre and the wider Aberedw Hill upland complex. Rolling, pastoral farmland interspersed with woodland is characteristic of the landscape and surrounds the property. |                                                             |                                                                                                                                                  |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |
| <ul style="list-style-type: none"><li>■ Outward views from the property are generally limited because of mature, tree-lined hedgerows (including coniferous trees) bordering the front and rear gardens and along the rural lane and A481, enclosing the property.</li><li>■ A gap in the trees along the south-western boundary of the domestic curtilage affords framed views from the rear of the property and garden, looking south-west across the Edw valley and one of its tributary valleys, with Wylfre and Aberedw Hill forming a prominent skyline.</li><li>■ The boundary is more open along the south-eastern boundary of the property, although there are no obvious windows on the south-eastern façade of the dwelling. However, views from the garden and driveway take in views that look along the Edw valley towards the slopes of Little Hill in the east, as well as the prominent landforms of Wylfre and Aberedw Hill to the south-east, and Cefn Wylfre and Rhulen Hill forming a long-distance backdrop.</li></ul> |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |
| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Figure A5.7.36 |                                                                                                                                                                                                                                                                                                                                                                            | Approximate Horizontal Angle of View Occupied by Turbines   | 50°                                                                                                                                              |
| Nearest Turbine to Property and Approximate Distance (m)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | T16            | 1904 m                                                                                                                                                                                                                                                                                                                                                                     | Direction of Turbines from Property                         | South to South-west                                                                                                                              |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 392 m          |                                                                                                                                                                                                                                                                                                                                                                            | Height Difference Between Property and Nearest Turbine Base | 188 m                                                                                                                                            |
| Number of Turbines Theoretically Visible                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Hubs Visible   |                                                                                                                                                                                                                                                                                                                                                                            | 11                                                          |                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Blades Visible |                                                                                                                                                                                                                                                                                                                                                                            | 15                                                          |                                                                                                                                                  |
| During Operation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |
| <ul style="list-style-type: none"><li>■ There will be a framed view of the Proposed Development seen from the rear (primary outlook) of the property including the garden, as well as being seen from the driveway at the front (albeit less clear due to the intervening dwelling, garage and vegetation).</li><li>■ The closest turbines will be seen slightly obliquely and filtered by the boundary vegetation in summer and partly filtered by a tracery of branches in winter. This includes the towers, hubs and blades of T16, T17 and T18, and the hubs and blades of T14 and T15 (located between 1.9 km and 2.7 km) which will form skyline features on top of Aberedw Hill and Wylfre (with T16 and T17 appearing on their raised 'platforms'). The turbines will be prominent and will be key features within these views.</li></ul>                                                                                                                                                                                            |                |                                                                                                                                                                                                                                                                                                                                                                            |                                                             |                                                                                                                                                  |

- There will also be more distant views directly to the south-west of turbines from the rear (primary outlook) and garden, located at distances of 3 km and beyond, including the towers, hubs and blades of T12 and T13, and the hubs and blades of T4, T6 and T11.
- The views east that look along the Edw valley towards the slopes of Little Hill will largely be unchanged, although the turbines on top of Wylfre (T17 and T18) may be seen obliquely.
- There will be no visibility of the ancillary features of the Proposed Development from this property, apart from the tracks associated with T16 and T17.

Overall, this property will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south/ south-west but will not be the defining feature of views experienced from the property due to the role intervening vegetation will play in filtering these views, and given that the turbines will be seen at distances of 1.9 km and beyond. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There will be views of other construction elements on the ground including works associated with T16 and T17, such as earthworks associated with their raised 'platforms' and the implementation of tracks and hardstanding. The quarrying and excavations associated with the northernmost borrow pit will also be seen on the horizon of Wylfre.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures, the presence of cranes and the movement of construction traffic, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.34 Property Group 29

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        | P154: Brynsela Farm<br>P155: Llansantffraid School House                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                       |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P154)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        | AOD (m) of Property <i>(based on representative view location from P154)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Primary Outlook (if evident)                                                                                                                                                                                                                                                                                                                                                          |
| 310018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 254470 | 248 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | At Brynsela Farm the front faces north-west. There are garden views to the south-east that look across the valley - this appears to be the primary outlook.<br><br>At Llansantffraid School House the front faces south-west and looks across the valley from upper storey windows. There are garden views to the north-east - it is not clear which of these is the primary outlook. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        | Brynsela Farm is understood to be a two-storey farmhouse in the south-west of the group situated south of several farm buildings. It is not possible to see this property from publicly accessible locations, and so aerial mapping and Google Earth have been used to assist with the assessment.<br><br>Llansantffraid School House is a two-storey detached dwelling in the north-east of the group.<br><br>Both properties are approximately 140 m from one another.                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                       |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        | The properties are situated along a rural lane which travels south-west from Llansantffraed-in-Elwel (the property group is approximately 200 m away from the village).<br><br>The Brynsela Farm dwelling is accessed via a farm track which travels south of the rural lane, passing several ancillary structures, before opening up into a driveway at the front of the dwelling. It contains a garden to the rear that is contained by mature, tree-lined hedgerows.<br><br>Llansantffraid School House lies adjacent to the north of the rural lane, with a front garden that is contained and separated from the lane by a stone wall, and a small driveway. There is a rear garden extending to the north, which wraps to the east of the dwelling, and defined by a low hedgerow with mature trees (including coniferous). |                                                                                                                                                                                                                                                                                                                                                                                       |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |        | The properties are located on a shallow hill landform to the south-east of Llansantffraed-in-Elwel, influenced by the Colwyn Brook and one of its tributaries as the land falls away to the north, east and south. It is surrounded by rolling, pastoral farmland interspersed with woodland that is characteristic of the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                       |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                       |
| <ul style="list-style-type: none"><li>■ Due to its slightly elevated position, the property at Brynsela Farm is granted panoramic views from its rear south-eastern elevation (primary outlook) and garden, spanning south-east to south-west across the rolling pastoral Colwyn Brook valley, with the Aberedw Hill upland complex forming an expansive skyline in the mid-distance.</li><li>■ Views from the other facades of Brynsela Farm are contained to the short and medium distances by vegetation and farm buildings, apart from a single lower storey window on the westerly elevation, which grants views through the Colwyn valley towards distant uplands.</li><li>■ The southern frontage to Llansantffraid School House contains ten windows from which views to the south are partly contained by a roadside hedgerow and ascending landform of the hill (overlain by pastoral fields associated with Brynsela Farm); however, from upper storey windows, the skyline of Aberedw Hill can be seen beyond. An upper storey window on the eastern façade affords a secondary outlook, with distant views east and north-east, overlooking the Colwyn Brook valley towards distant uplands.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                       |

- Views north from Llansantffraid School House are filtered by the vegetation along the boundary of the garden and woodland beyond. There are relatively steep pitched views towards the wooded Hirllwyn Bank which forms a prominent skyline feature. Views to the west are contained by mature vegetation.

#### Assessment of Likely Change to Visual Amenity

|                                                                                                                         |                       |        |                                                                                                                            |                          |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------|--------|----------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Wireline Visualisation                                                                                                  | <b>Figure A5.7.37</b> |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 71°                      |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P154)</i> | T16                   | 1961 m | Direction of Turbines from Property Group                                                                                  | South-east to South-west |
| AOD (m) of Nearest Turbine Base                                                                                         | 392 m                 |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P154)</i> | 144 m                    |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P154)</i>                       | Hubs Visible          |        | 12                                                                                                                         |                          |
|                                                                                                                         | Blades Visible        |        | 18                                                                                                                         |                          |

#### During Operation

- The Proposed Development will change the south-easterly/ south-westerly views from the properties as most of the turbines will be seen extending across the skyline at distances of 1.9 km and beyond. The towers, hubs and blades of T9-T14, T16 and T17, and the hubs and blades of T4, T6, T15 and T18 will form prominent skyline features above the Aberedw Hill upland complex, with frequent stacking occurring between the turbines across the view.
- From the south-eastern façade (primary outlook) of Brynsela Farm, there will be direct views towards the eastern half of the Proposed Development, whereas the western half will be seen obliquely.
- From the south-western façade of Llansantffraid School House, views of the turbines will be clearer from the second storey windows on the south-western façade, although they will still be visible from lower storey windows and front garden, extending above the intervening hedgerow and ascending landform.
- There will be no visibility of the ancillary features of the Proposed Development from this property group, apart from at Brynsela Farm, where there may be glimpsed oblique views of the substation in views to the south-west. However, the intervening landform and vegetation will likely limit views of it.
- The views from the single lower storey window on the westerly elevation of Brynsela Farm, and the garden views north from Llansantffraid School House, as well as views from the upper storey window on its eastern façade will largely be unchanged by the Proposed Development.

Overall, this property group will be affected by a moderate change to views/visual amenity in the round because the turbines will be clearly discernible to the south-east/ south-west (including from the primary outlook of Brynsela Farm) but seen at distances of 1.9 km and beyond, and so will not be the defining feature of views experienced from the properties. The magnitude of change from the property is assessed to be **medium**.

#### During Construction

- The cranes erecting turbines will be visible on the skyline.
- There may be glimpsed views of construction activity associated with the substation in views to the south-west from Brynsela Farm, although will be limited by intervening landform and vegetation.
- Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillsides.

Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.

#### Conclusion with Respect to the Potential Effects on Living Conditions

The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a medium magnitude of change, **it is considered that the Proposed Development would not breach the residential visual amenity threshold.**

Table 5.35 Property Group 30

| Description of Property Group and Existing Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------|
| Properties in Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        | P156: Brookland View<br>P157: Garth View<br><b>P158: Marina</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |
| Approximate NGR Grid Coordinates<br><i>(based on representative view location from P158)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | AOD (m) of Property <i>(based on representative view location from P158)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | Primary Outlook (if evident)                                                                                                       |
| 306525                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 252469 | 159 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | The fronts of all three properties face south – these appear to be the primary outlooks. There are also garden views to the north. |
| Property Type(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        | Brookland View and Garth View are two storey, semi-detached properties. Marina is a single storey detached property approximately 30 m to the west of the other two properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |
| Description of Domestic Curtilage and Access                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        | <p>The properties are situated along the northern edge of the A481, with a layby along its edge that is used for parking, although Garth View also has a small driveway at its front. Marina has a driveway located at its rear that is accessed via a minor rural lane that extends off the A481 to the east of the property group and wraps around the domestic curtilages of Brookland View and Garth View before arriving at Marina.</p> <p>At Brookland View, a small ornamental garden is located at the front of the dwelling, and another rear garden extends from the dwelling to the north. Garth View contains a larger garden to the west of the dwelling that ascends northwards. Their boundaries are defined by close boarded wooden fencing.</p> <p>Marina is raised above the road and is more elevated than the other two properties. It has a large front garden that is relatively steep, comprising lawn, shrubs and a path in the centre providing access to the dwelling. It appears to have a lawn at its rear as well separating the dwelling from its parking area. A combination of close boarded fencing and low hedgerows defines the boundaries of the domestic curtilage.</p> |  |                                                                                                                                    |
| Landscape Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        | The properties are located along the Cnithio Brook valley floor between the Caer Einon historic hillfort to the north (part of the wider Carneddau upland area) and Aberedw Hill to the south-east. The watercourse itself is less than 50 m away from Brookland View and is lined by a dense zone of riparian woodland. Two tributaries to the brook also run in proximity to the property group to the east and west. The surrounding slopes comprise rolling, pastoral farmland interspersed with woodland features that is characteristic of the landscape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |
| Description of Existing Views and Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |
| <ul style="list-style-type: none"><li>From the front southern elevations of Brookland View and Garth View, the mature riparian woodland along the brook and road largely screens outward views. Views from the lower storey windows at Brookland View are also screened by coniferous planting within its front ornamental garden.</li><li>The views from the western half of the property group are slightly more open as intervening vegetation is less dense and is set back from the edge of the road. Therefore, outward views south from the garden of Garth View and from the front of Marina overlook the A481 towards the opposing valley side which rises gradually, to form a local ridgeline on the horizon in the mid-distance. An outbuilding on the other side of the road features centrally and interrupts the views (although less so from Marina given its elevated position). Marina has clearer views including oblique views of Aberedw Hill to the south-east, appearing above the intervening tree line. Garth Hill is also glimpsed beyond intervening vegetation and landform in oblique views to the south-west.</li><li>A single window on Garth View's westerly elevation grants views along the road and valley side in this direction, with more direct views towards Garth Hill, although filtered by intervening vegetation. This is mirrored for Brookland View where windows on the easterly elevation grants views along the other side of the valley, including a glimpse of Aberedw Hill, although are curtailed by vegetation.</li><li>There are views to the north from the properties which overlook the gardens and are steep pitched looking up pastoral fields towards the distinctive peak of the Caer Einon hillfort.</li></ul> |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                    |

| Assessment of Likely Change to Visual Amenity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |        |                                                                                                                            |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|----------------------------------------------------------------------------------------------------------------------------|------------|
| Wireline Visualisation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Figure A5.7.38 |        | Approximate Horizontal Angle of View Occupied by Turbines                                                                  | 40°        |
| Nearest Turbine to Property Group and Approximate Distance (m) <i>(based on representative view location from P158)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | T6             | 2039 m | Direction of Turbines from Property Group                                                                                  | South-east |
| AOD (m) of Nearest Turbine Base                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 400 m          |        | Height Difference Between Property Group and Nearest Turbine Base <i>(based on representative view location from P158)</i> | 241 m      |
| Number of Turbines Theoretically Visible <i>(based on representative view location from P158)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Hubs Visible   | 4      |                                                                                                                            |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Blades Visible | 7      |                                                                                                                            |            |
| <u>During Operation</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |        |                                                                                                                            |            |
| <ul style="list-style-type: none"><li>■ The views from the primary outlooks of Brookland View and Garth View will be largely unchanged by the Proposed Development, due to the screening provided by the intervening riparian woodland. There may be glimpsed views of the blades of T6 in oblique views to the south-east from the front of the properties and from the windows on the eastern façade of Brookland View, although they will go largely unnoticed. There will be slightly clearer views of this turbine from the rear garden of Brookland View.</li><li>■ There will be slightly clearer views of the Proposed Development from the front southern elevation (primary outlook) of Marina (including its front garden) due to its elevated position above the road and brook. The towers, hubs and blades of T2 and T3, and the blades of T1, T5 and T6 will appear above the intervening tree line in slightly oblique views to the south-east, although will be partially filtered by the dense riparian woodland along the road/ brook in summer and partly filtered by a tracery of branches in winter.</li><li>■ There will be no visibility of the ancillary features of the Proposed Development from any of the properties (e.g. tracks and substation).</li><li>■ The views north towards the Caer Einon hillfort will be unchanged by the Proposed Development because the proposed turbines will be located in the opposite direction.</li></ul> |                |        |                                                                                                                            |            |
| <p>Overall, the property will be affected by a small change to views/visual amenity because the Proposed Development will be slightly visible but will have relatively little influence on visual amenity of residents using the houses, gardens and driveways. Therefore, the magnitude of change from this property group is assessed to be <b>low</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |        |                                                                                                                            |            |
| <u>During Construction</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                |        |                                                                                                                            |            |
| <ul style="list-style-type: none"><li>■ The cranes erecting turbines will be visible on the skyline from Marina, but limited in views from Brookland View and Garth View by intervening vegetation.</li><li>■ Visibility of other construction activities that are at ground level across the Site will be limited and largely obscured by the hillside and intervening vegetation.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |        |                                                                                                                            |            |
| <p>Although the nature of construction can be more distracting than an operational turbine due to part-built structures and the presence of cranes, the construction period is shorter in duration and temporary. The magnitude of change during construction will not be any greater than at operation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |        |                                                                                                                            |            |
| Conclusion with Respect to the Potential Effects on Living Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |        |                                                                                                                            |            |
| <p>The residential visual amenity threshold is only concerned with properties in which there is a high magnitude of change. As the property group is assessed as having a low magnitude of change, <b>it is considered that the Proposed Development would not breach the residential visual amenity threshold.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                |        |                                                                                                                            |            |

## 6. Conclusions

- 6.1.1 This Residential Visual Amenity Assessment (RVAA) describes the changes in views likely to be experienced by residents at properties within 2 km of the proposed Aberedw Energy Park.
- 6.1.2 Due to the elevated position of the Proposed Development, many of the closest properties are situated in the lower lying farmed landscape below the Aberedw Hill upland complex upon which the Proposed Development is located. Some properties closest to the Proposed Development are also located on the foot of the slopes which surround the Site and therefore their primary outlook is often directed over the surrounding landscape and away from the Site. Conversely, many of the more distant properties are situated on opposite valley slopes with their main/primary views focused towards the Proposed Development.
- 6.1.3 Six properties/property groups are judged to experience a 'high' magnitude of change, 18 properties/property groups are judged to experience a 'medium' magnitude of change and seven are judged to experience a 'low' magnitude of change, as summarised in **Table 6.1** below. Within some of the property groups, the properties are judged to experience different levels of magnitude of change. Two of the property groups are made up of properties that are judged to experience either a 'high' or 'medium' magnitude of change. Another two property groups are made up of properties that are judged to experience either a 'medium' or 'low' magnitude of change.
- 6.1.4 All properties with a high magnitude of change were assessed in terms of potential effect on 'living conditions' by judging whether the Proposed Development will breach the Residential Visual Amenity Threshold, in accordance with the Landscape Institute's Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19 (LI TGN 2/19).
- 6.1.5 The RVAA has found that the threshold will be breached at one of the properties – at Upper Blaenmilo (P1), as due to the proximity of T7 and T9 (684 m and 850 m respectively) and the field of view occupied by the turbines around the property, it is likely that together these turbines could be experienced by the residents as 'unpleasantly encroaching' and/ or 'inescapably dominant' when viewed from one of the property's primary outlooks.
- 6.1.6 The threshold will not be breached at any of the other properties i.e. the turbines will not be so overwhelming, unpleasantly encroaching or inescapably dominant from the property so as to render the property an unattractive place to live.



**Table 6.1 Properties considered for assessment**

| Property Group Ref. No. where applicable | Property No. and Name           | Magnitude of Change |
|------------------------------------------|---------------------------------|---------------------|
| N/A                                      | P1: Upper Blaenmilo             | High                |
| Property Group 1                         | <b>P2: Penarth<sup>13</sup></b> | High                |
|                                          | P3: Penarth Bungalow            |                     |
| N/A                                      | P4: Graig Yr Onnen              | Medium              |
| Property Group 3                         | P22: Lower Blaenmilo            | Medium              |
|                                          | <b>P23: Highfield</b>           |                     |
| N/A                                      | P29: Lower Llatho               | High                |
| Property Group 5                         | P30: Hollybush                  | High                |
|                                          | <b>P31: Weldon</b>              |                     |
| Property Group 6                         | <b>P32: The Grove</b>           | Low                 |
|                                          | P33: Ty Rhos Pentwyn            |                     |
|                                          | P34: Pentwyn                    |                     |
| N/A                                      | P35: Craiglea                   | Medium              |
| N/A                                      | P36: Crossway                   | Medium              |
| N/A                                      | P37: The Vron                   | Low                 |
| N/A                                      | P38: Penberth                   | Low                 |
| Property Group 7                         | <b>P39: 2, Fforest Cottages</b> | Medium              |
|                                          | P40: 1, Fforest Cottages        |                     |
| Property Group 8                         | P41: The Moat House Mobile Home | Medium              |
|                                          | <b>P42: Fforest Farm</b>        |                     |
| N/A                                      | P43: Glanedw Farm               | Low                 |
| N/A                                      | P50: Church House Farm          | Medium              |
| Property Group 10                        | P51: Bevan House                | Low                 |
|                                          | <b>P52: Woodland Lodge</b>      |                     |
|                                          | P53: River Lodge                |                     |
| N/A                                      | P54: Bailey Bungalow            | Medium              |

<sup>13</sup> Emboldened property in Property Group used as proxy property for accompanying representative wireline visualisations contained in **Annex A**.

| Property Group Ref. No. where applicable | Property No. and Name           | Magnitude of Change |
|------------------------------------------|---------------------------------|---------------------|
| Property Group 12                        | <b>P58: Annexe, Ty Nantglyn</b> | Low                 |
|                                          | P59: Ty Nantglyn                |                     |
| N/A                                      | P63: Park Cottage               | Medium              |
| Property Group 14                        | P65: Llanedw                    | High                |
|                                          | <b>P66: Brynllwyd</b>           |                     |
|                                          | P67: Fairview                   | Medium              |
| Property Group 15                        | P69: Tynrheol                   | Medium              |
|                                          | P70: Colwyn Cottage             |                     |
|                                          | P71: Beili Bychan               | Low                 |
|                                          | P72: Springfield                |                     |
|                                          | <b>P73: Matts Farm</b>          | Medium              |
| N/A                                      | P74: Penforest                  | Medium              |
| <b>Property Group 16</b>                 | <b>P77: Upper Llwyntudor</b>    | High                |
|                                          | P78: Lower Llwyntudor           |                     |
| Property Group 17                        | P79: Colwyn View                | Medium              |
|                                          | <b>P80: Hill View</b>           | High                |
|                                          | P81: 1, Colwyn Terrace          | Medium              |
|                                          | P82: 2, Colwyn Terrace          |                     |
|                                          | P83: 3, Colwyn Terrace          |                     |
|                                          | P84: 4, Colwyn Terrace          |                     |
|                                          | P85: 5, Colwyn Terrace          |                     |
|                                          | P86: 6, Colwyn Terrace          |                     |
|                                          | P87: 7, Colwyn Terrace          |                     |
|                                          | P88: 8, Colwyn Terrace          |                     |
|                                          | P89: 9, Colwyn Terrace          |                     |
|                                          | P90: 10, Colwyn Terrace         |                     |
|                                          | P91: Croftdene                  | High                |
|                                          | P92: Oakfield                   |                     |

| Property Group Ref. No. where applicable | Property No. and Name              | Magnitude of Change |
|------------------------------------------|------------------------------------|---------------------|
|                                          | P93: Sunnycroft                    | Medium              |
|                                          | P94: The Old Vicarage              |                     |
|                                          | P95: Cilgwyn                       |                     |
|                                          | P96: Highbury                      | High                |
|                                          | P97: Flat, Highbury                |                     |
| N/A                                      | P102: Pentwyn                      | High                |
| Property Group 22                        | <b>P110: Box Farm</b>              | Medium              |
|                                          | P111: Helyg                        |                     |
| Property Group 23                        | P112: Copperfields                 | Medium              |
|                                          | P113: Lower Pentre                 |                     |
|                                          | <b>P114: Upper Pentre</b>          |                     |
|                                          | P115: Mobile Home Adj Upper Pentre |                     |
| N/A                                      | P117: Bryncoch                     | Medium              |
| N/A                                      | P128: Noyaddllwyd                  | Medium              |
| Property Group 25                        | P129: Gwernalltchw                 | Medium              |
|                                          | P130: Pen Castle                   | Low                 |
|                                          | <b>P131: Penbryn</b>               | Medium              |
| Property Group 27                        | <b>P136: Aberduhonw Fach</b>       | Medium              |
|                                          | P137: Aberduhonw                   |                     |
|                                          | P138: Aberduhonw Mill              |                     |
| Property Group 28                        | P139: 8, Glanwye View              | Medium              |
|                                          | P140: 7, Glanwye View              |                     |
|                                          | P141: 6, Glanwye View              |                     |
|                                          | P142: 5, Glanwye View              |                     |
|                                          | P143: 4, Glanwye View              |                     |
|                                          | P144: 3, Glanwye View              |                     |
|                                          | P145: 2, Glanwye View              |                     |
|                                          | P146: 1, Glanwye View              |                     |

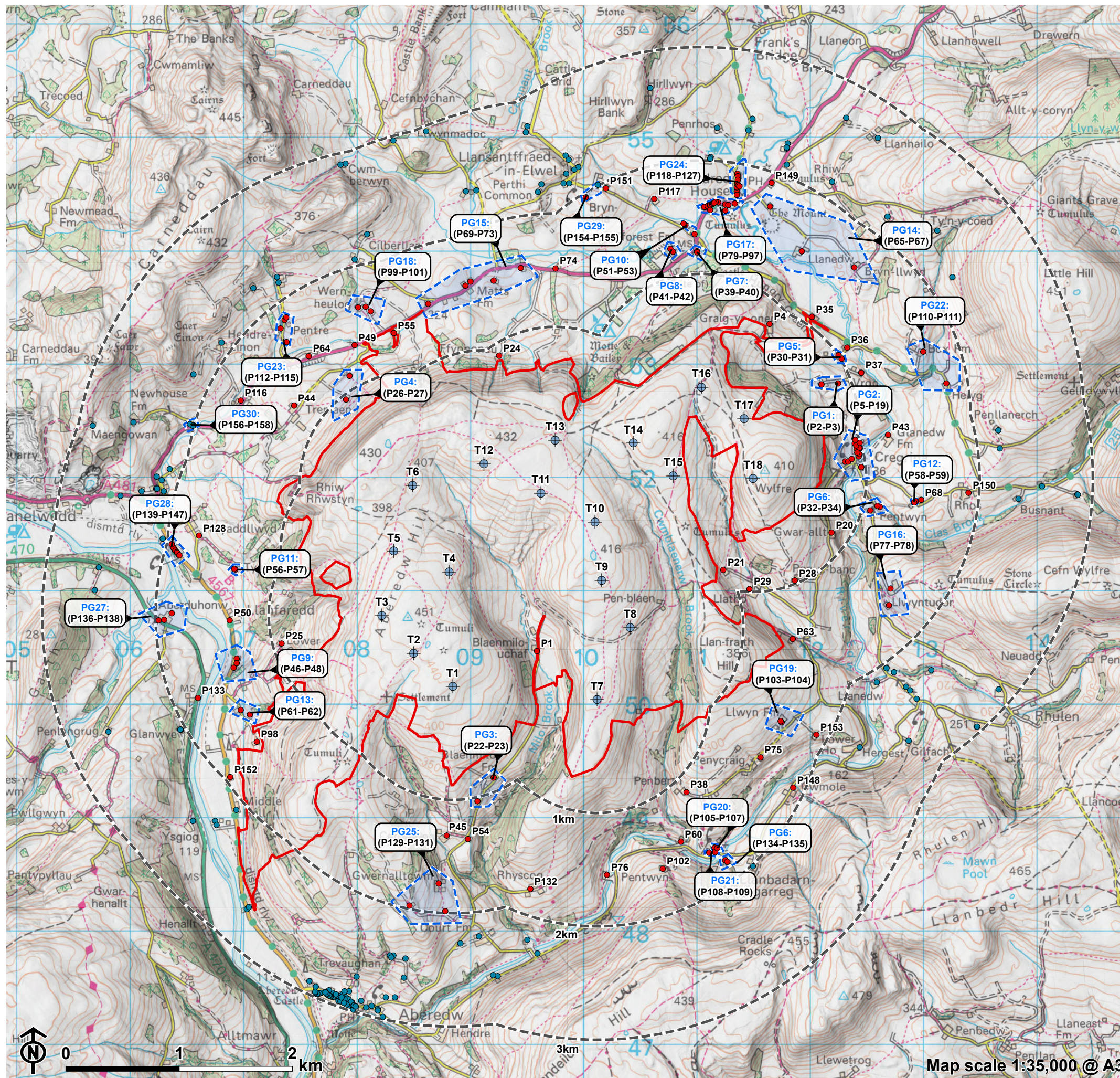
| Property Group Ref. No.<br>where applicable | Property No. and Name             | Magnitude of Change |
|---------------------------------------------|-----------------------------------|---------------------|
|                                             | <b>P147: Llais Yr Afon</b>        |                     |
| N/A                                         | P149: Penbont                     | Medium              |
| Property Group 29                           | <b>P154: Brynsela Farm</b>        | Medium              |
|                                             | P155: Llansantffraid School House |                     |
| Property Group 30                           | P156: Brookland View              | Low                 |
|                                             | P157: Garth View                  |                     |
|                                             | <b>P158: Marina</b>               |                     |

## Annex A – Figures and Visualisations

|                       |                                                                                                     |                                            |
|-----------------------|-----------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>Figure A5.7.1</b>  | Residential Properties (OS AddressBase Property Data)                                               |                                            |
| <b>Figure A5.7.2</b>  | Residential Property Locations Assessed and Hub Height (125.5 m) Zone of Theoretical Visibility     |                                            |
| <b>Figure A5.7.3</b>  | Residential Property Locations Assessed and Blade Tip Height (200 m) Zone of Theoretical Visibility |                                            |
| <b>Figure A5.7.4</b>  | P1: Upper Blaenmilo                                                                                 | Wirelines (90°) – View A   View B   View C |
| <b>Figure A5.7.5</b>  | Property Group 2 – P2: Penarth                                                                      | Wireline (90°) – View A                    |
| <b>Figure A5.7.6</b>  | P4: Graig Yr Onnen                                                                                  | Wireline (90°) – View A                    |
| <b>Figure A5.7.7</b>  | Property Group 3 – P23: Highfield                                                                   | Wireline (90°) – View A                    |
| <b>Figure A5.7.8</b>  | P29: Lower Llatho                                                                                   | Wirelines (90°) – View A   View B          |
| <b>Figure A5.7.9</b>  | Property Group 5 – P31: Weldon                                                                      | Wireline (90°) – View A                    |
| <b>Figure A5.7.10</b> | Property Group 6 – P32: The Grove                                                                   | Wireline (90°) – View A                    |
| <b>Figure A5.7.11</b> | P35: Craiglea                                                                                       | Wireline (90°) – View A                    |
| <b>Figure A5.7.12</b> | P36: Crossway                                                                                       | Wireline (90°) – View A                    |
| <b>Figure A5.7.13</b> | P37: The Vron                                                                                       | Wireline (90°) – View A                    |
| <b>Figure A5.7.14</b> | P38: Penberth                                                                                       | Wireline (90°) – View A                    |
| <b>Figure A5.7.15</b> | Property Group 7 – P39: 2, Fforest Cottages                                                         | Wireline (90°) – View A                    |
| <b>Figure A5.7.16</b> | Property Group 8 – P42: Fforest Farm                                                                | Wireline (90°) – View A                    |
| <b>Figure A5.7.17</b> | P43: Glanedw Farm                                                                                   | Wireline (90°) – View A                    |
| <b>Figure A5.7.18</b> | P50: Church House Farm                                                                              | Wireline (90°) – View A                    |
| <b>Figure A5.7.19</b> | Property Group 10 – P52: Woodland Lodge                                                             | Wireline (90°) – View A                    |
| <b>Figure A5.7.20</b> | P54: Bailey Bungalow                                                                                | Wireline (90°) – View A                    |
| <b>Figure A5.7.21</b> | Property Group 12 – P58: Annexe, Ty Nantglyn                                                        | Wireline (90°) – View A                    |
| <b>Figure A5.7.22</b> | P63: Park Cottage                                                                                   | Wireline (90°) – View A                    |
| <b>Figure A5.7.23</b> | Property Group 14 – P66: Brynllwyd                                                                  | Wireline (90°) – View A                    |
| <b>Figure A5.7.24</b> | Property Group 15 – P73: Matts Farm                                                                 | Wireline (90°) – View A                    |
| <b>Figure A5.7.25</b> | P74: Penforest                                                                                      | Wireline (90°) – View A                    |
| <b>Figure A5.7.26</b> | Property Group 16 – P77: Upper Llwyntudor                                                           | Wireline (90°) – View A                    |
| <b>Figure A5.7.27</b> | Property Group 17 – P80: Hill View                                                                  | Wireline (90°) – View A                    |
| <b>Figure A5.7.28</b> | P102: Pentwyn                                                                                       | Wireline (90°) – View A                    |
| <b>Figure A5.7.29</b> | Property Group 22 – P110: Box Farm                                                                  | Wireline (90°) – View A                    |
| <b>Figure A5.7.30</b> | Property Group 23 – P114: Upper Pentre                                                              | Wireline (90°) – View A                    |
| <b>Figure A5.7.31</b> | P117: Bryncoch                                                                                      | Wireline (90°) – View A                    |

|                       |                                           |                         |
|-----------------------|-------------------------------------------|-------------------------|
| <b>Figure A5.7.32</b> | P128: Noyaddllwyd                         | Wireline (90°) – View A |
| <b>Figure A5.7.33</b> | Property Group 25 – P131: Penbryn         | Wireline (90°) – View A |
| <b>Figure A5.7.34</b> | Property Group 27 – P136: Aberduhonw Fach | Wireline (90°) – View A |
| <b>Figure A5.7.35</b> | Property Group 28 – P147: Llais Yr Afon   | Wireline (90°) – View A |
| <b>Figure A5.7.36</b> | P149: Penbont                             | Wireline (90°) – View A |
| <b>Figure A5.7.37</b> | Property Group 29 – P154: Brynsela Farm   | Wireline (90°) – View A |
| <b>Figure A5.7.38</b> | Property Group 30 – P158: Marina          | Wireline (90°) – View A |





Aberedw Energy Park  
Aberedw Energy Park Ltd

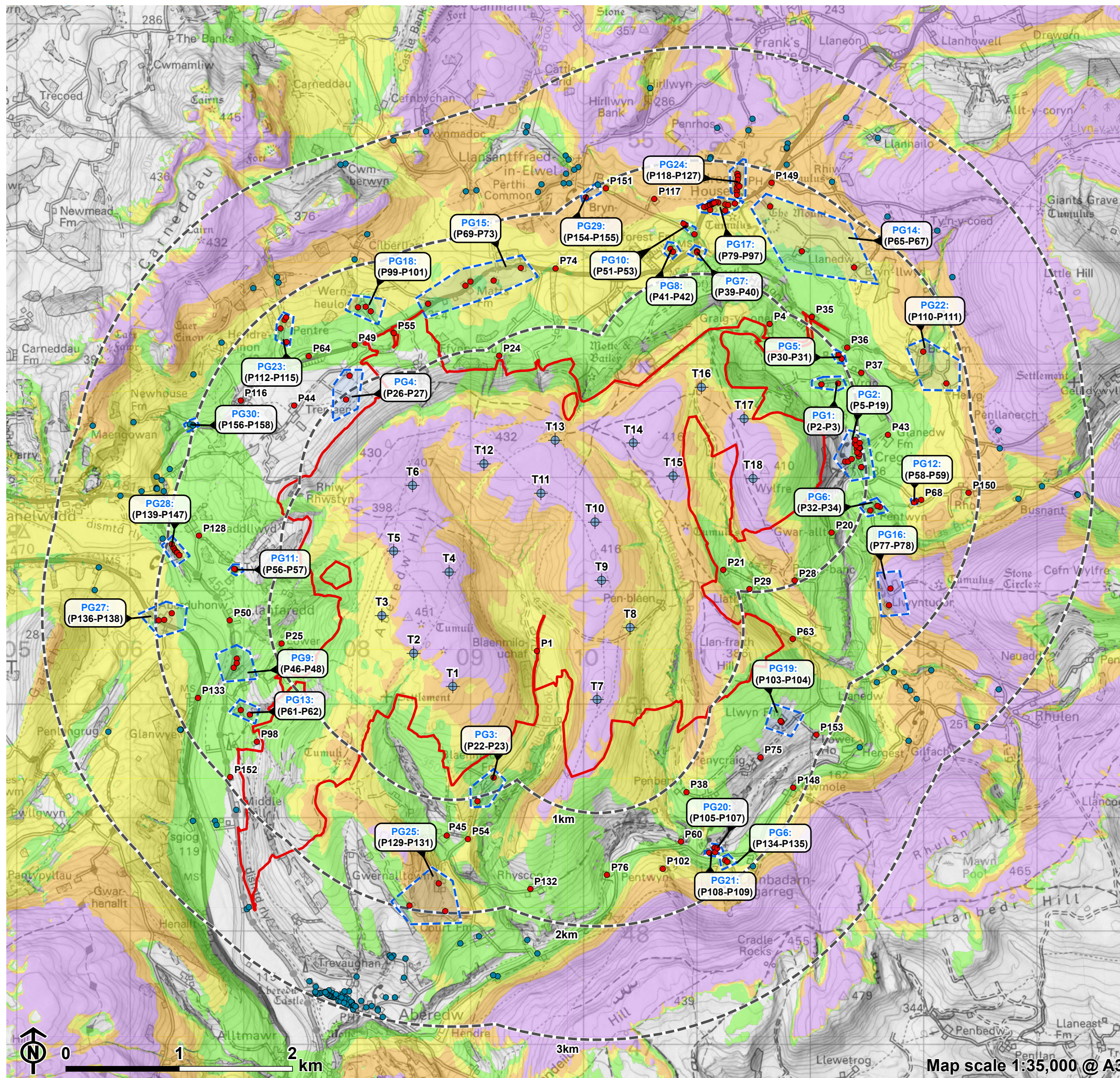


**Figure A5.7.1: Residential Properties (OS AddressBase Property Data)**

- Application boundary
- + Turbine
- Turbine buffers - 1km interval
- Residential Property within 2km of Turbines
- Residential Property between 2-3km of Turbines
- Property Group







Aberedw Energy Park  
Aberedw Energy Park Ltd



**Figure A5.7.2: Residential Property Locations Assessed and Hub Height (125.45m) Zone of Theoretical Visibility**

- Application boundary
- Turbine
- Turbine buffers - 1km interval
- Residential Property within 2km of Turbines
- Residential Property between 2-3km of Turbines
- Property Group

**Background ZTV to Hub Height (125.45m)**

- 1-5 Turbines visible
- 6-10 Turbines visible
- 11-15 Turbines visible
- 17 - 18 Turbines visible

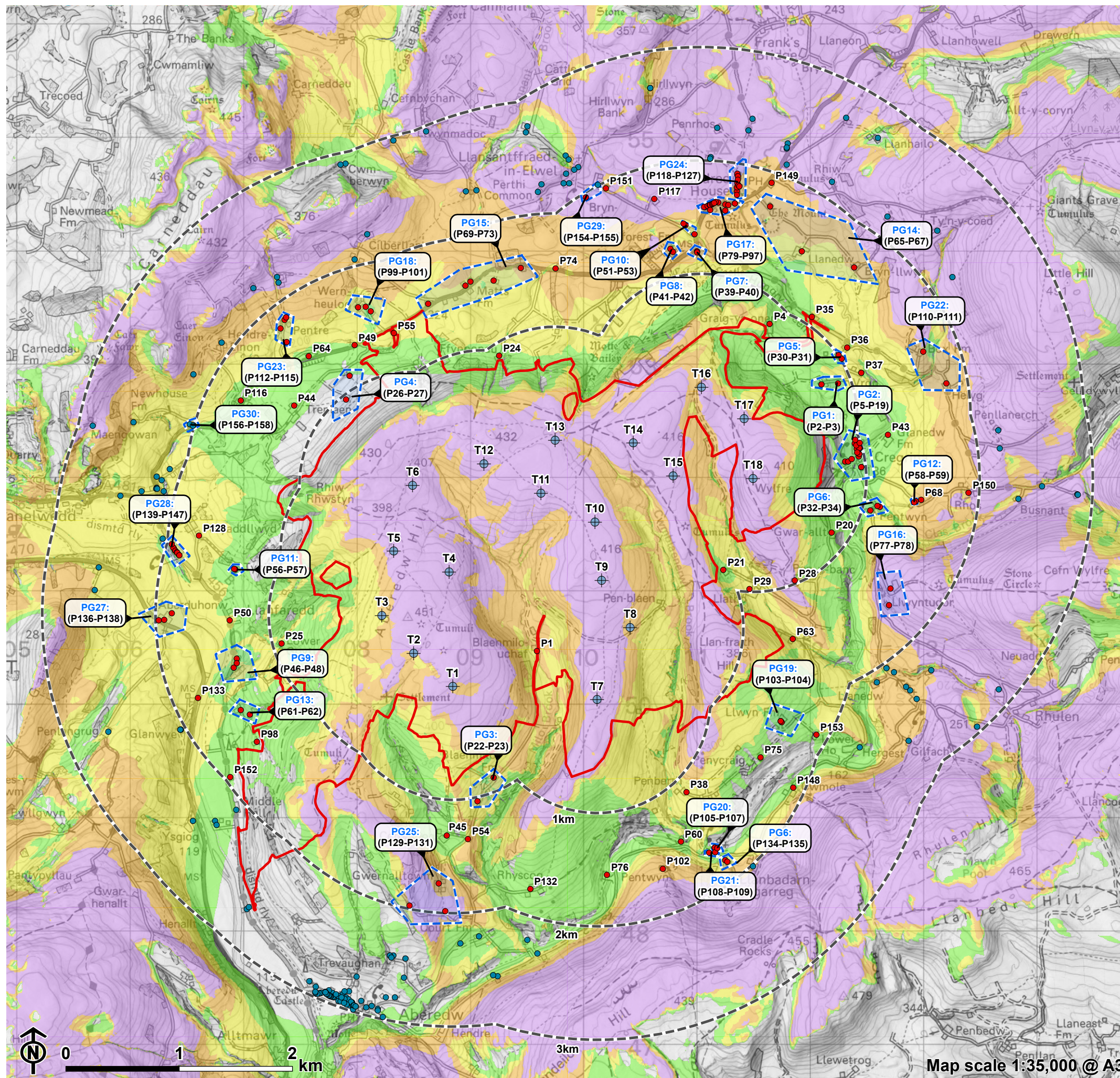
**Notes**

The ZTV is calculated to turbine hub height (125.45m) from a viewing height of 2m above ground level. The terrain model assumes bare ground and is derived from 1m LiDAR height data (obtained from the Welsh Government and Environment Agency in September 2024). Earth curvature and atmospheric refraction have been taken into account. The ZTV was calculated using ArcGIS Pro 3.4.0 software.

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**Figure A5.7.3: Residential Property Locations Assessed and Blade Tip Height (200m) Zone of Theoretical Visibility**

- Application boundary
- Turbine
- Turbine buffers - 1km interval
- Residential Property within 2km of Turbines
- Residential Property between 2-3km of Turbines
- Property Group

**Background ZTV to Tip Height (200m)**

- 1-5 Turbines visible
- 6-10 Turbines visible
- 11-15 Turbines visible
- 17 - 18 Turbines visible

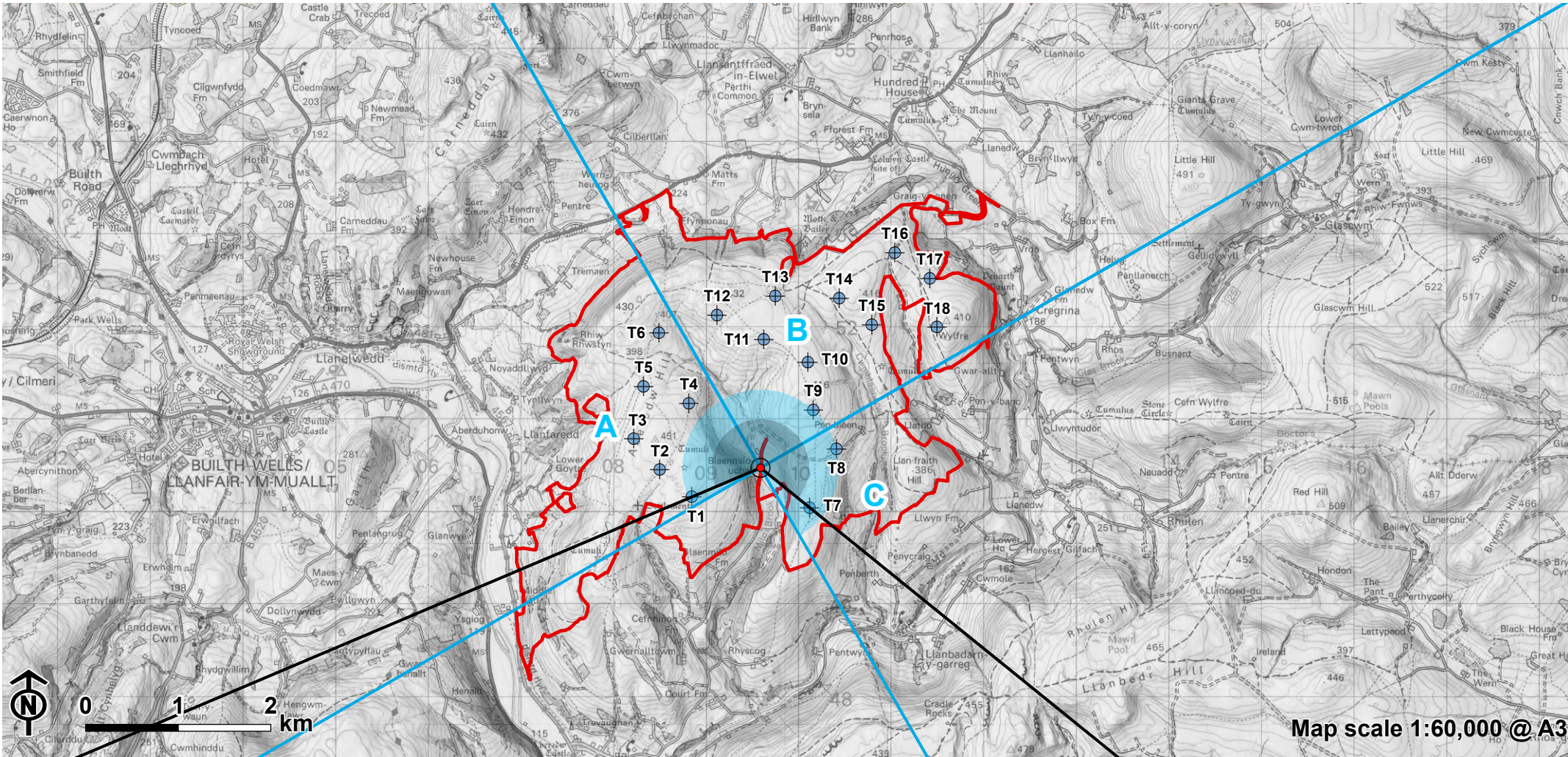
**Notes**

The ZTV is calculated to turbine tip height (200m) from a viewing height of 2m above ground level. The terrain model assumes bare ground and is derived from 1m LiDAR height data (obtained from the Welsh Government and Environment Agency in September 2024). Earth curvature and atmospheric refraction have been taken into account. The ZTV was calculated using ArcGIS Pro 3.4.0 software.

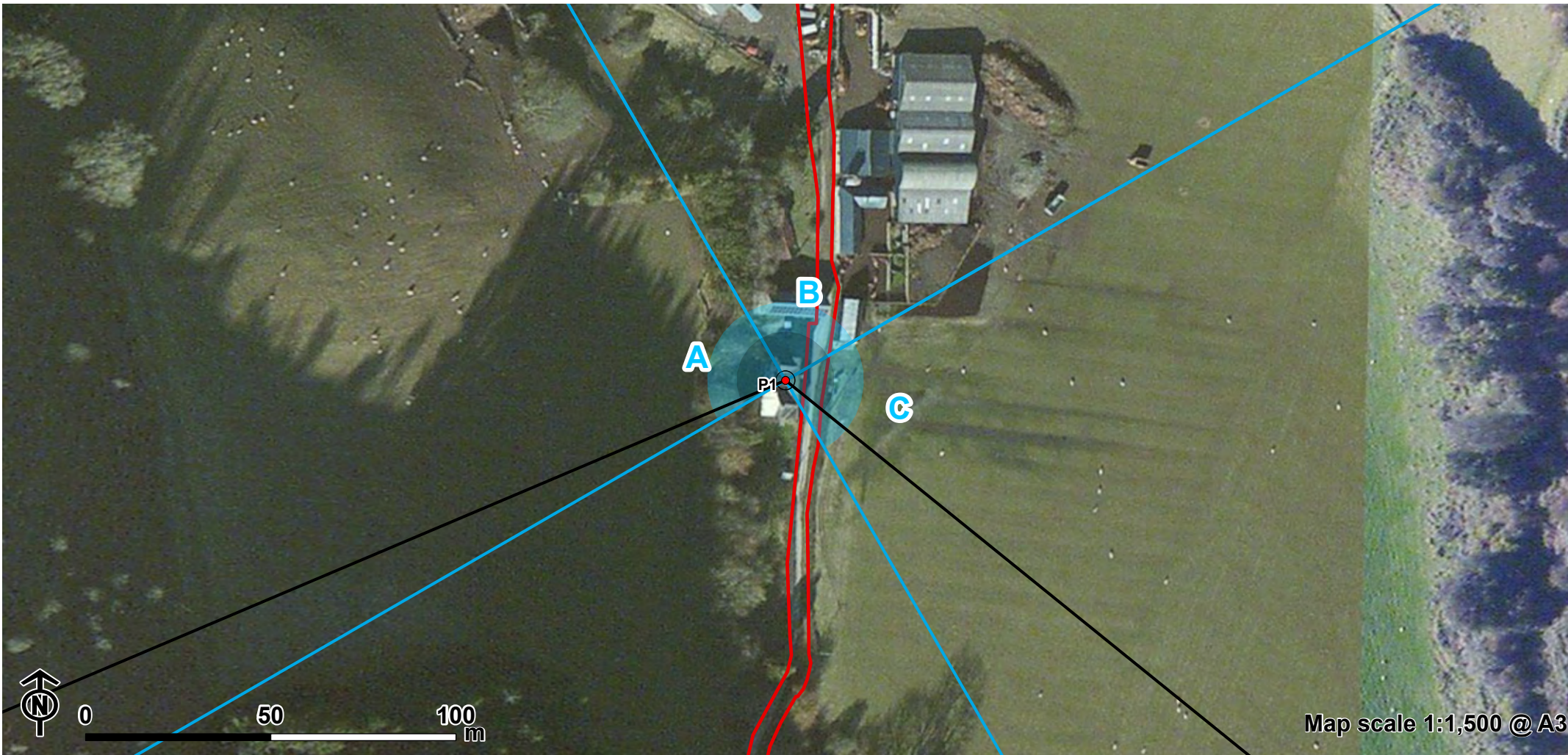
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Figure A5.7.4  
P1: Upper Blaenmilo

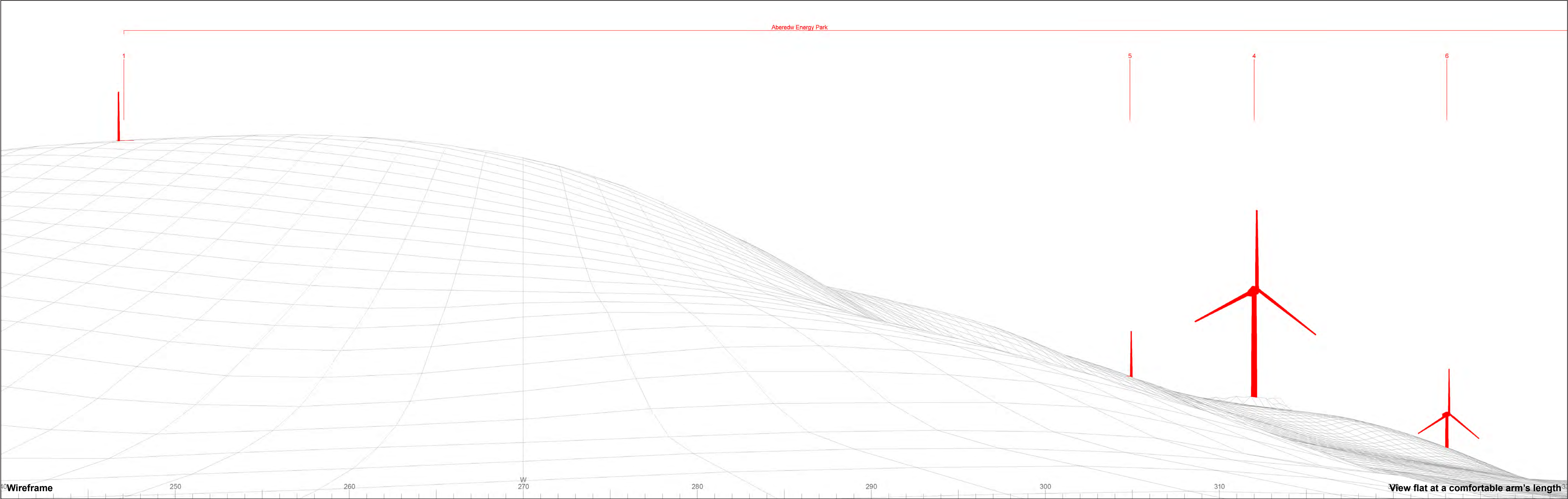


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 285
- View B 90 degree view direction 15
- View C 90 degree view direction 105





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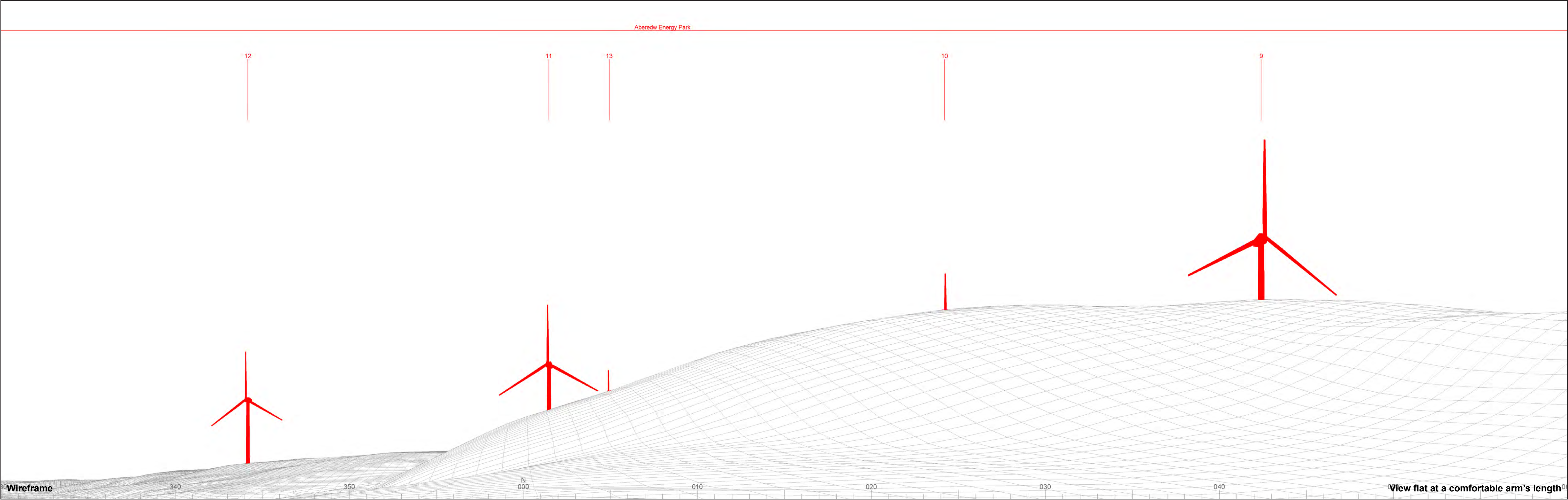


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 309588E 250470N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 269.01 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 285°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.68 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.4a  
Viewpoint P1: Upper Blaenmilo



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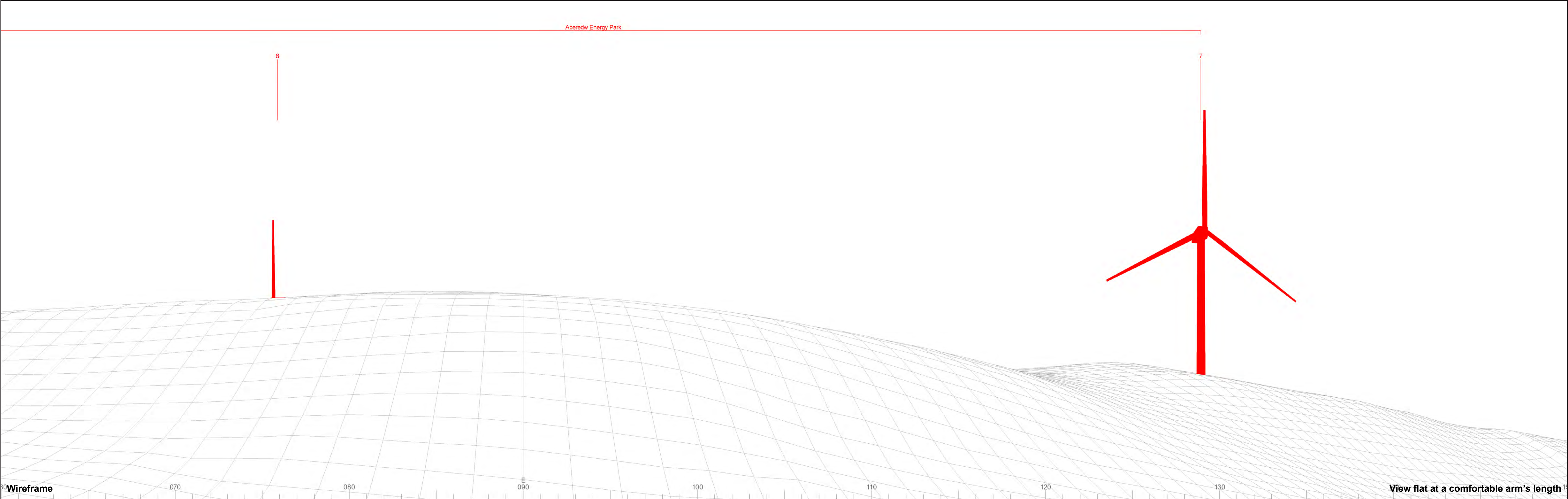


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 309588E 250470N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 269.01 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 15°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.68 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.4b  
Viewpoint P1: Upper Blaenmilo



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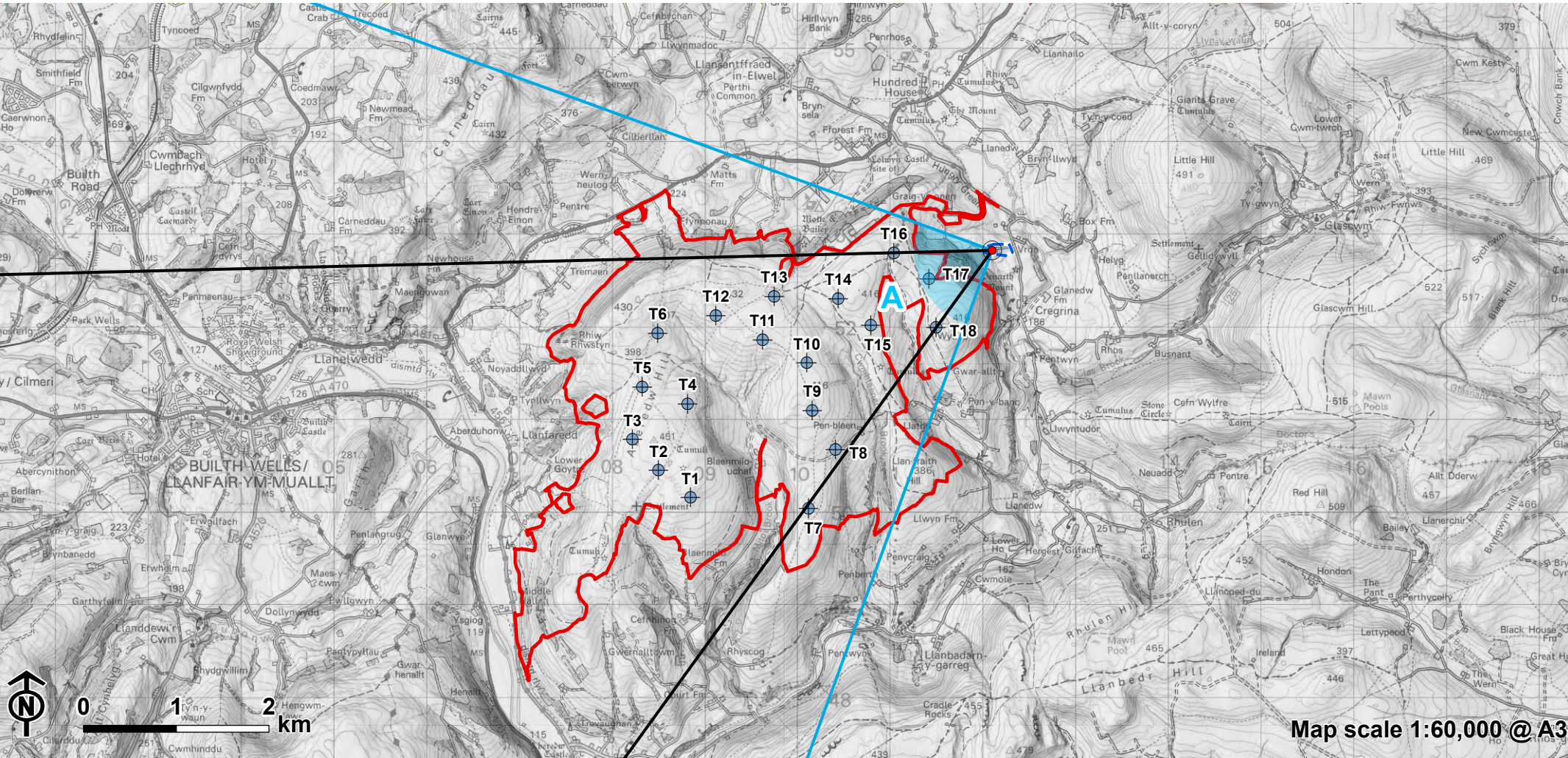


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 309588E 250470N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 269.01 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 105°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.68 km         | Correct printed image size: | 820 x 260 mm                 |

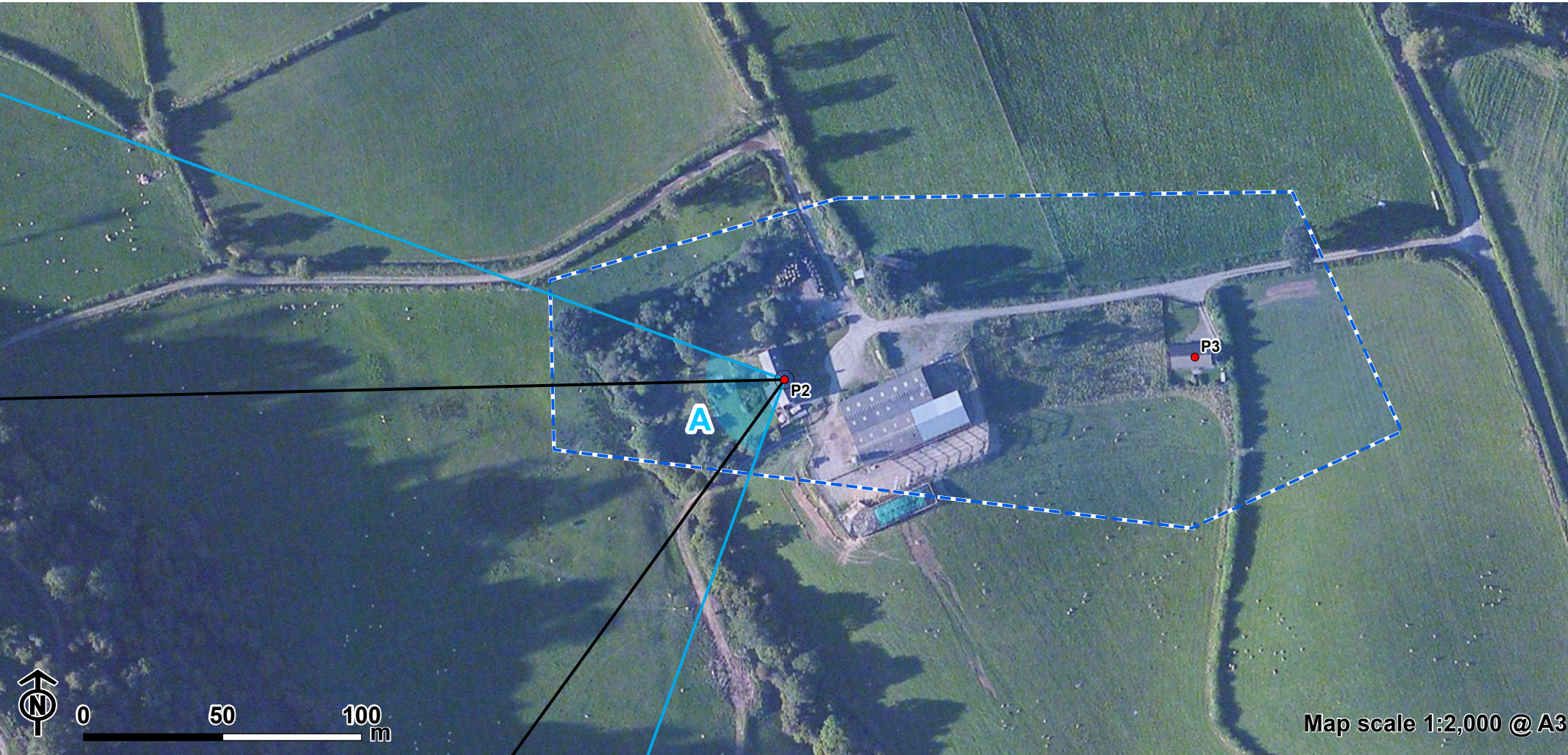
**Figure: A5.7.4c**  
**Viewpoint P1: Upper Blaenmilo**



Figure A5.7.5  
Property Group 1 – P2: Penarth[2]

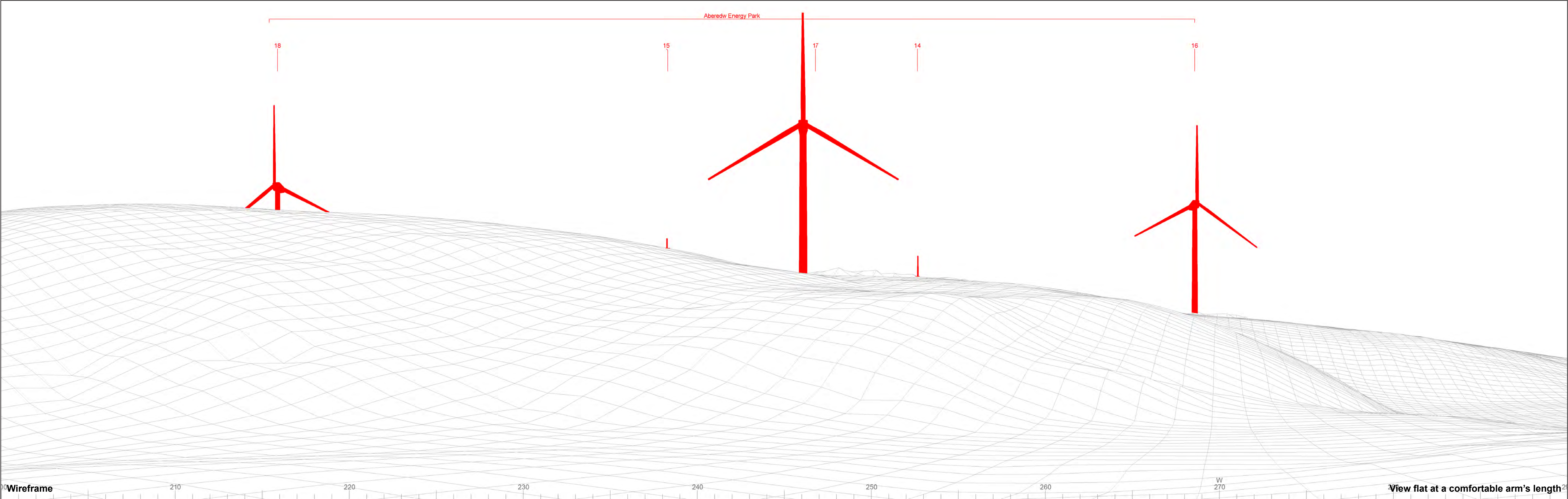


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 245





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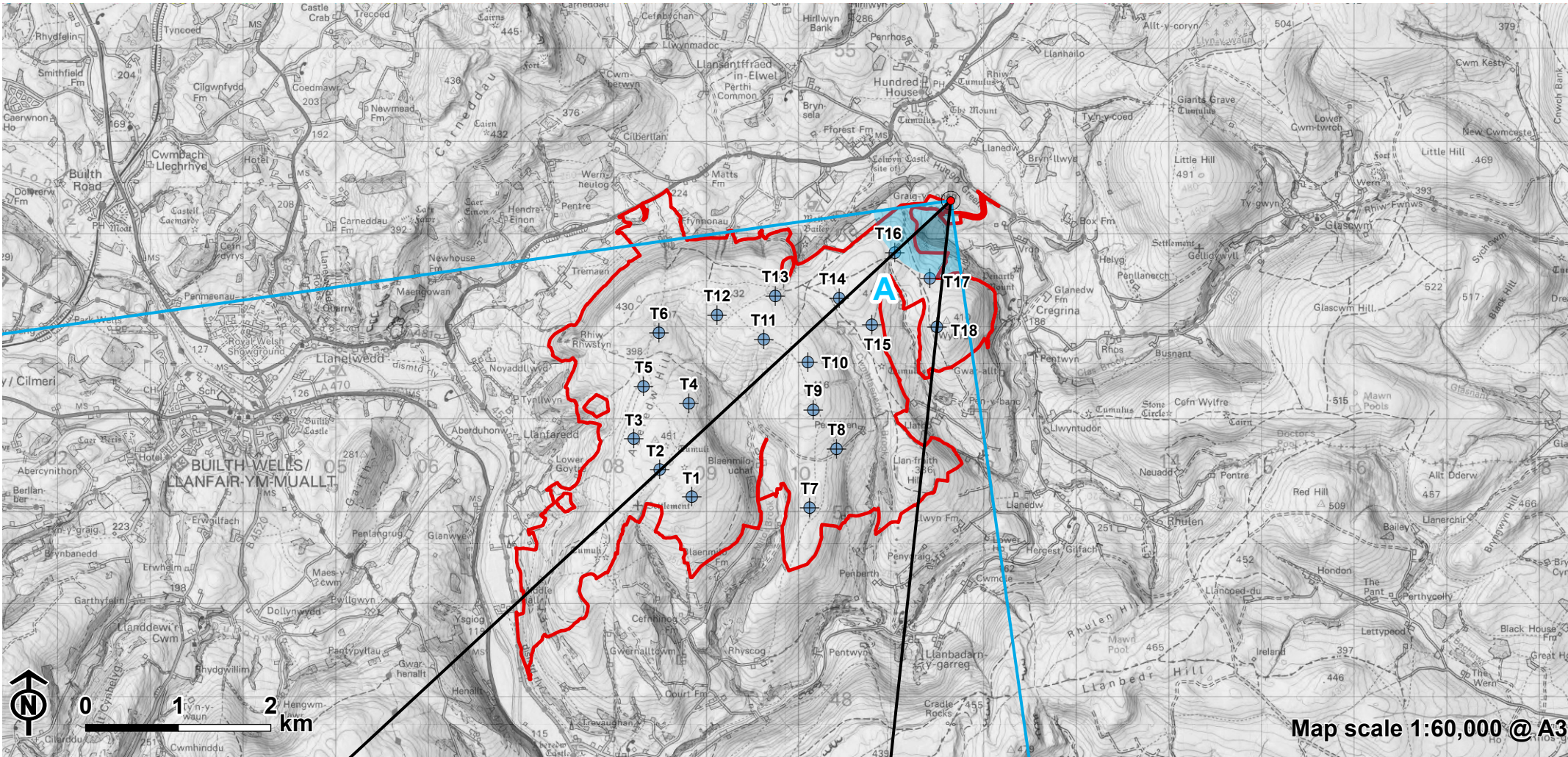


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312098E 252822N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 230.99 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 245°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.74 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.5a  
Viewpoint P2: Penarth

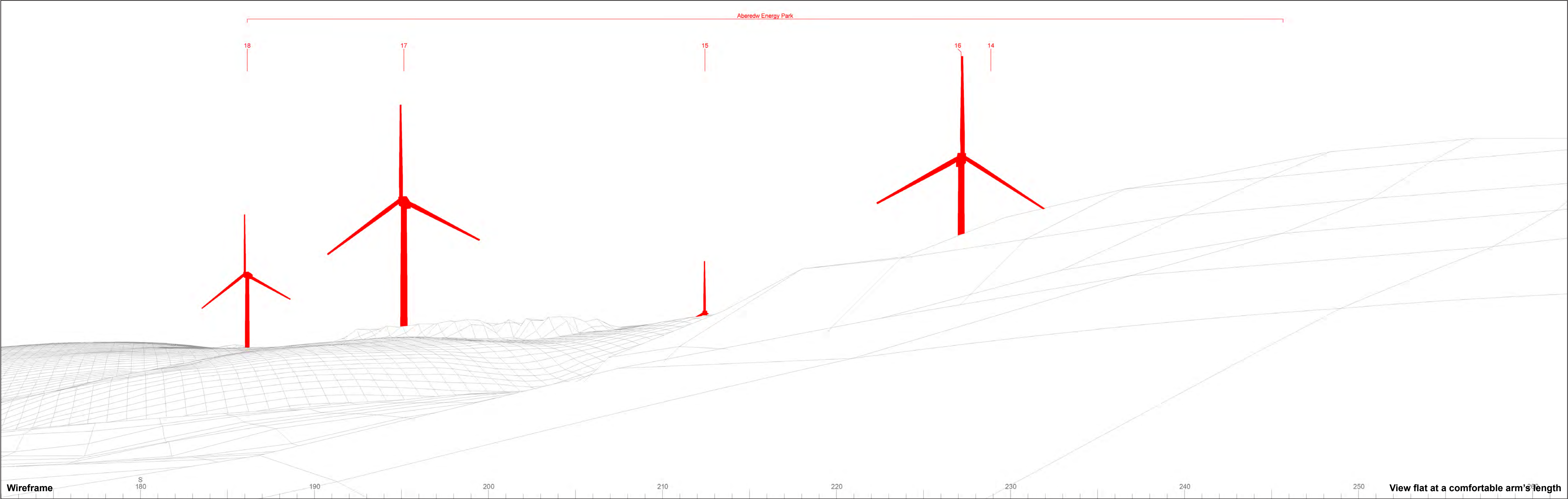


Figure A5.7.6  
P4: Graig Yr Onnen





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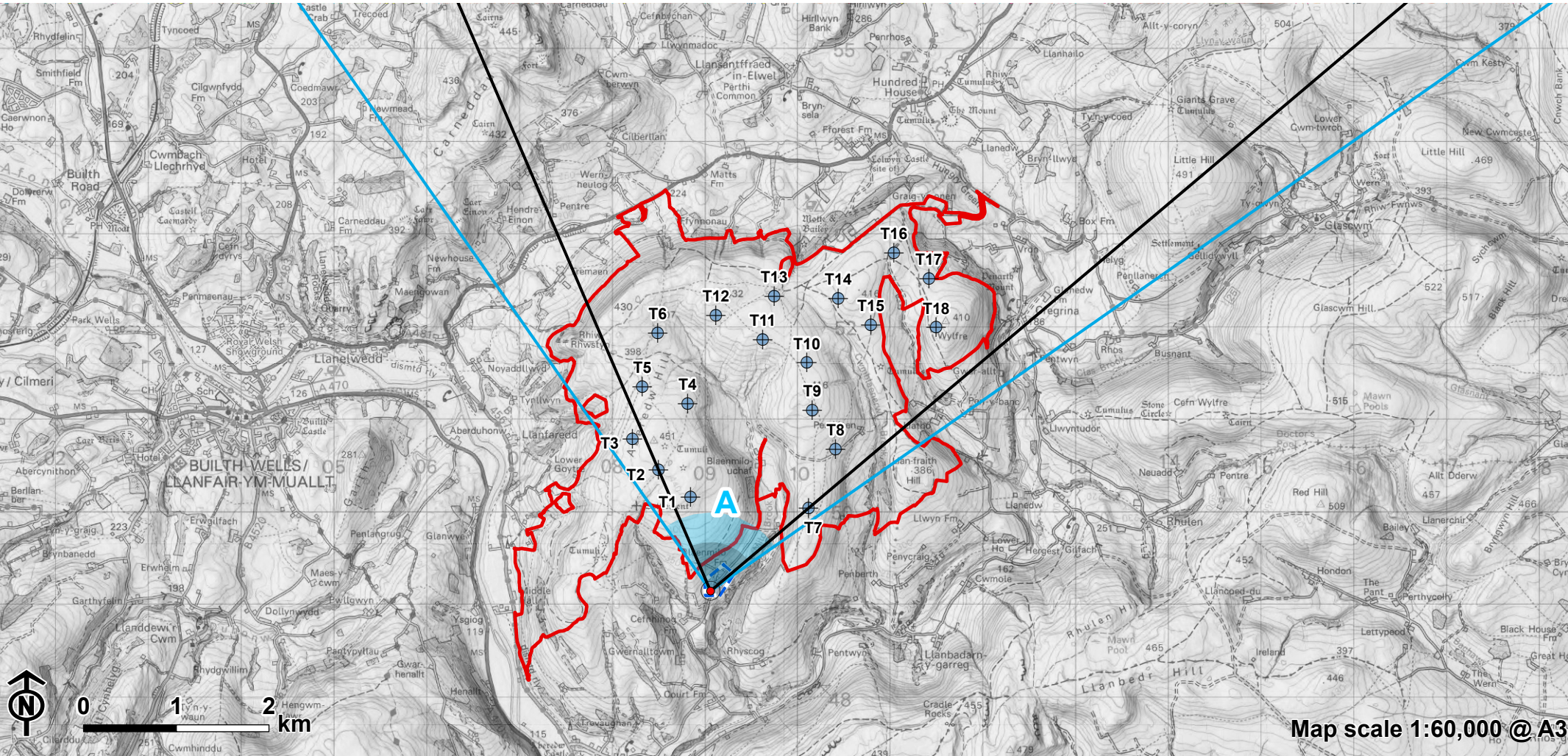


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311643E 253355N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 256.93 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 217°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.82 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.6a  
Viewpoint P4: Graig Yr Onnen



Figure A5.7.7  
Property Group 3 – P23: Highfield

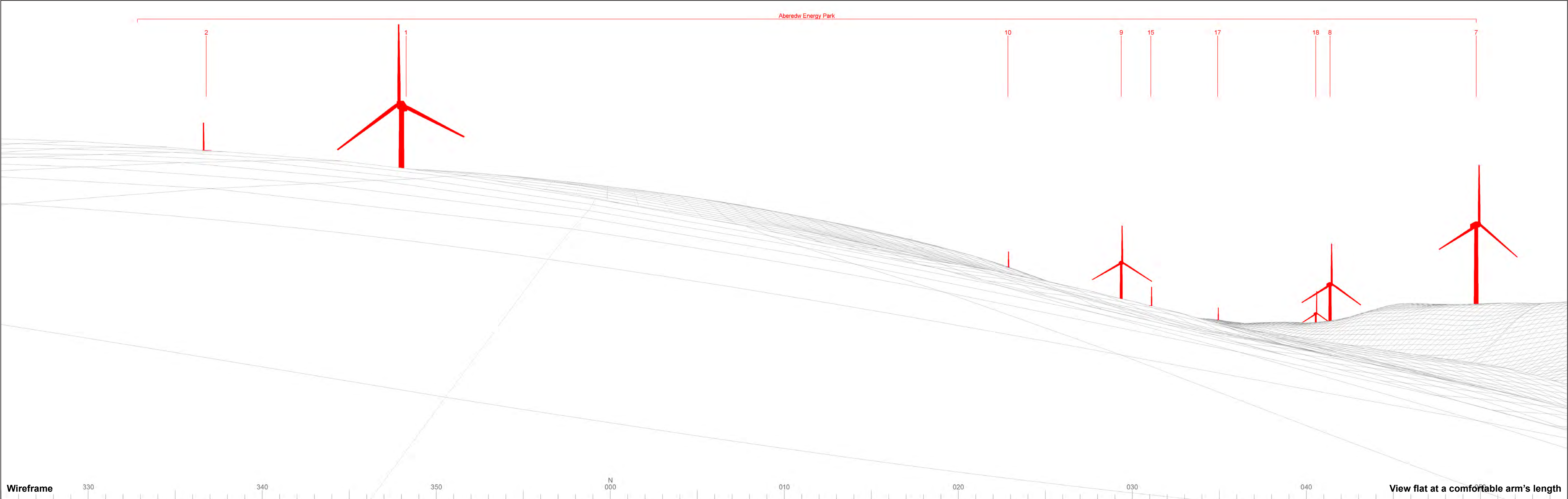


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 10





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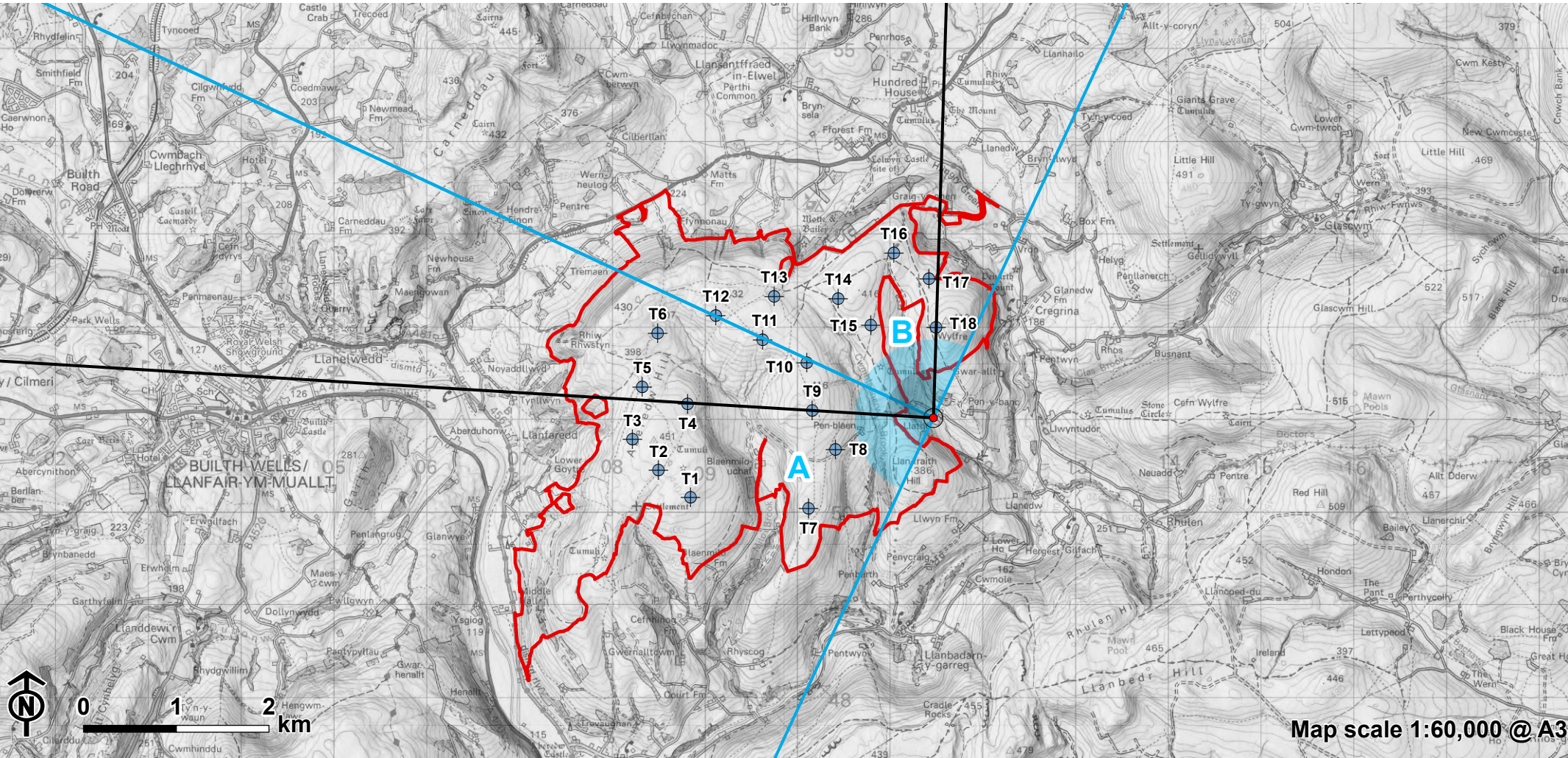


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
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| AOD:               | 269.33 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 10°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.03 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.7a**  
**Viewpoint P23: Highfield**



Figure A5.7.8  
P29: Lower Llatho

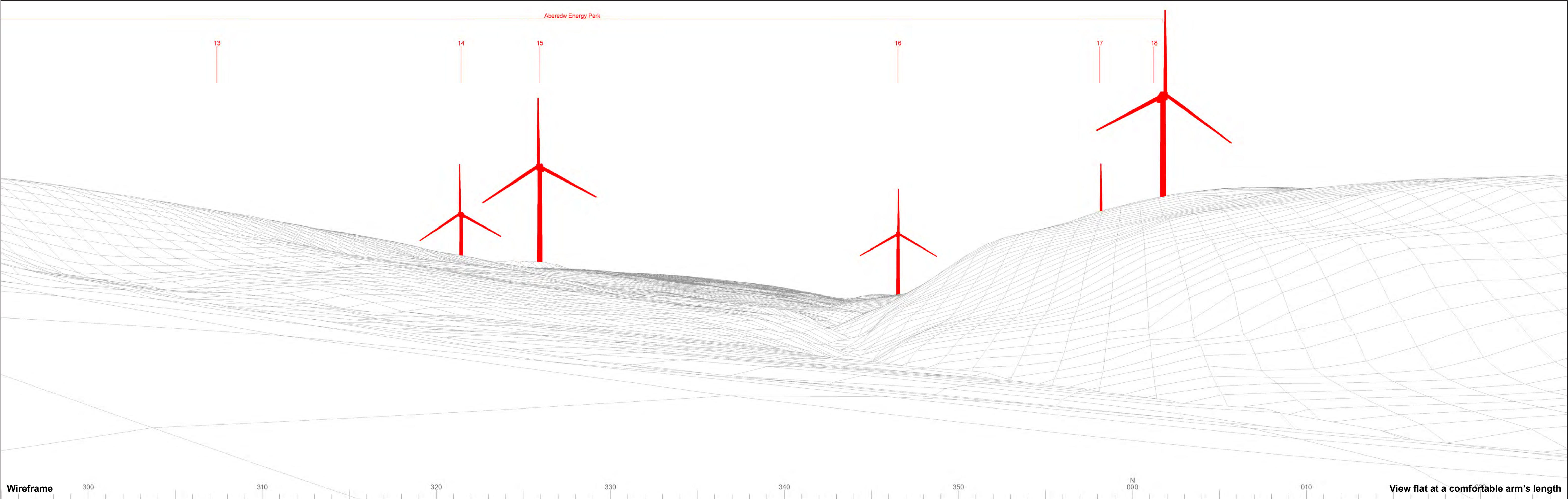


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 250
- View B 90 degree view direction 340





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|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311466E 251016N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 242.35 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 340°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 0.97 km         | Correct printed image size: | 820 x 260 mm                 |

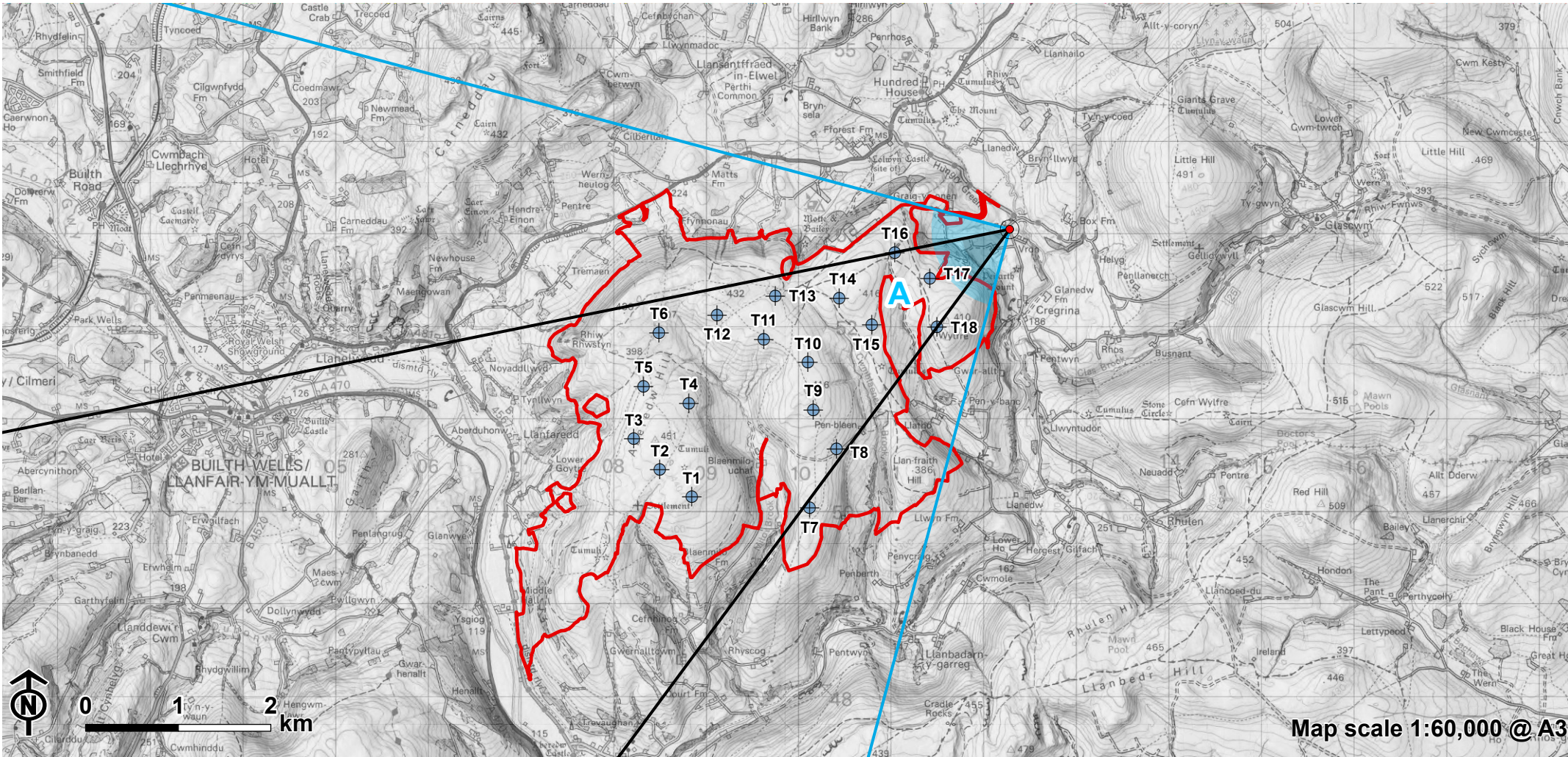
Figure: A5.7.8a  
Viewpoint P29: Lower Llatho





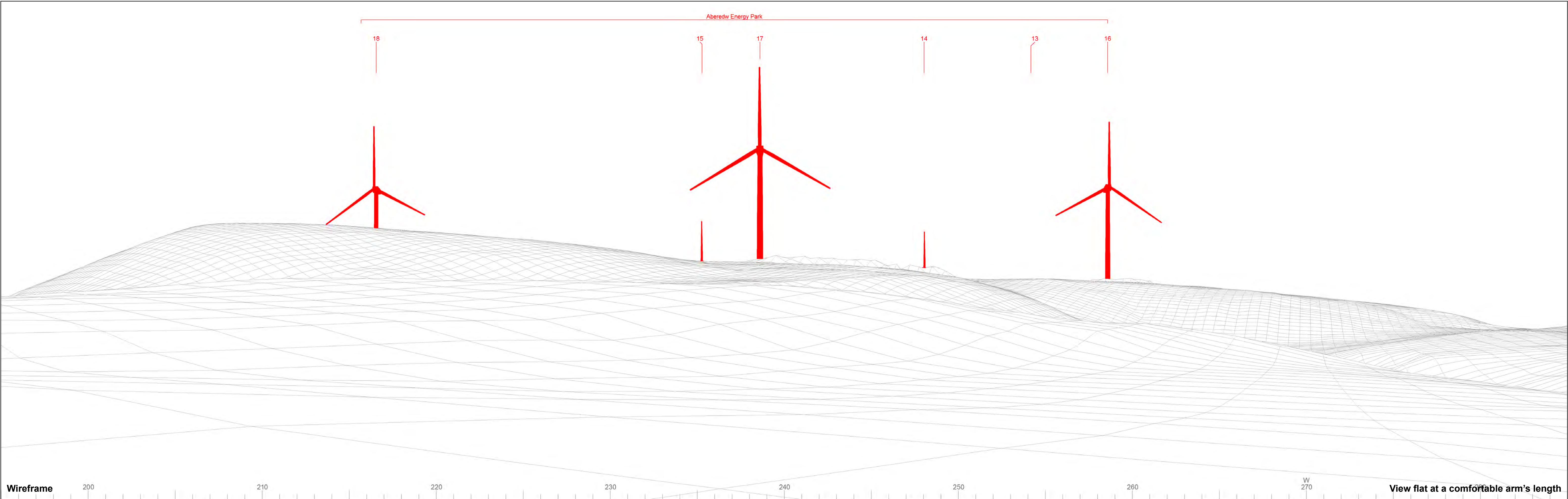
Figure A5.7.9  
P31: Weldon

- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 240





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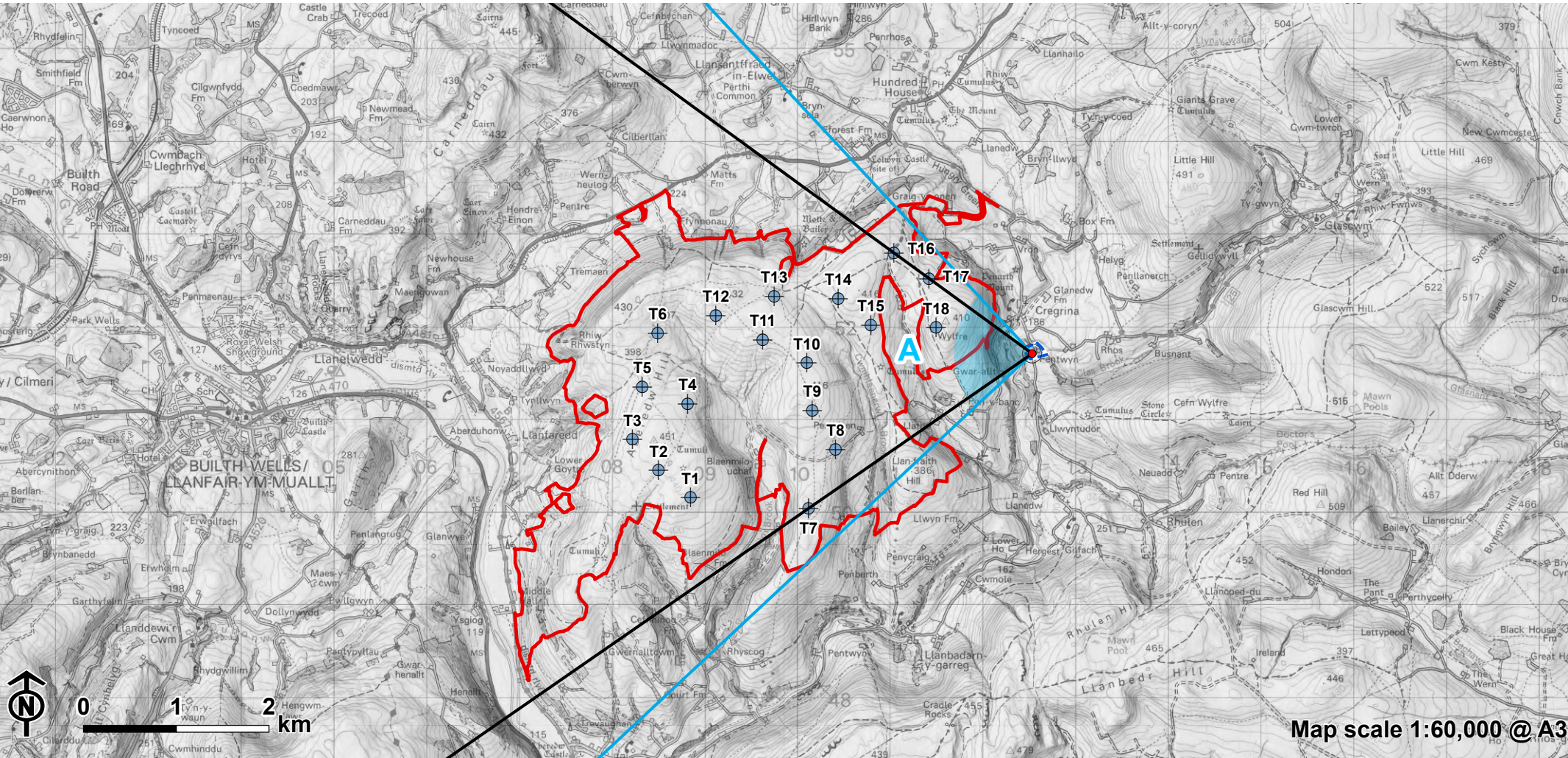


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312279E 253046N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 199.84 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 240°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.01 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.9a  
Viewpoint P31: Weldon



Figure A5.7.10  
Property Group 6 – P32: The Grove

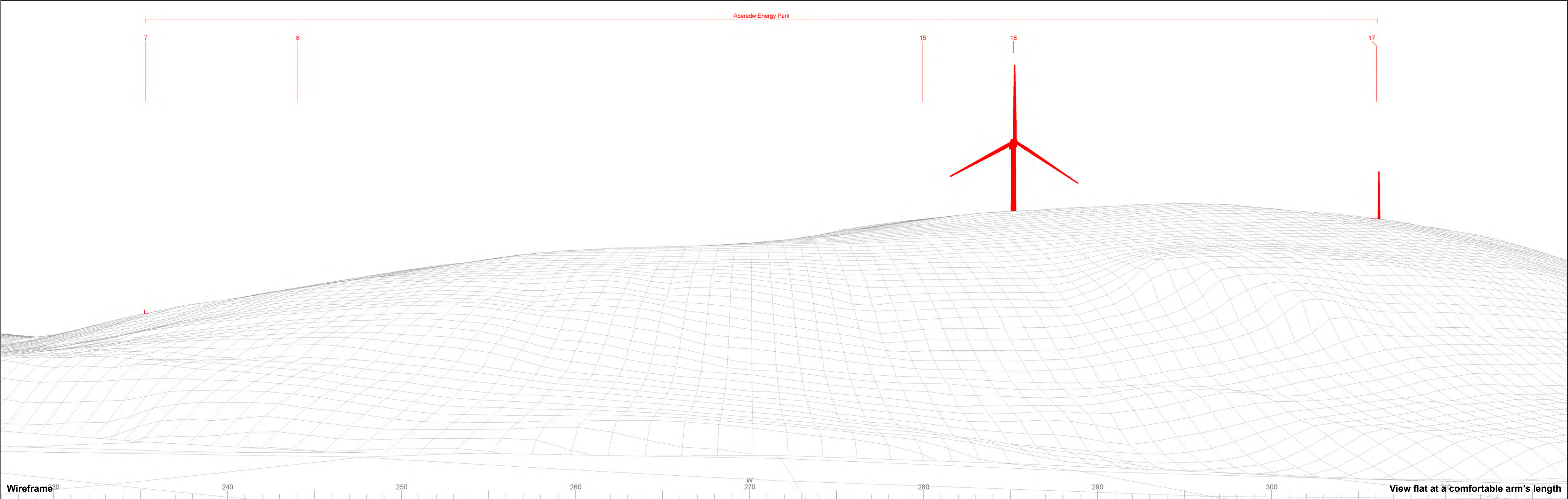


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 272





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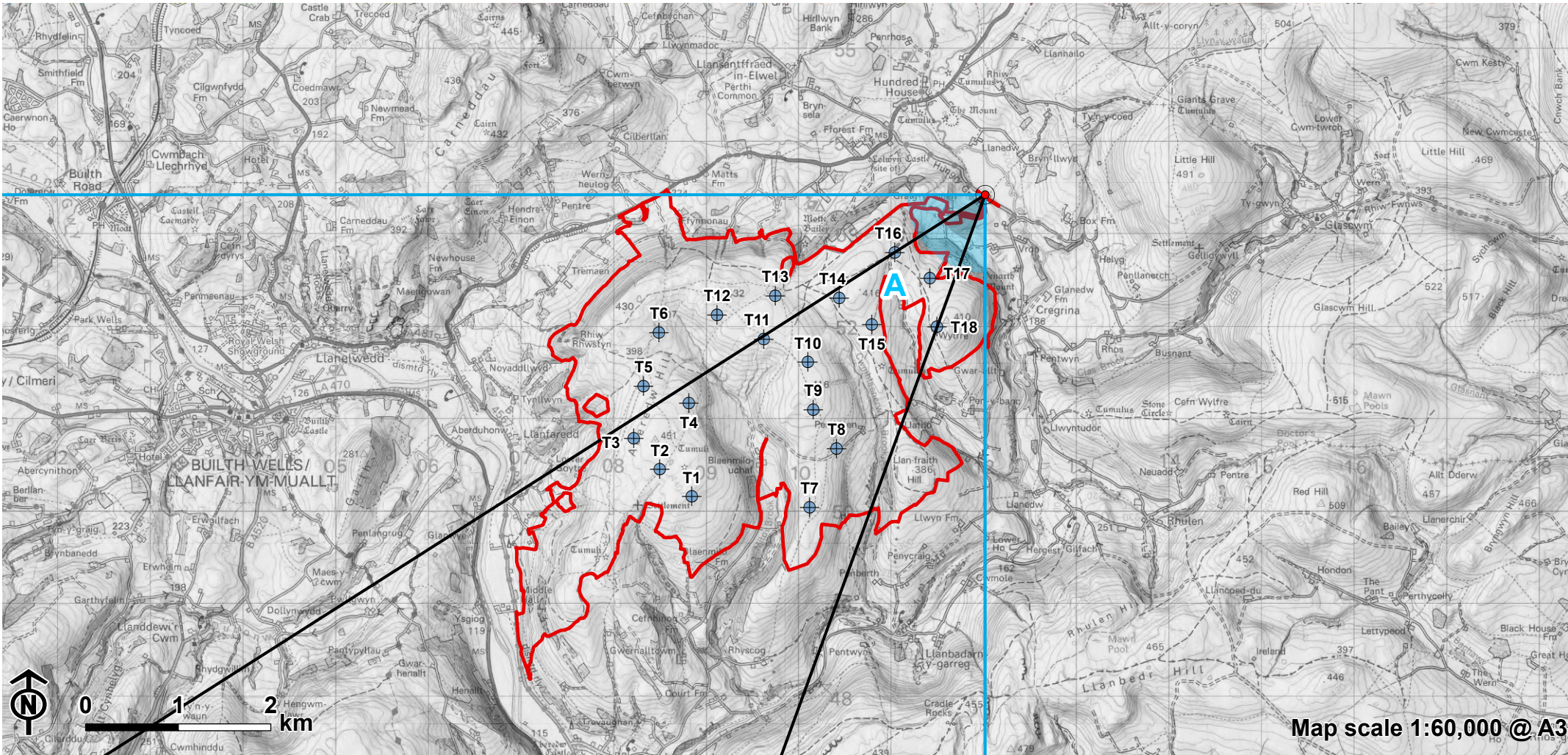


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312532E 251709N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 208.38 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 272°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.07 km         | Correct printed image size: | 820 x 260 mm                 |

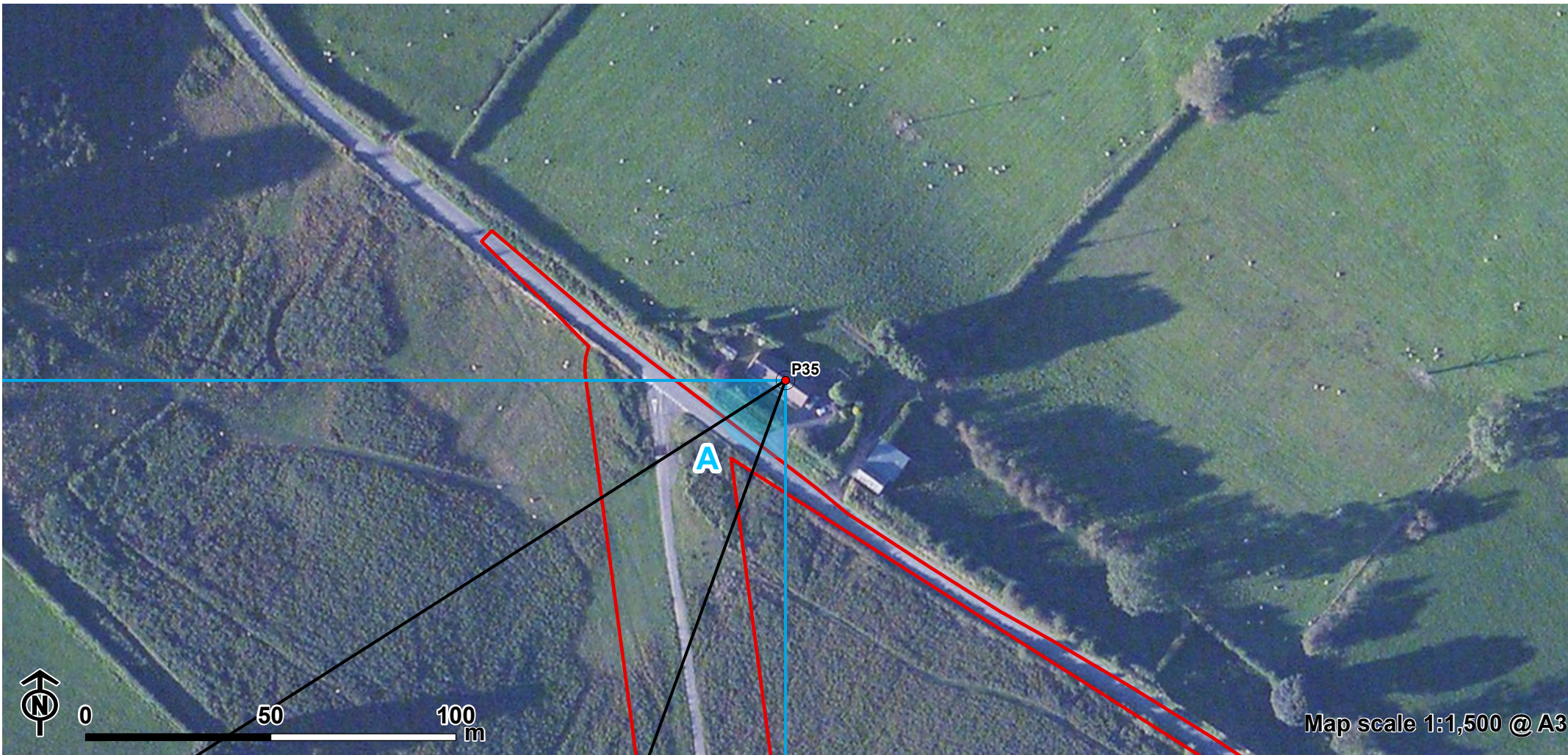
Figure: A5.7.10a  
Viewpoint P32: The Grove



Figure A5.7.11  
P35: Craiglea

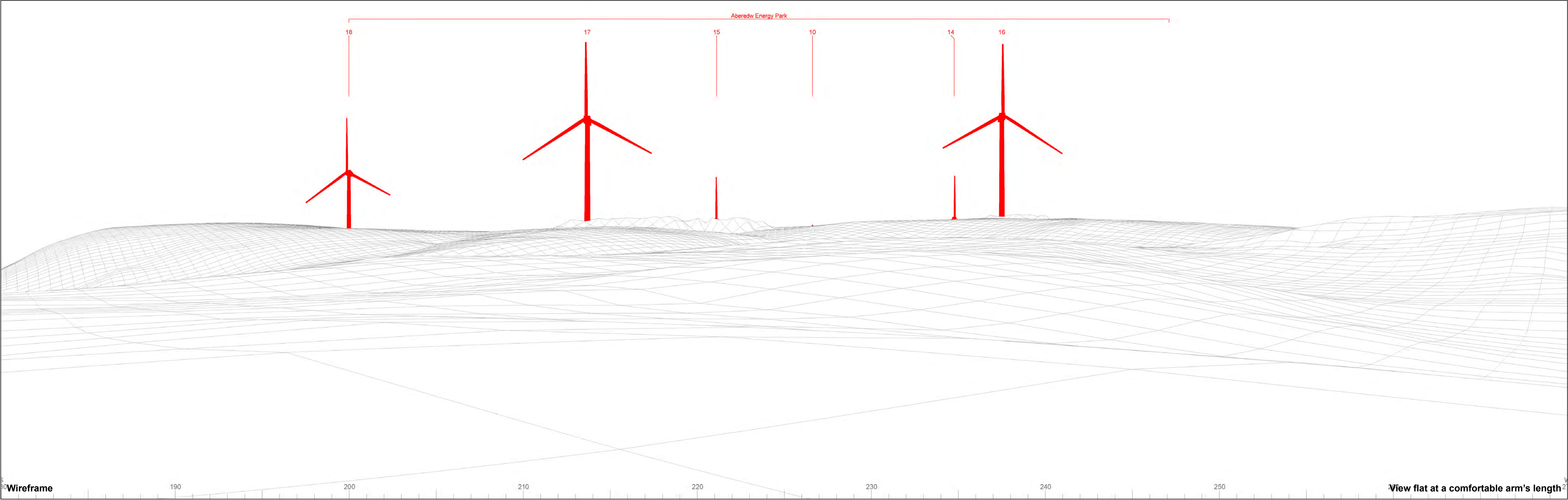


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 225





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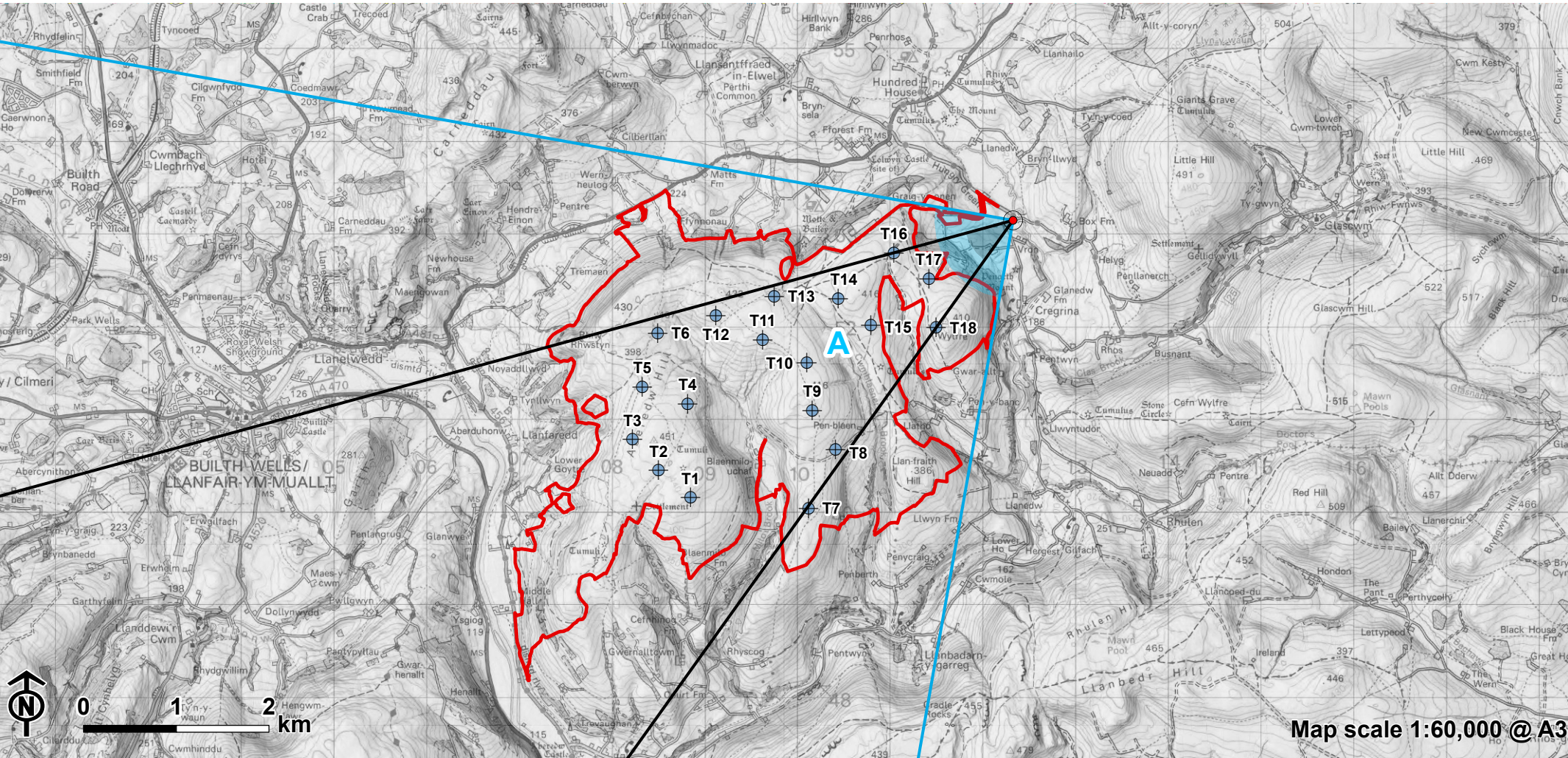


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312015E 253417N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 203.82 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 225°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.08 km         | Correct printed image size: | 820 x 260 mm                 |

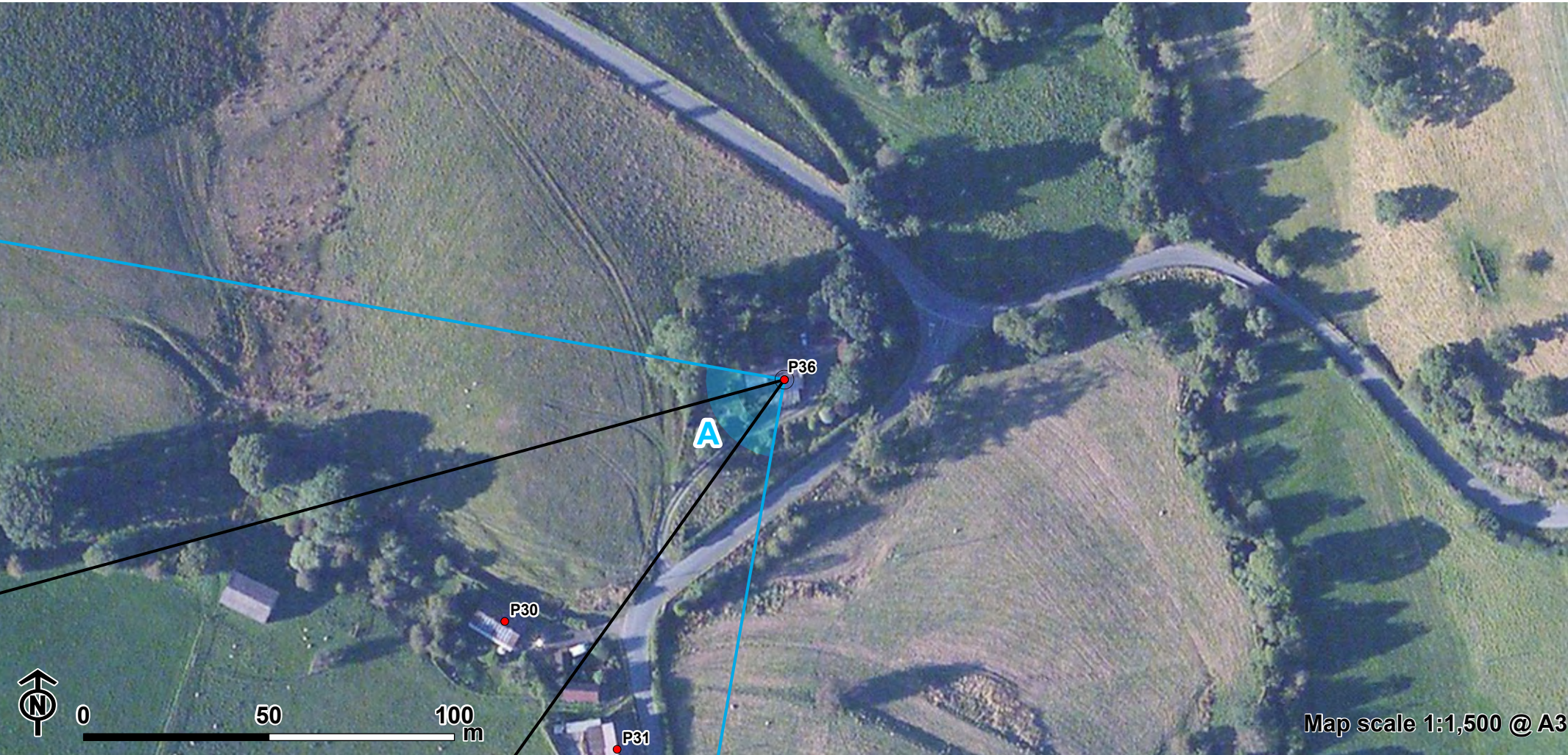
**Figure: A5.7.11a**  
**Viewpoint P35: Craiglea**



Figure A5.7.12  
P36: Crossway

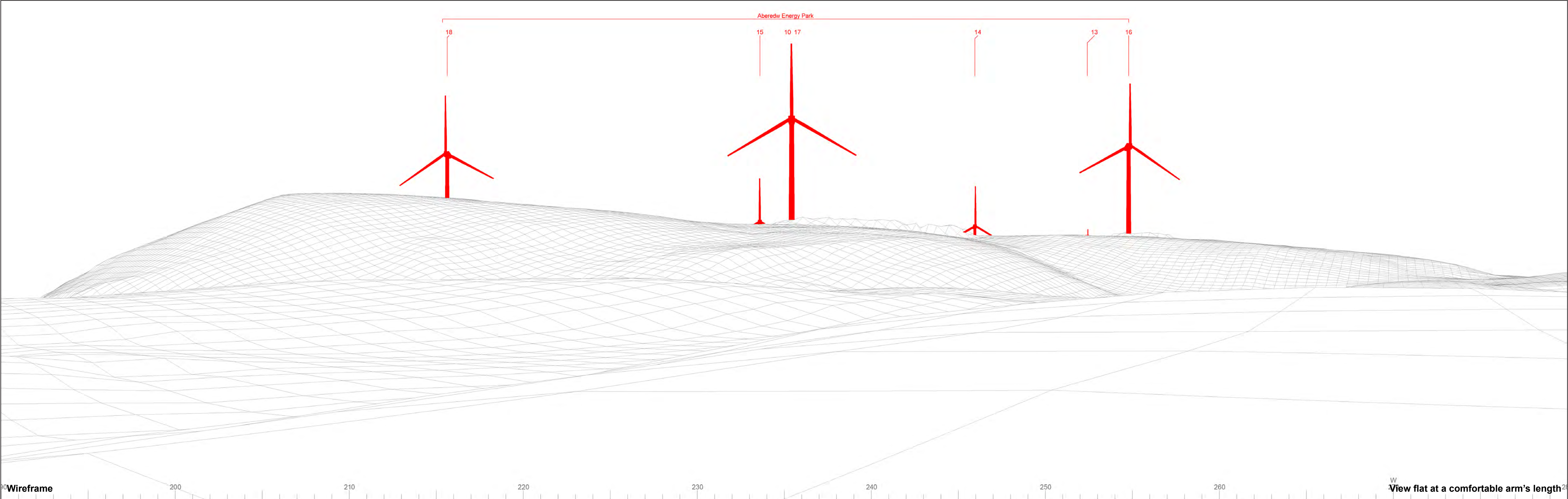


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 235





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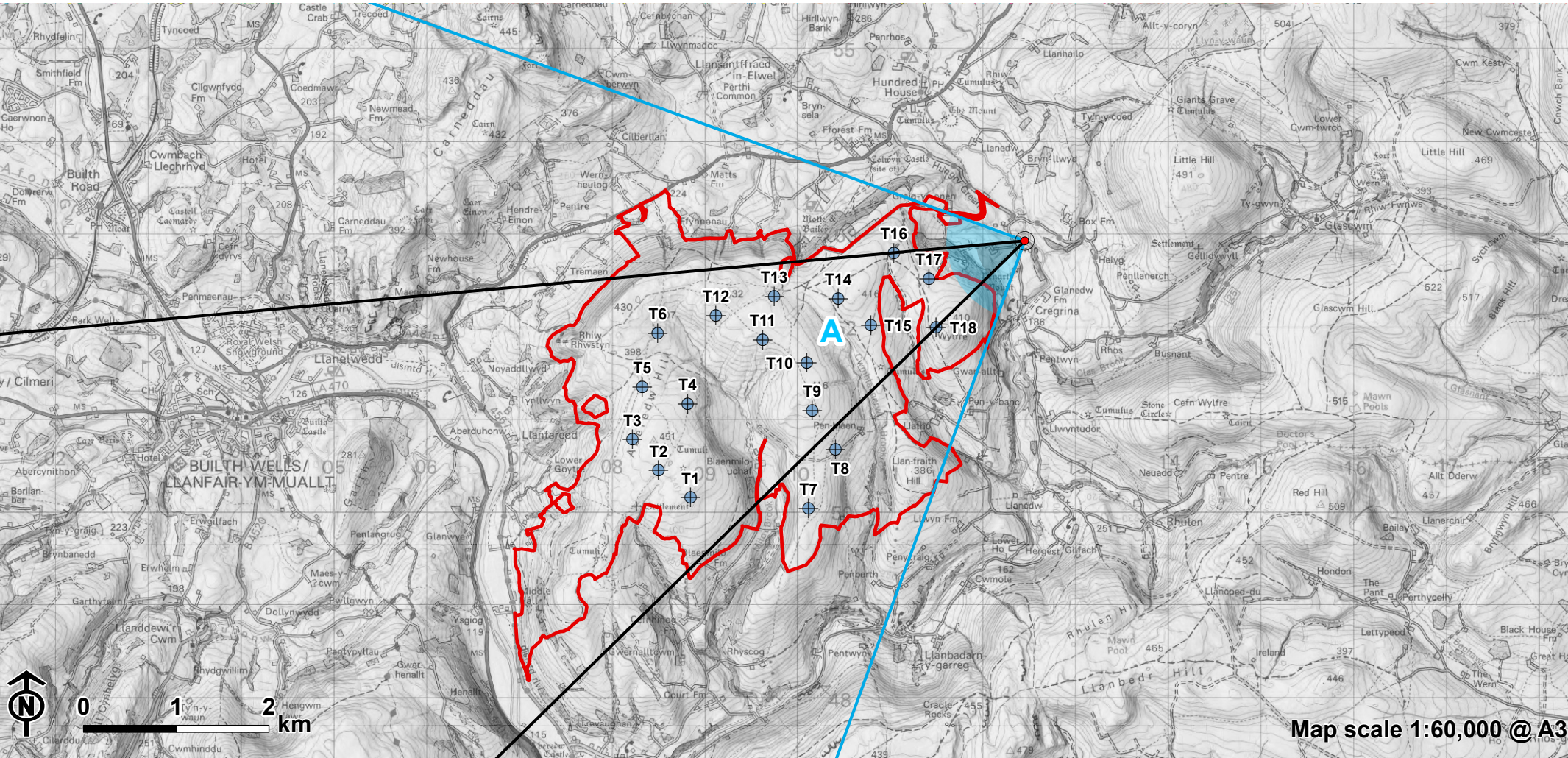


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312324E 253145N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 197.34 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 235°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.10 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.12a  
Viewpoint P36: Crossway



Figure A5.7.13  
P37: The Vron

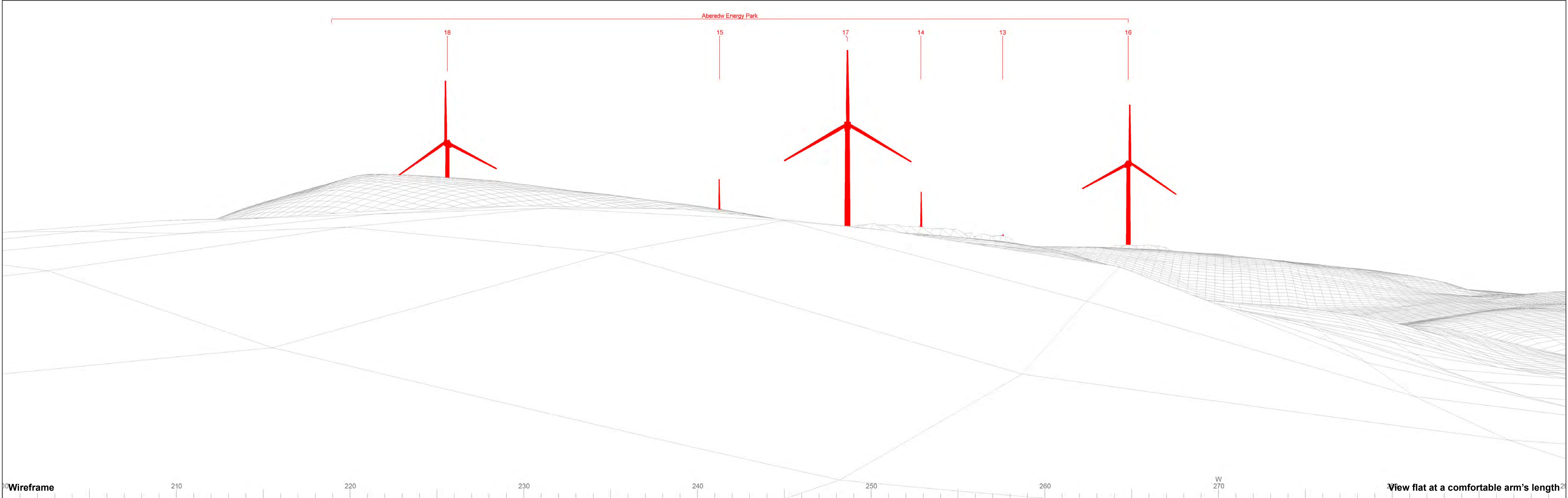


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 245





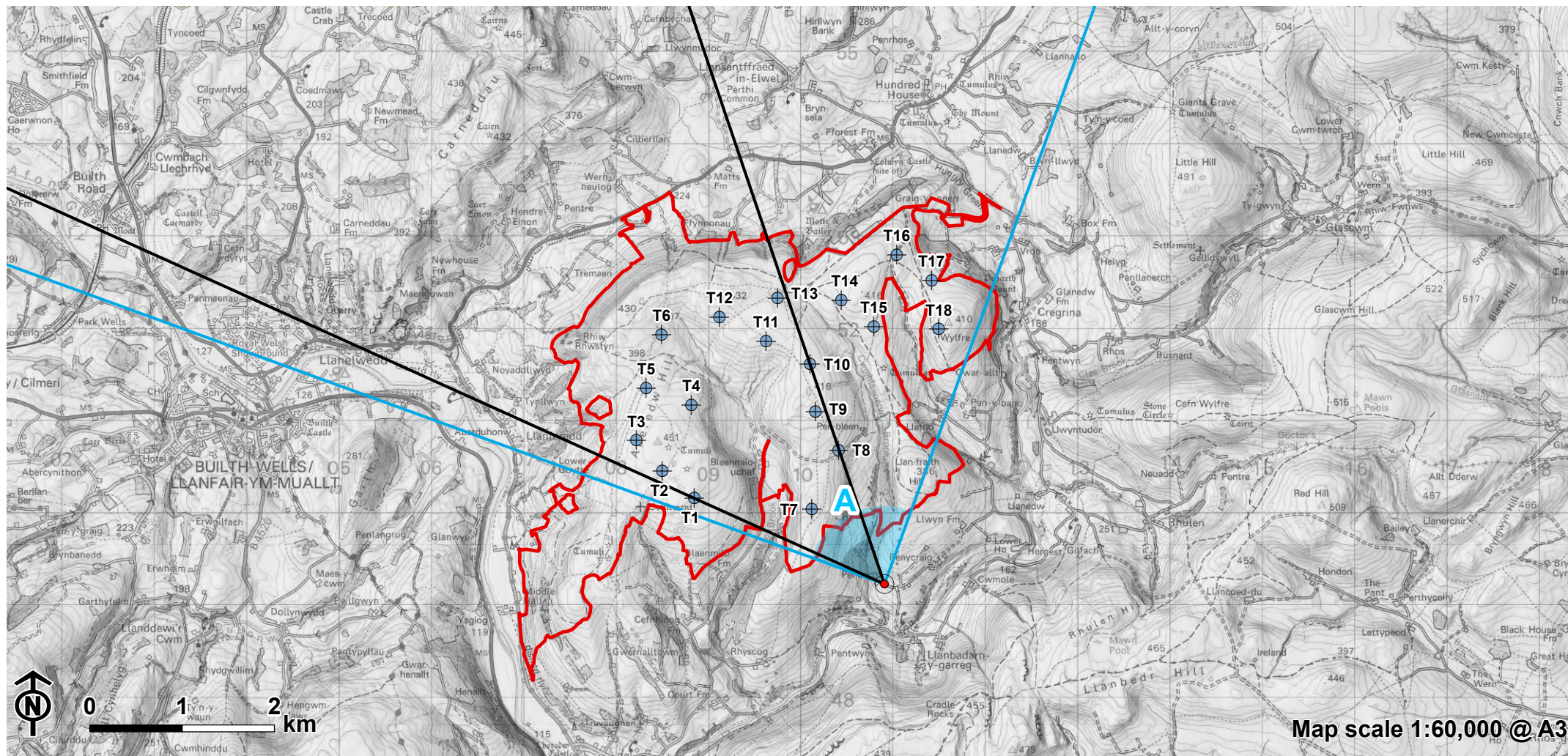
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|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312450E 252924N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 202.67 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 245°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.11 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.13a  
Viewpoint P37: The Vron



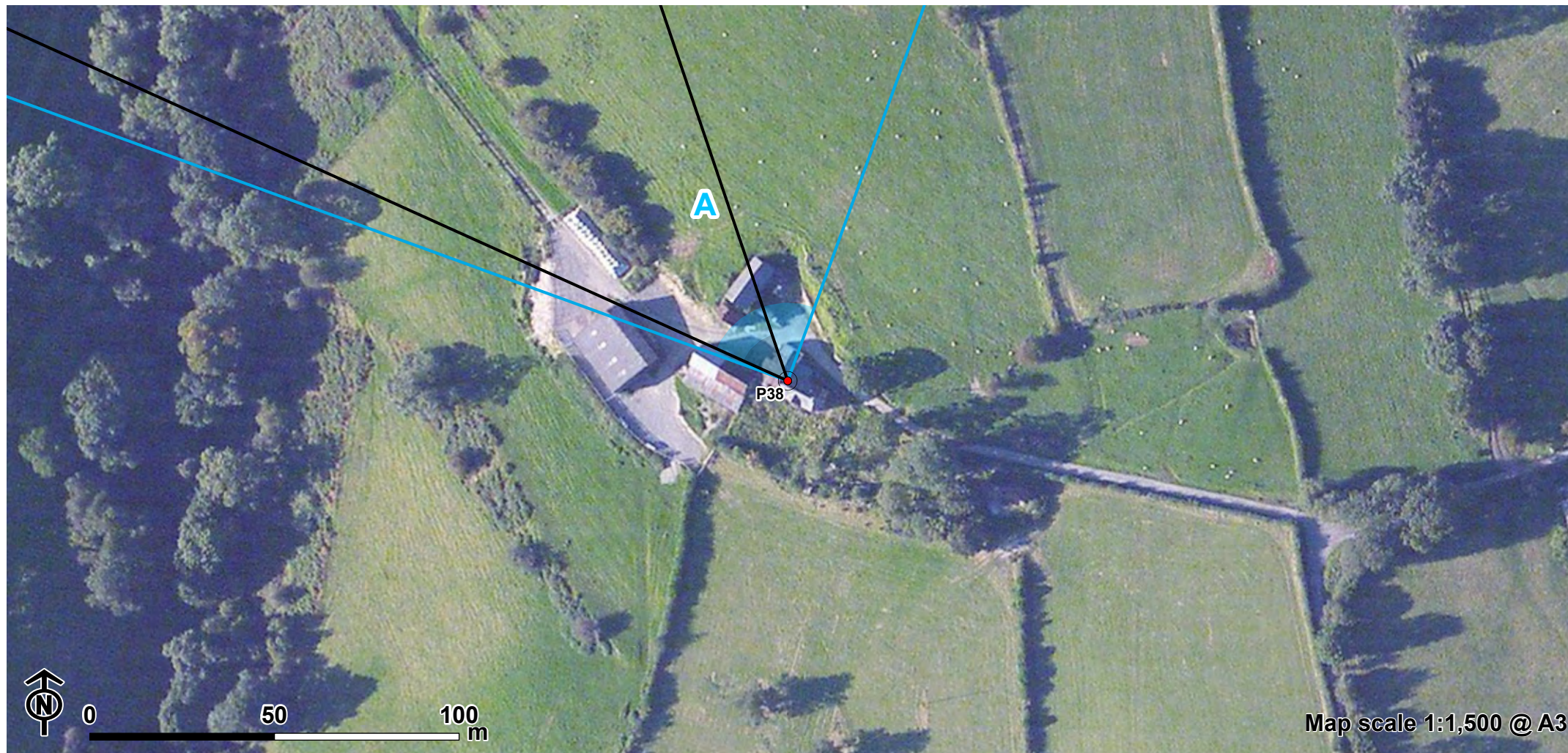


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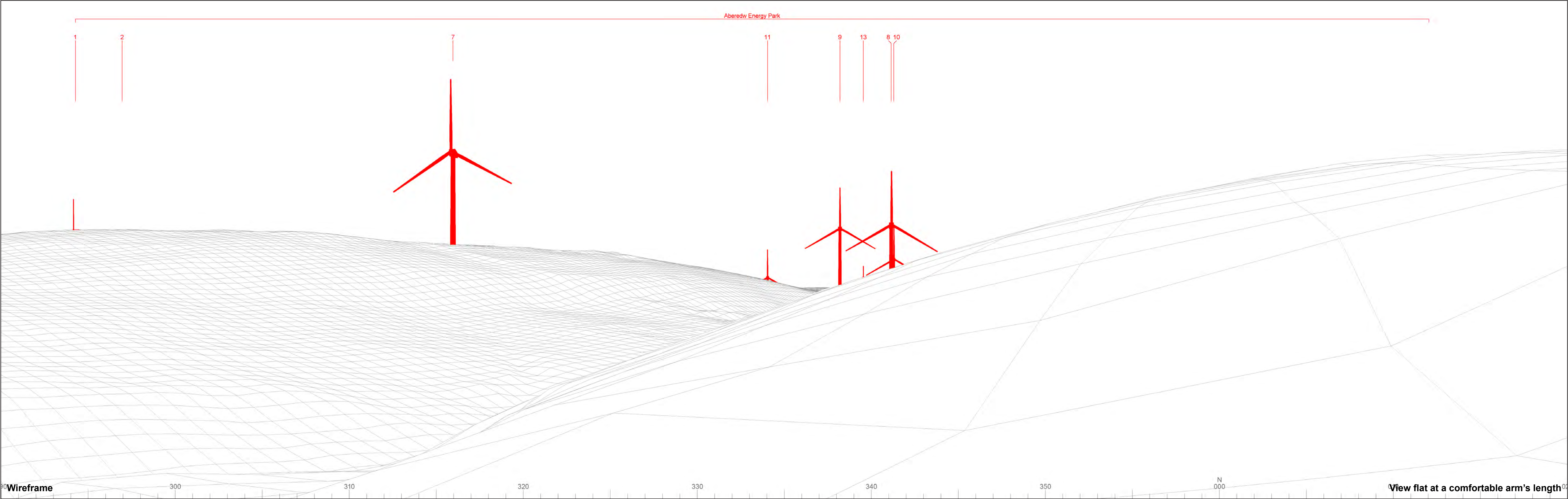
**Figure A5.7.14**  
**P38: Penberth**

- Application boundary
- + Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 335





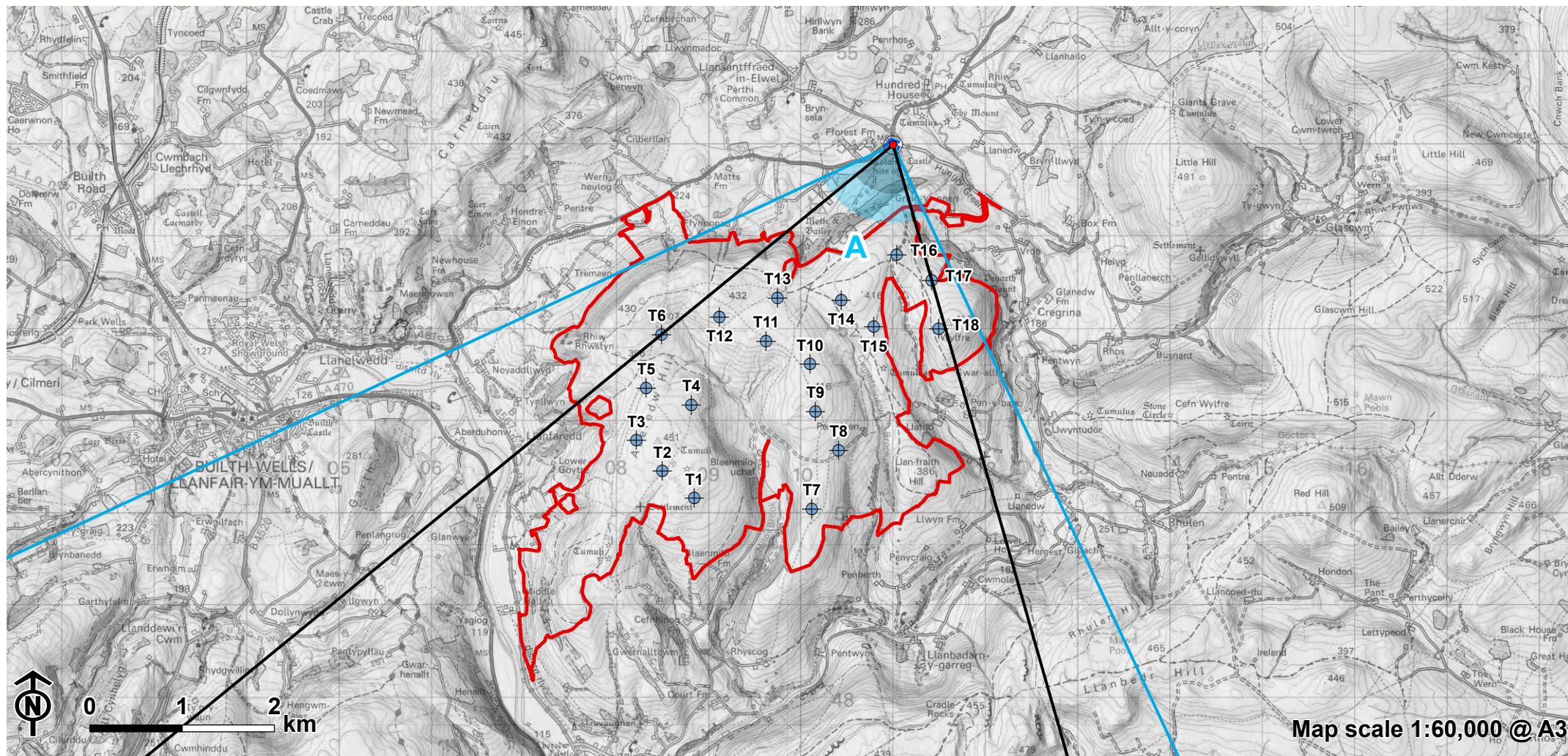
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|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310906E 249227N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 227.69 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 335°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.13 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.14a  
Viewpoint P38: Penberth



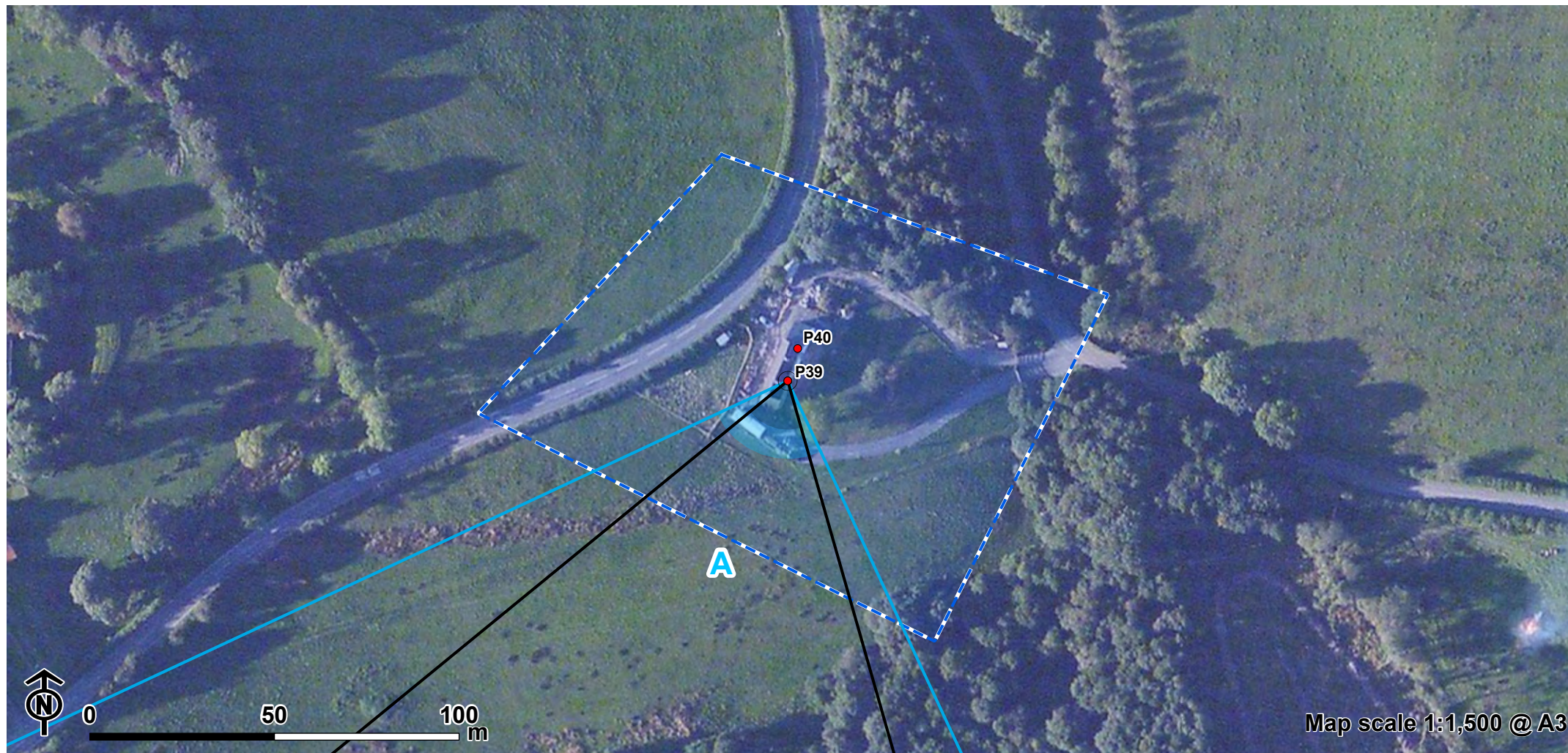


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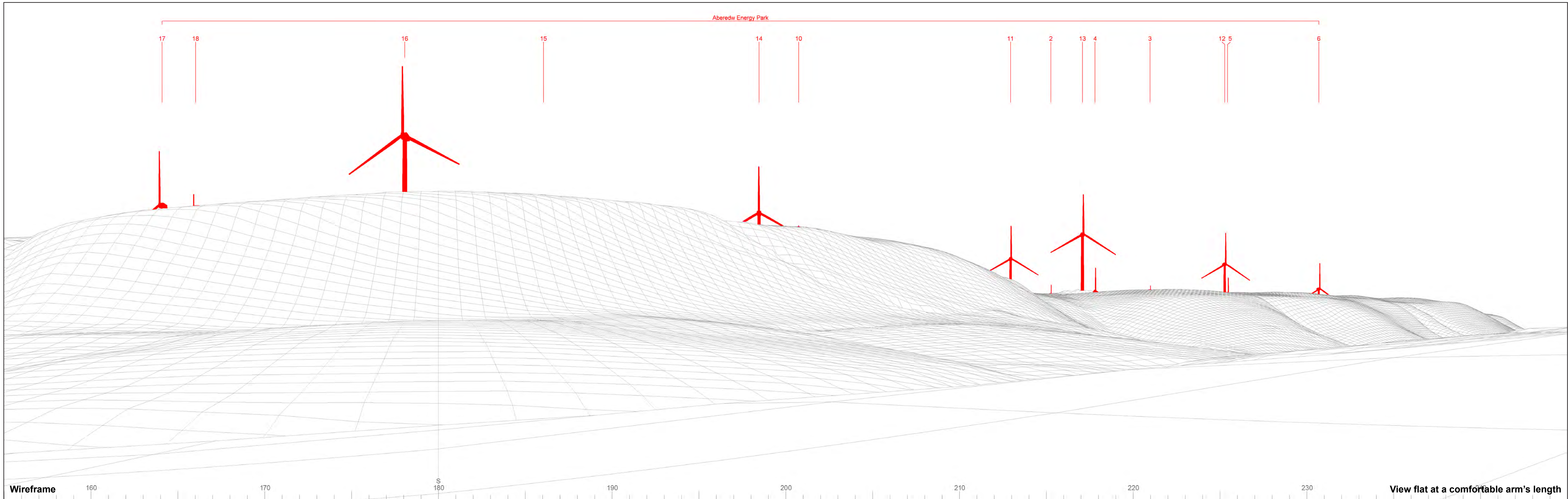
**Figure A5.7.15**  
**Property Group 7 - P39: 2, Fforest Cottages**

- Application boundary
- + Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 200





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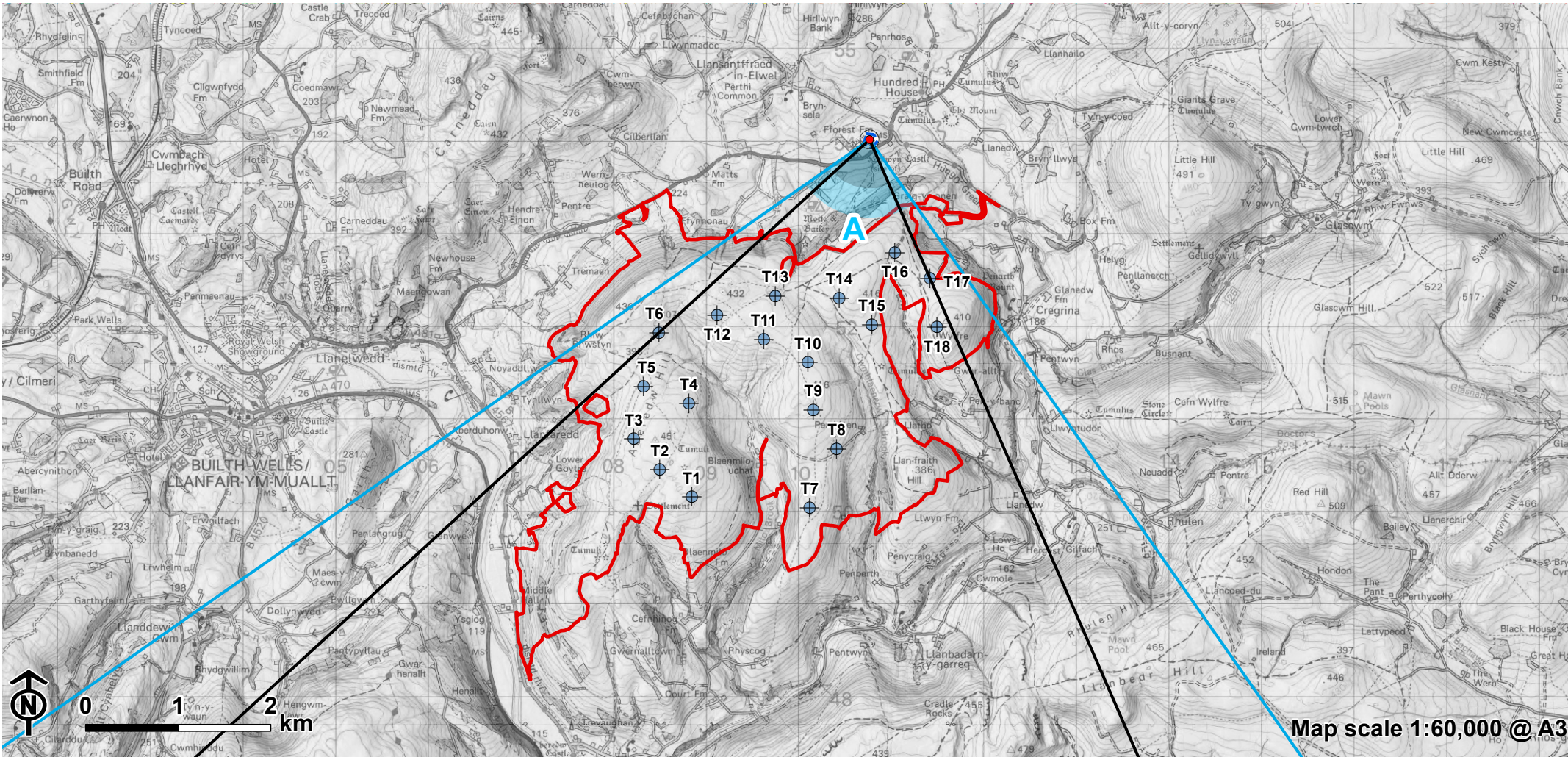


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311000E 253984N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 217.11 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 200°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.19 km         | Correct printed image size: | 820 x 260 mm                 |

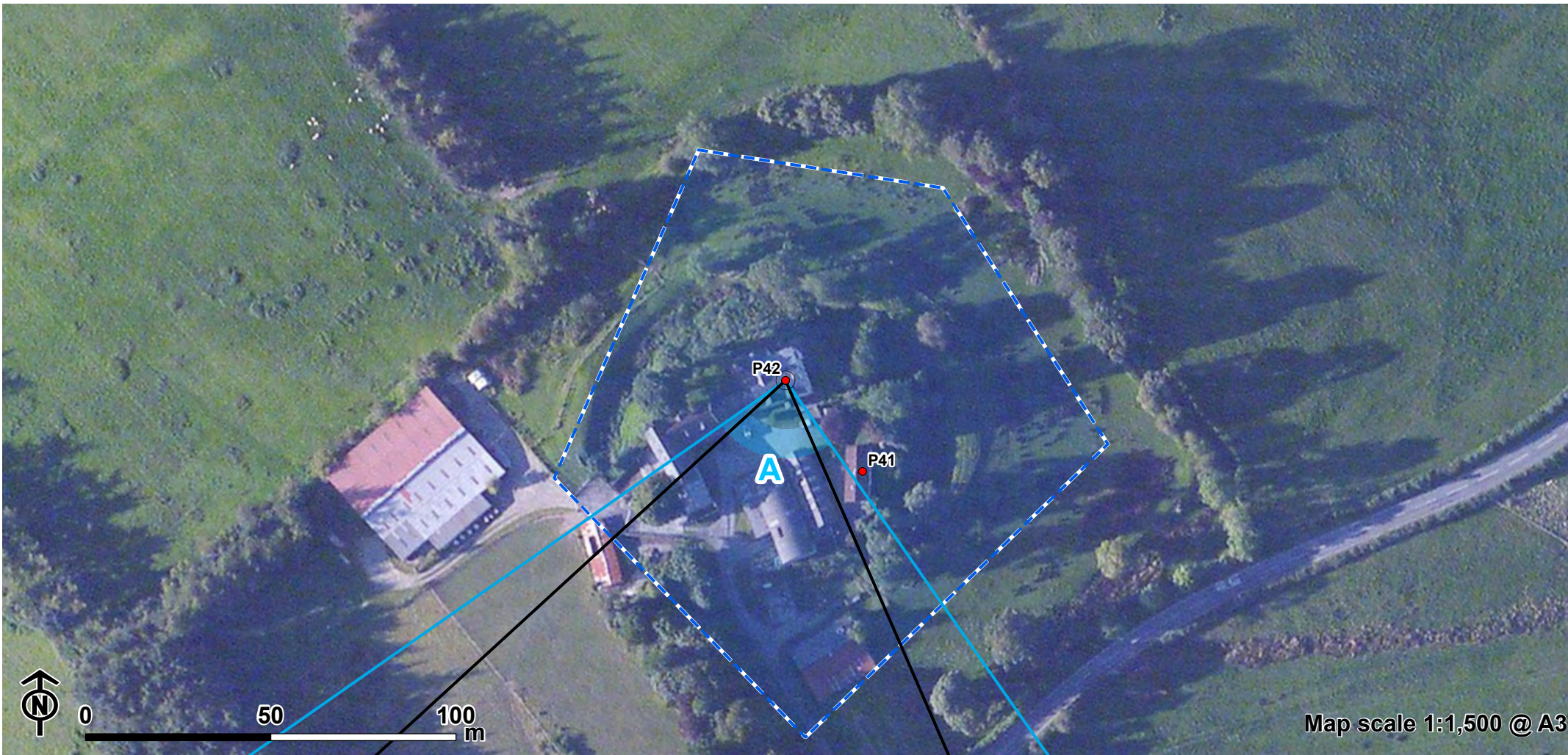
Figure: A5.7.15a  
Viewpoint P39: 2, Fforest Cottages



Figure A5.7.16  
Property Group 8 – P42: Fforest Farm

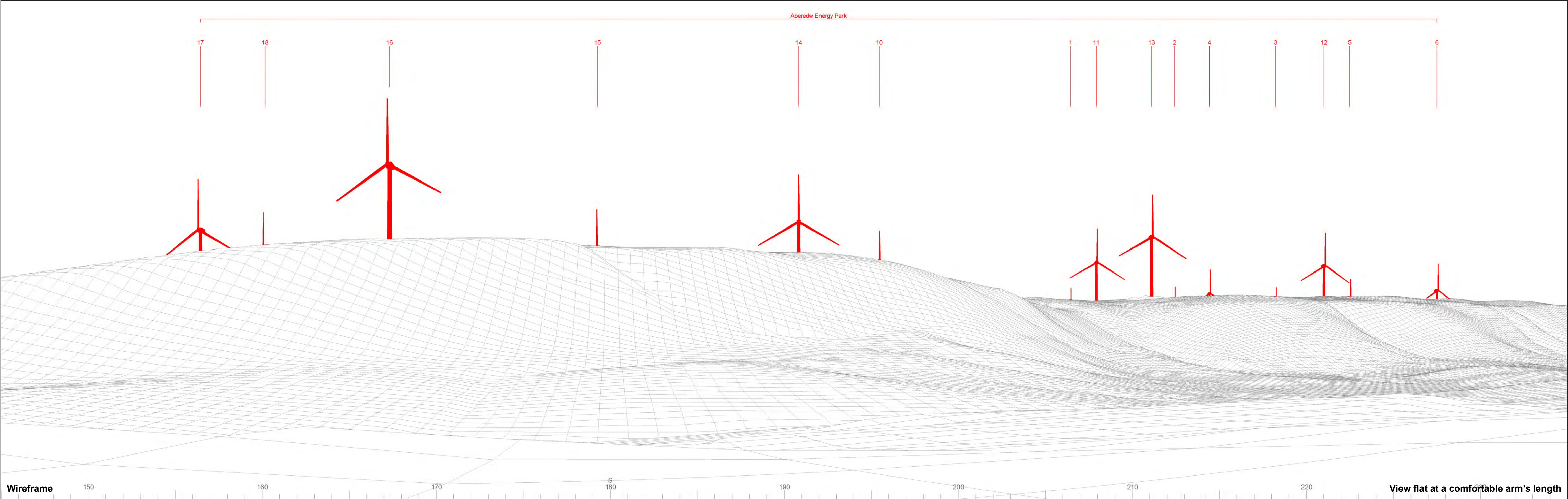


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 190





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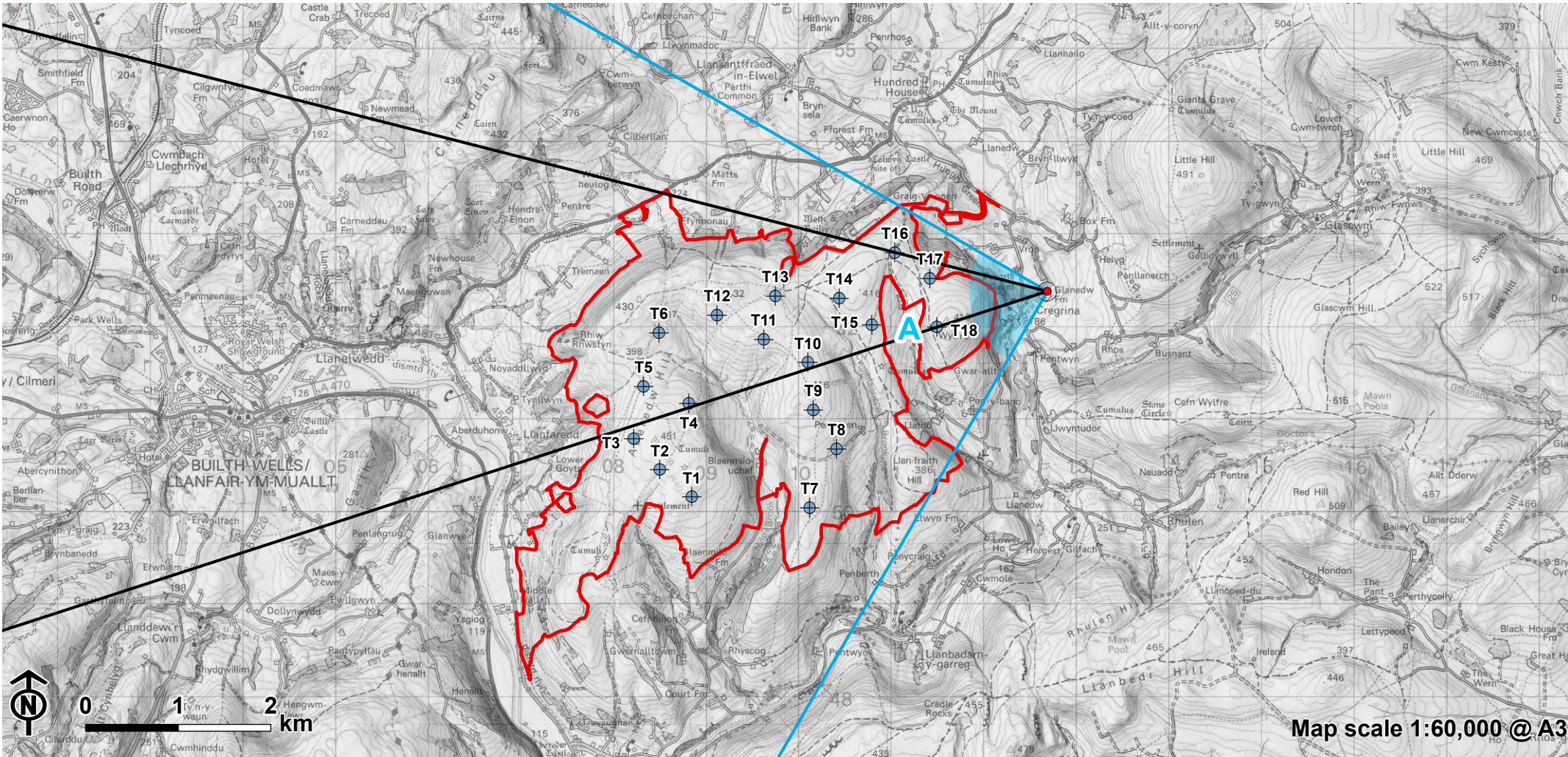


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310766E 254014N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 237.29 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 190°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.25 km         | Correct printed image size: | 820 x 260 mm                 |

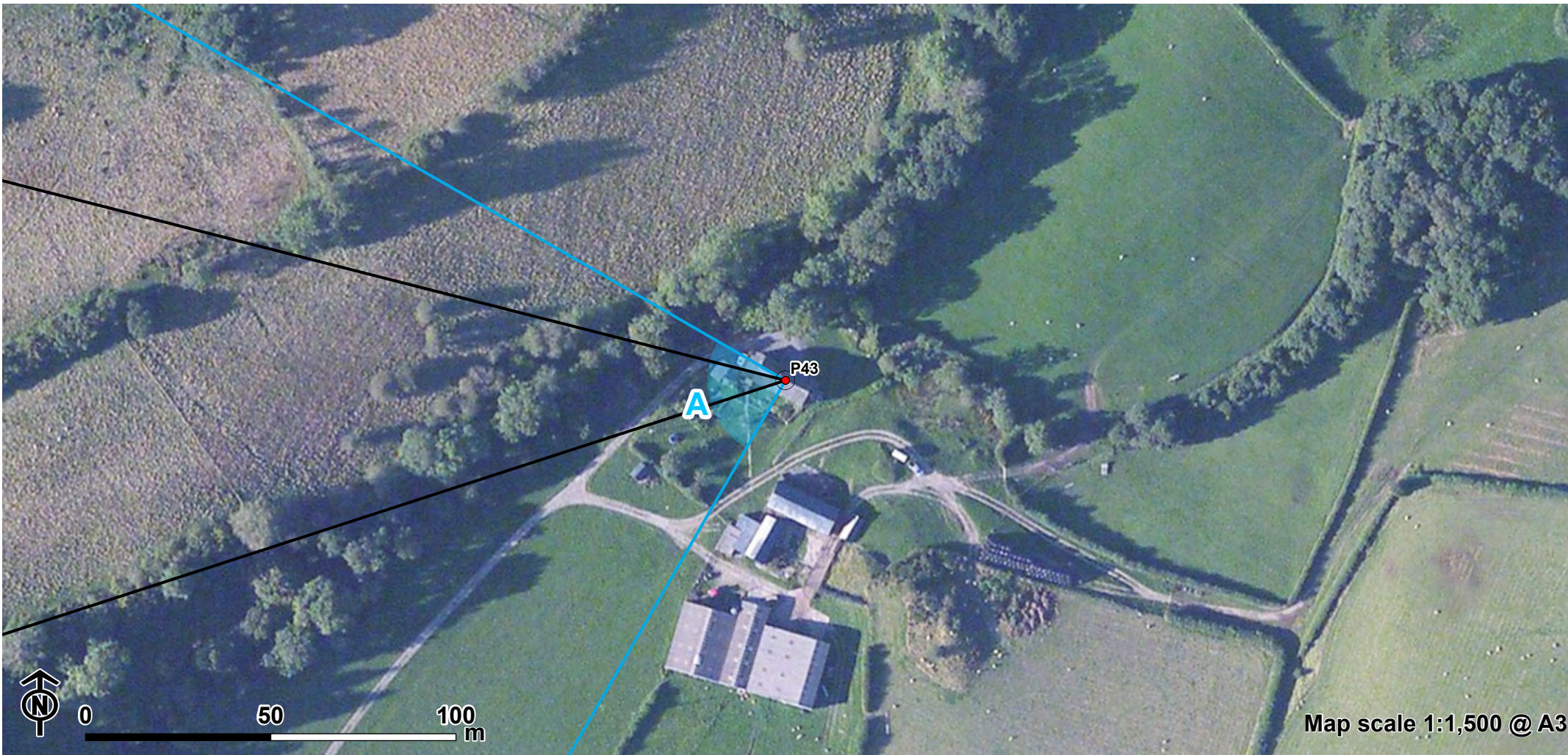
Figure: A5.7.16a  
Viewpoint P42: Fforest Farm



Figure A5.7.17  
P43: Glanedw Farm

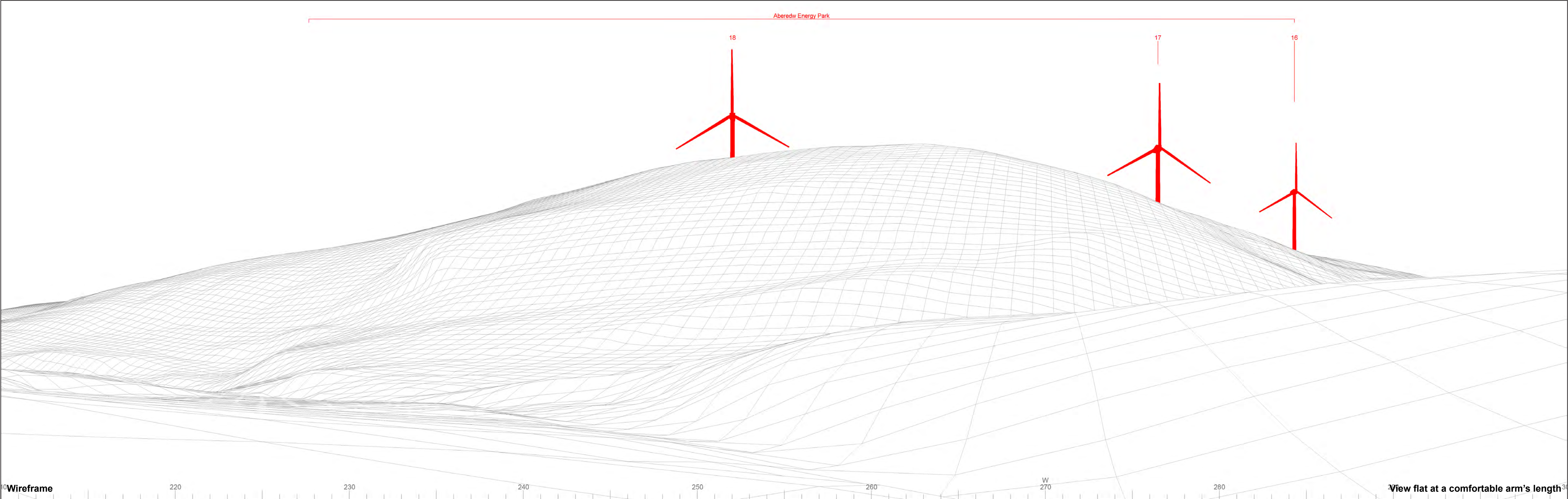


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 255





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Wireframe

View flat at a comfortable arm's length



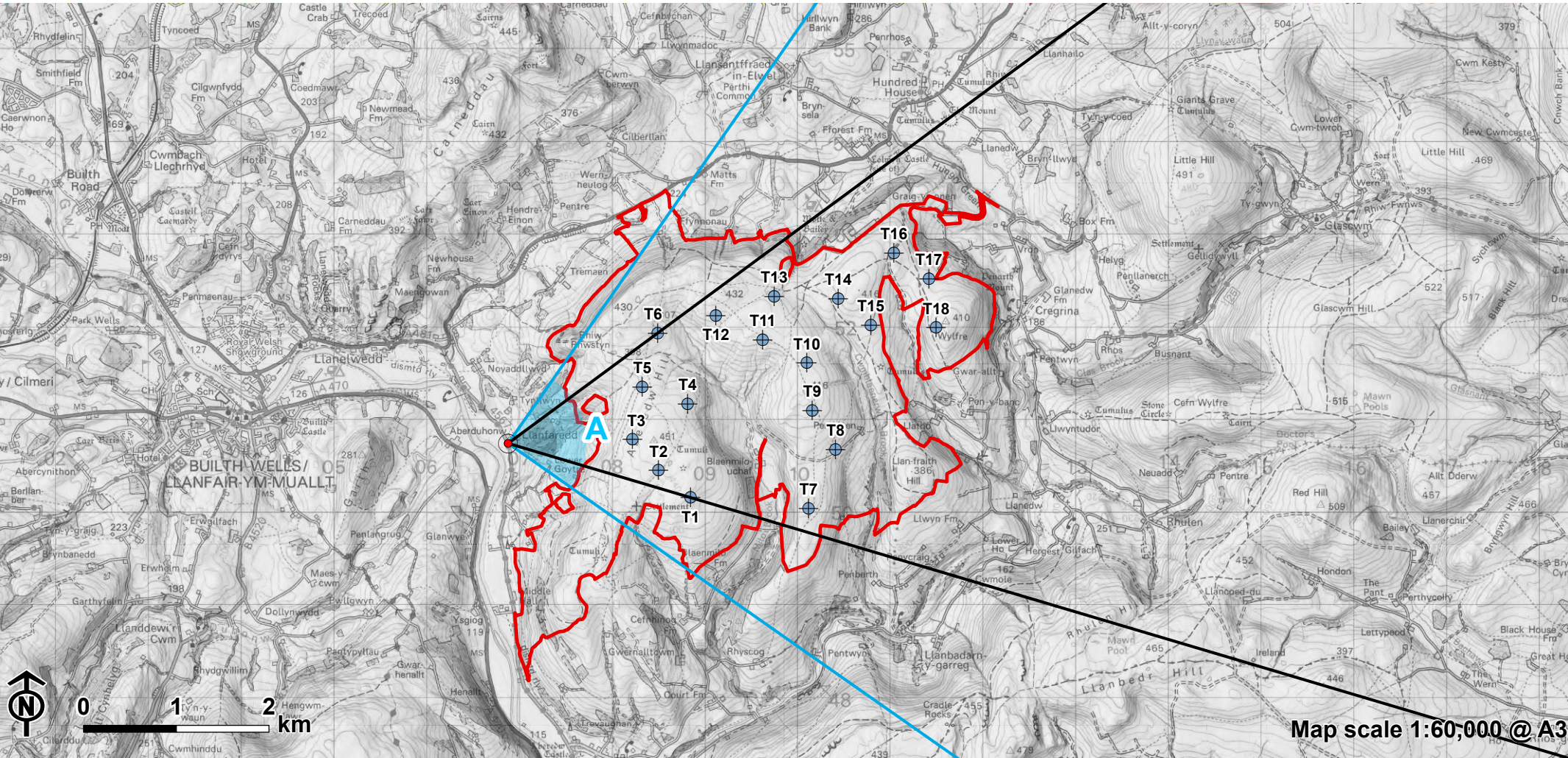
|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312686E 252376N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 189.94 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 255°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.25 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.17a**  
**Viewpoint P43: Glanedw Farm**





Figure A5.7.18  
P50: Church House Farm

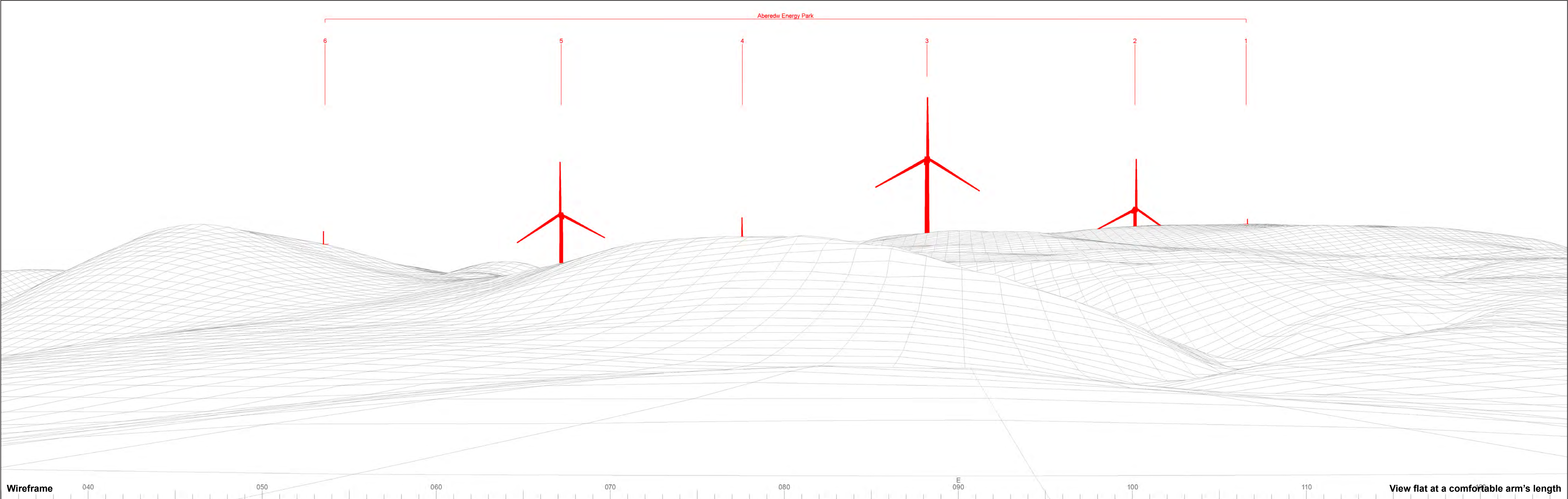


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 80





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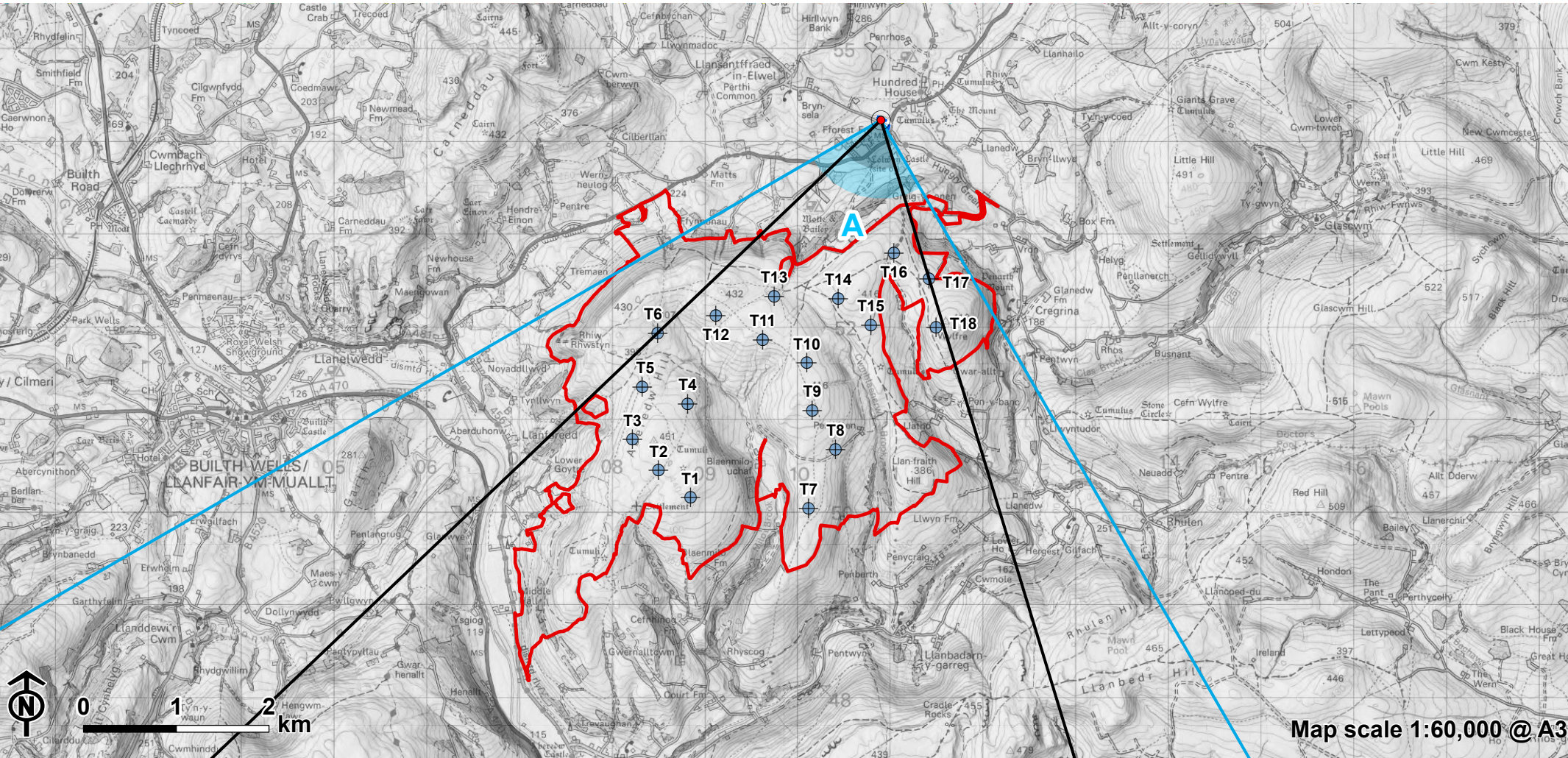


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 306877E 250741N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 127.77 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 80°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.34 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.18a  
Viewpoint P50: Church House Farm



Figure A5.7.19  
Property Group 10 – P52: Woodland Lodge

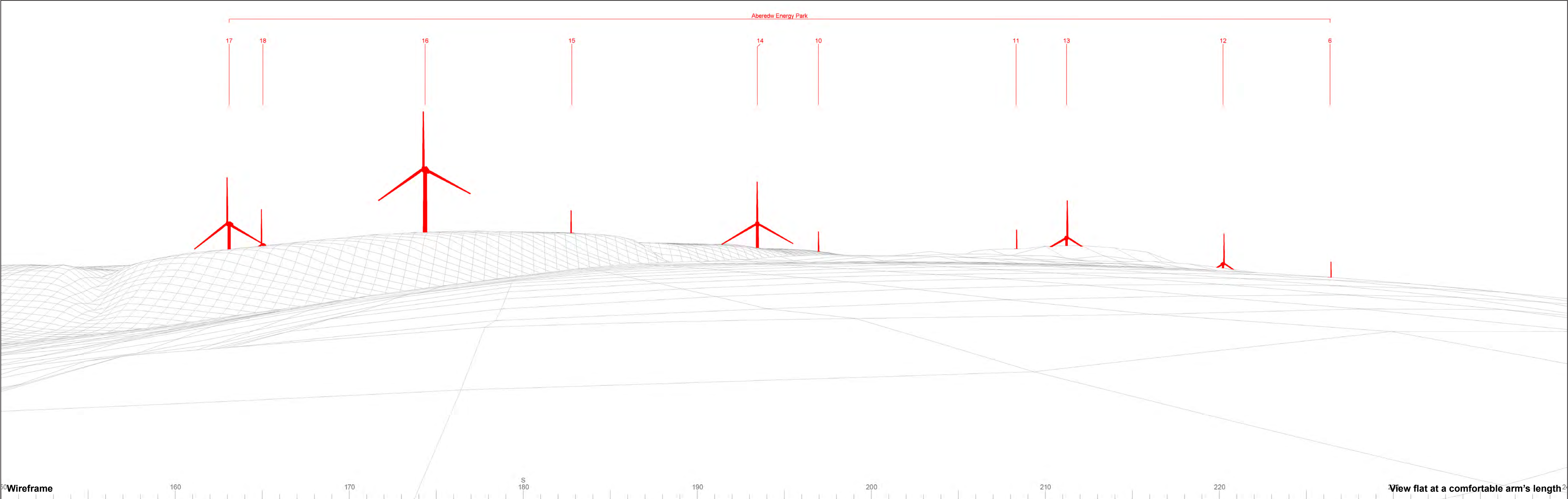


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 195





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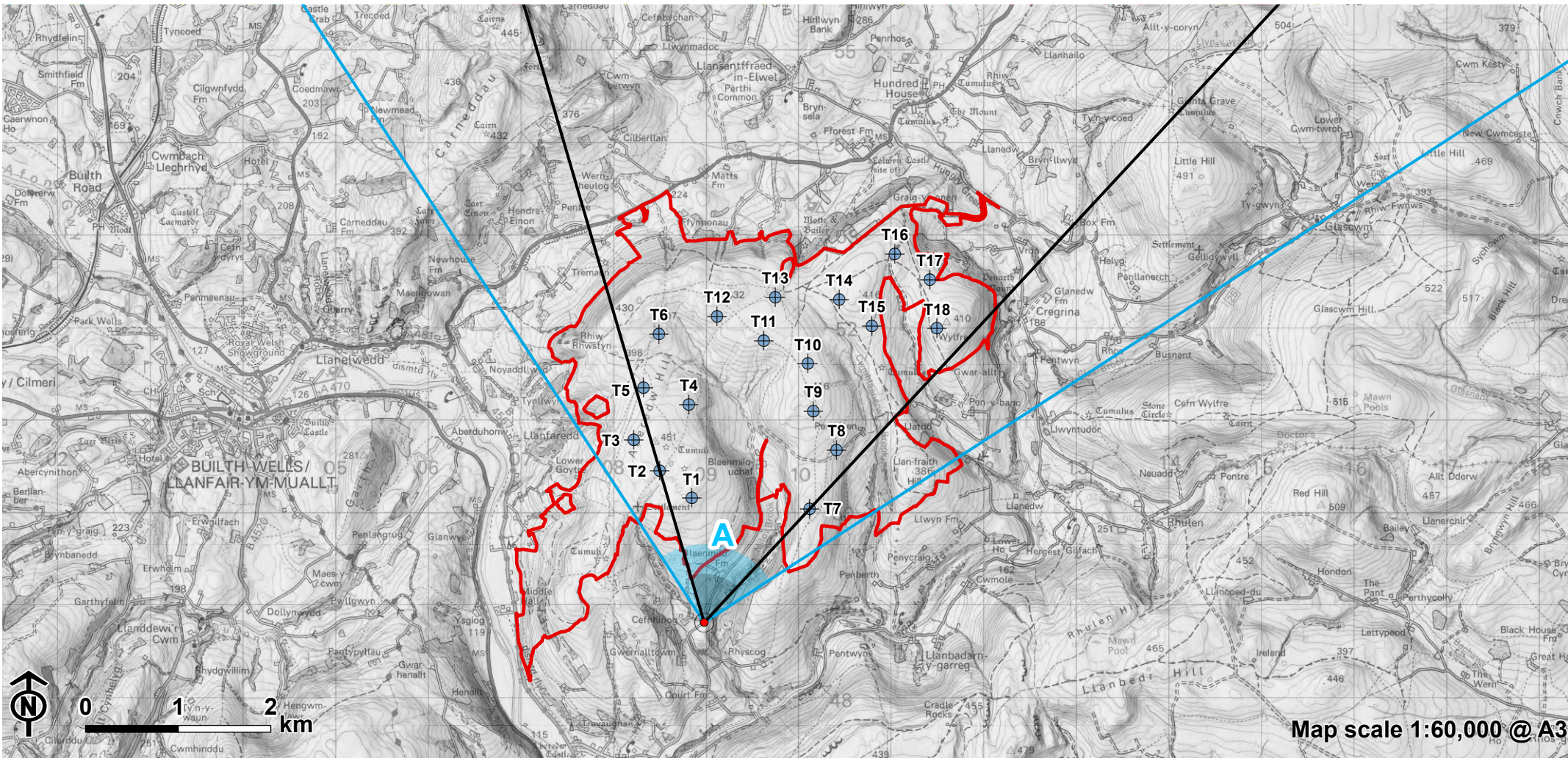


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310899E 254226N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 206.51 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 195°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.44 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.19a  
Viewpoint P52: Woodland Lodge



Figure A5.7.20  
P54: Bailey Bungalow

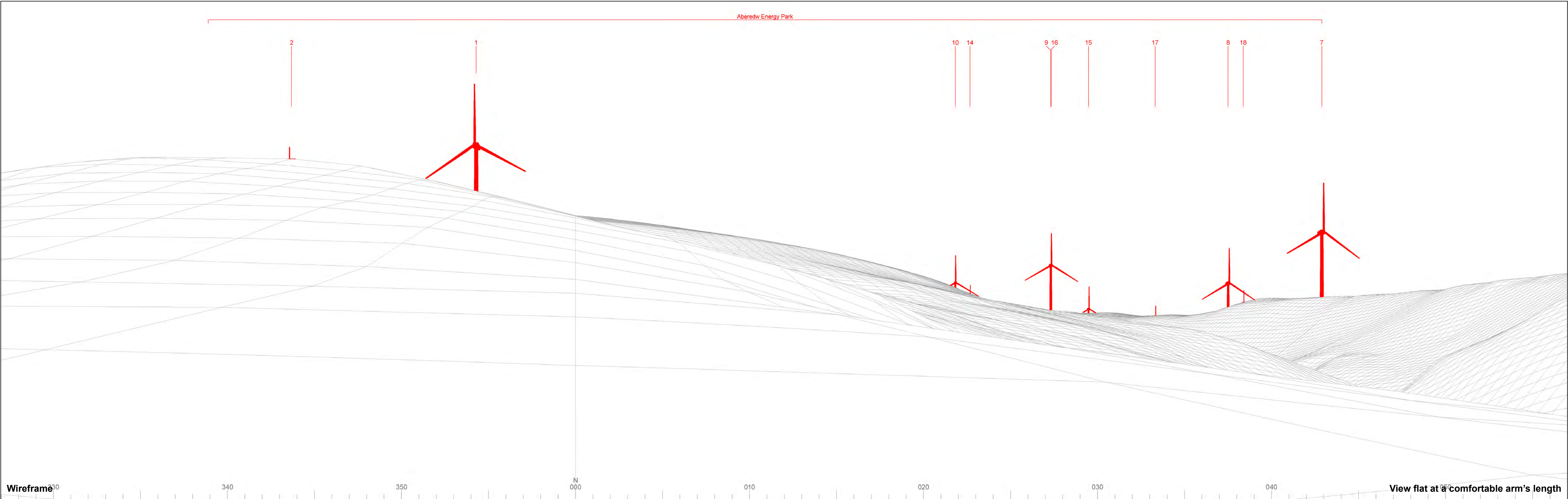


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 12





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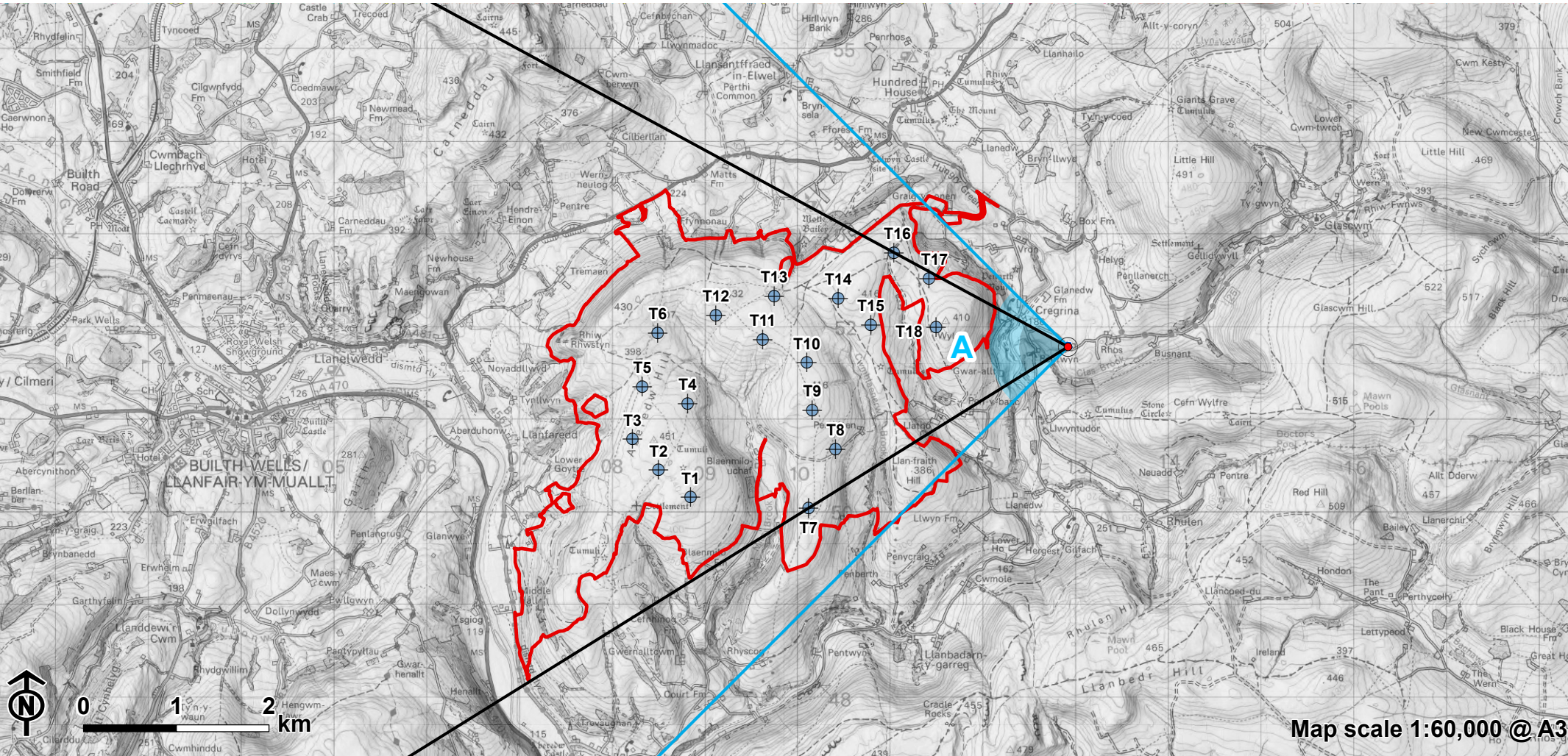


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 308980E 248813N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 236.96 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 12°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.35 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.20a**  
**Viewpoint P54: Bailey Bungalow**



Figure A5.7.21  
Property Group 12 – P58: Annexe, Ty  
Nantglyn

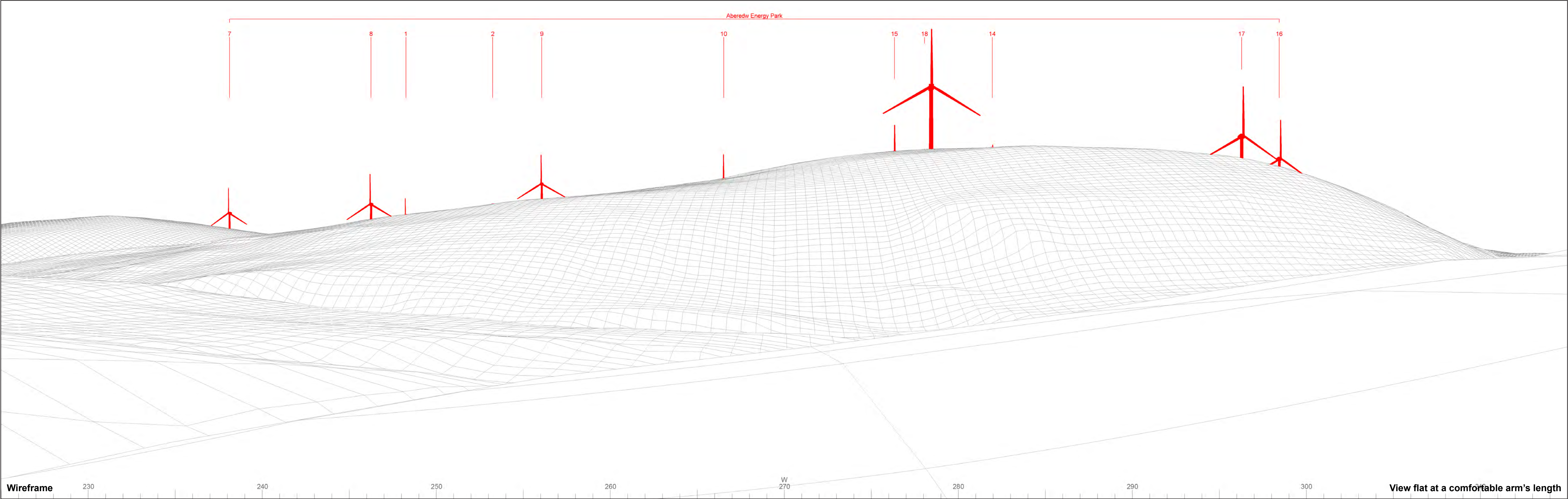


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 270





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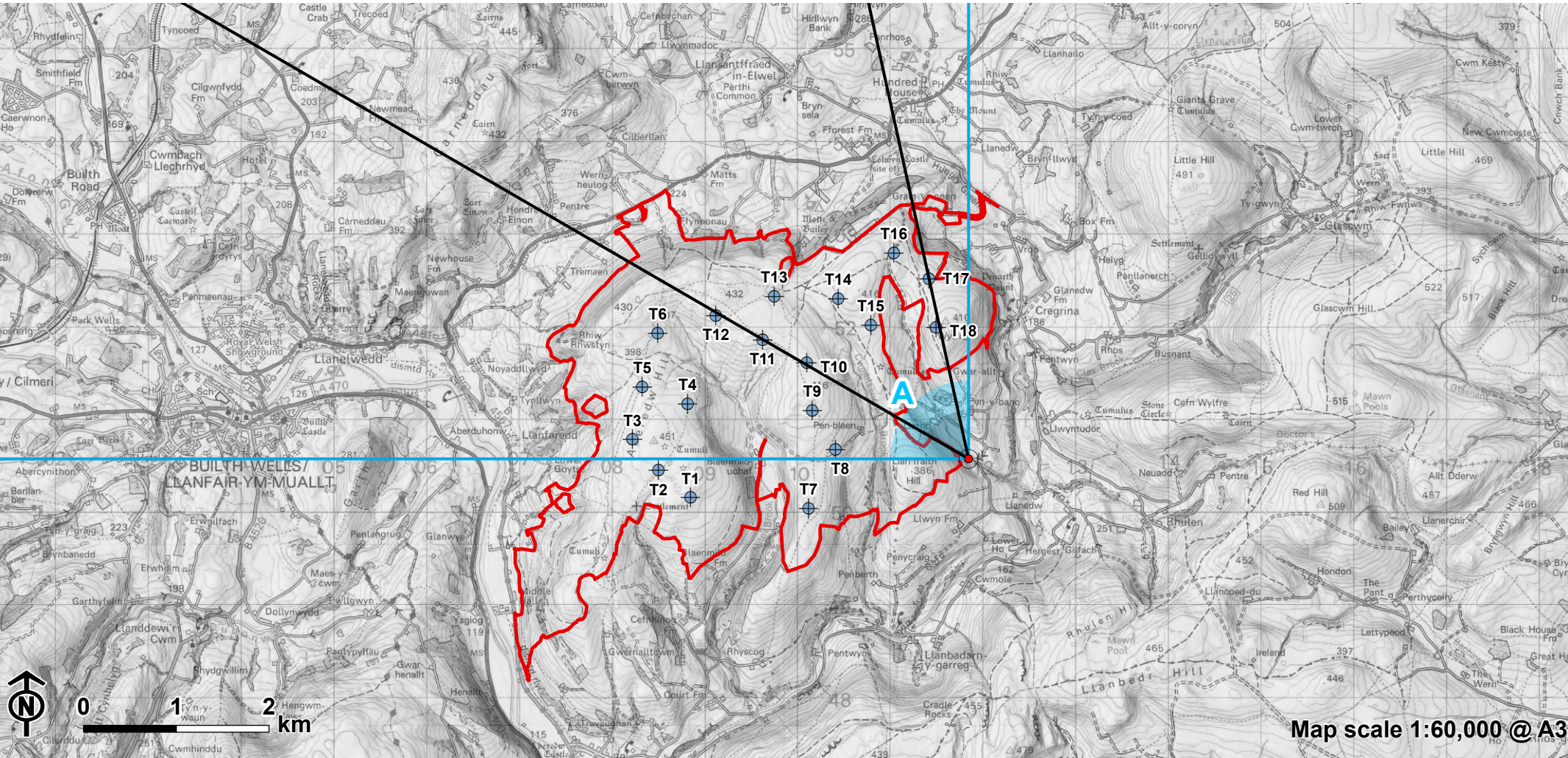


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312917E 251779N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 223.03 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 270°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.44 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.21a**  
**Viewpoint P58: Annexe, Ty Nantglyn**



Figure A5.7.22  
P63: Park Cottage

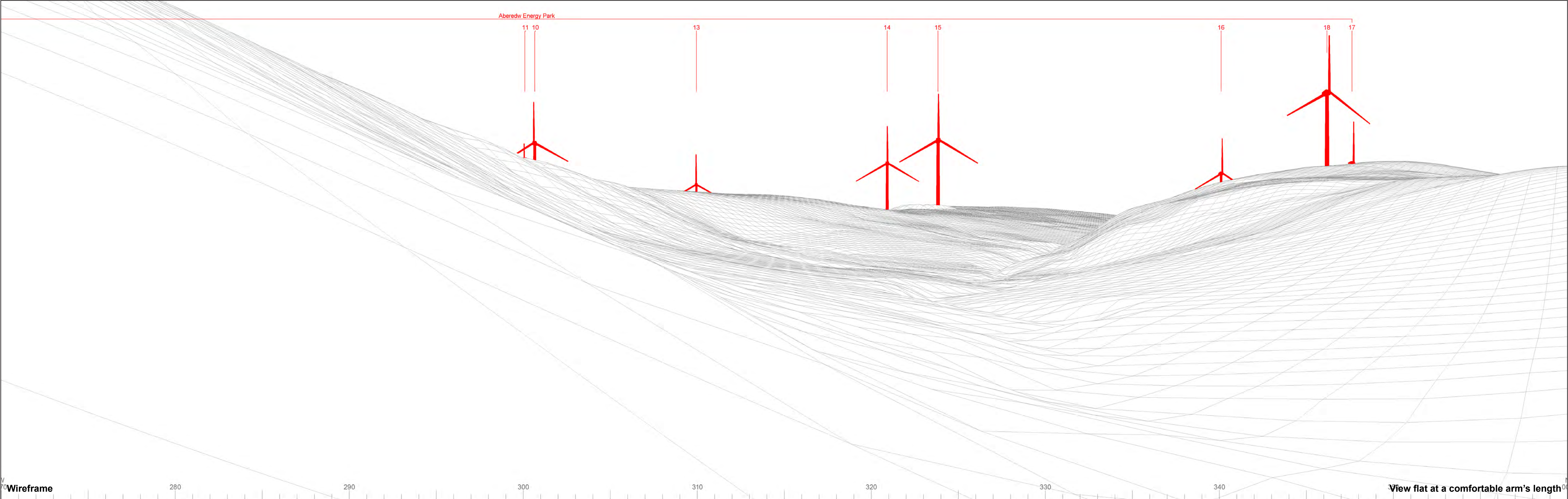


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 315





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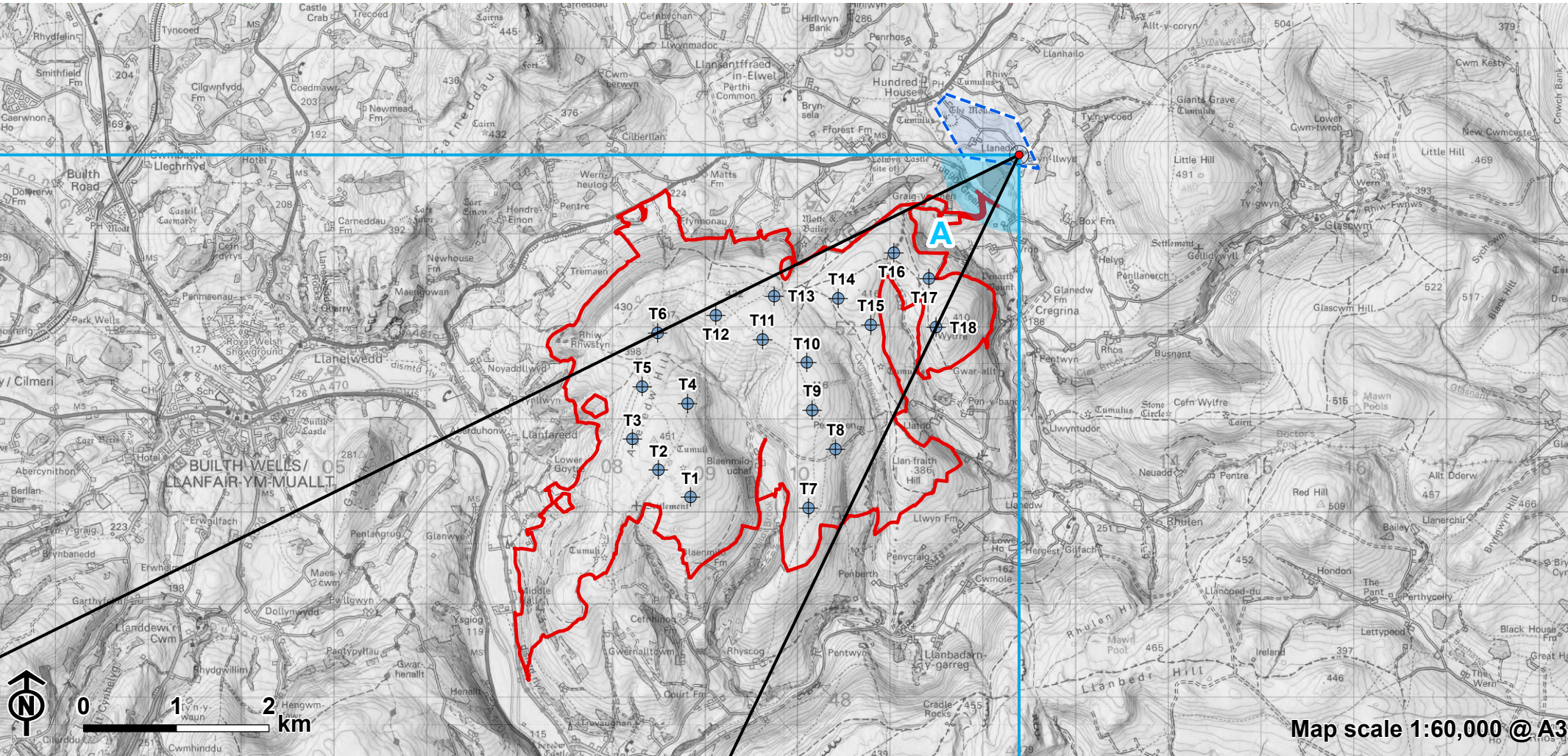


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311844E 250574N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 228.12 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 315°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.44 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.22a  
Viewpoint P63: Park Cottage



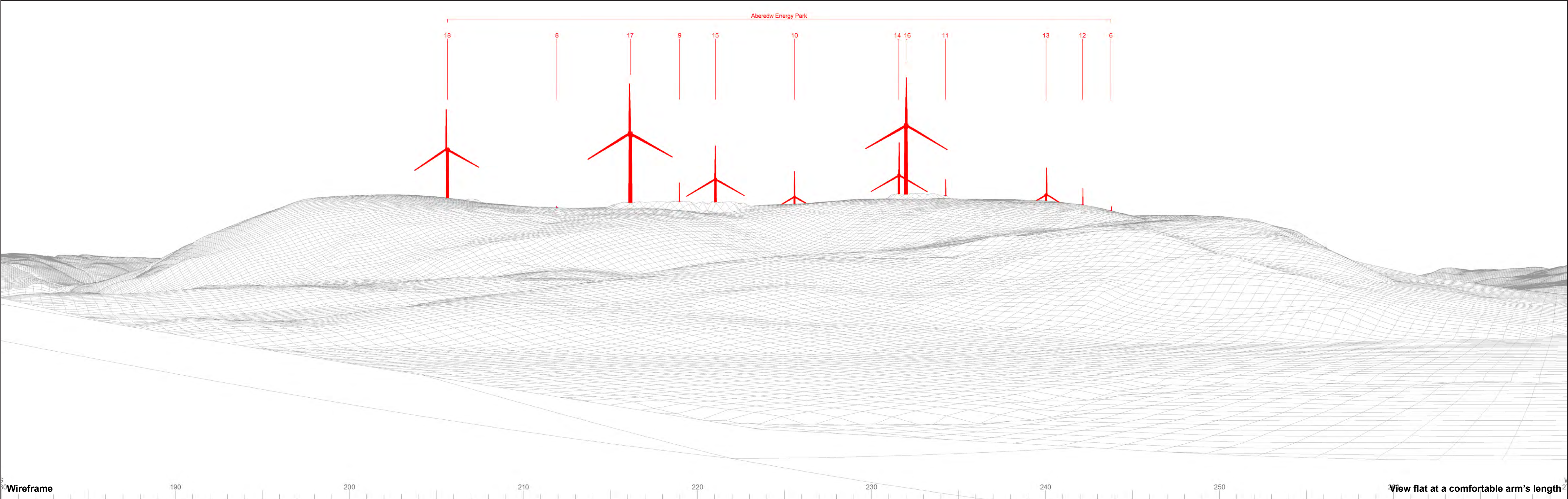
Figure A5.7.23  
Property Group 14 – P66: Brynllwyd



- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 225



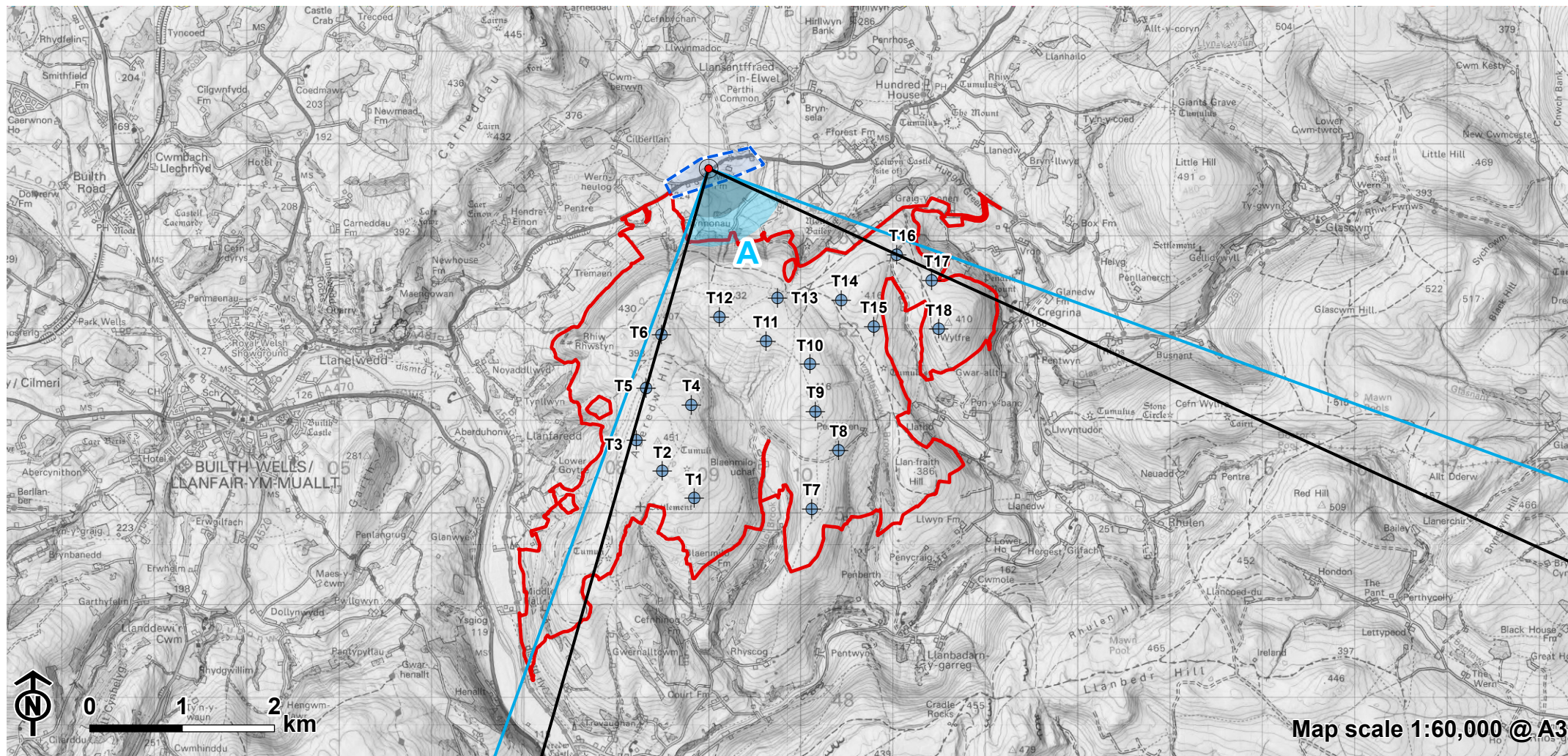




|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312389E 253850N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 222.78 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 225°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.65 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.23a  
Viewpoint P66: Brynllwyd



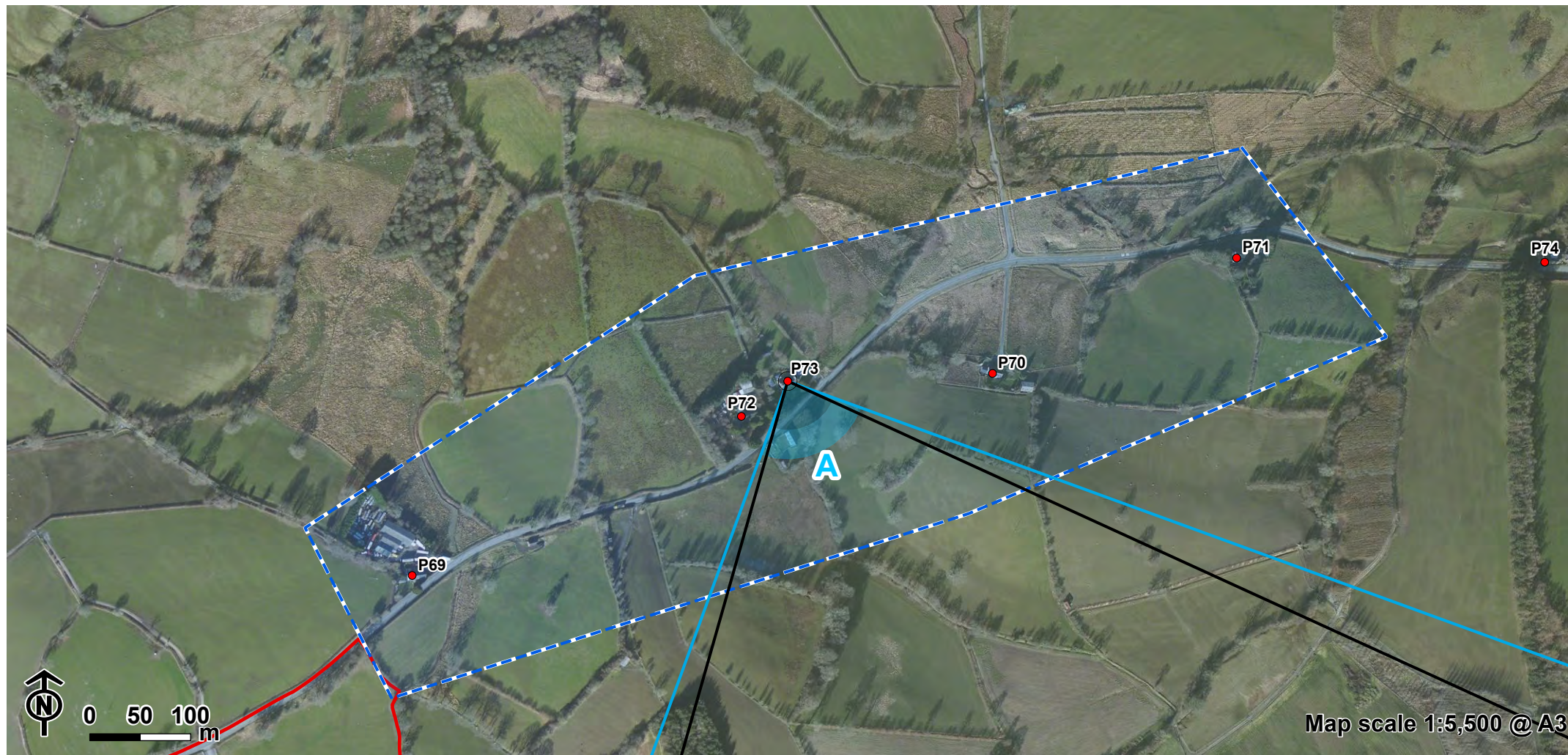


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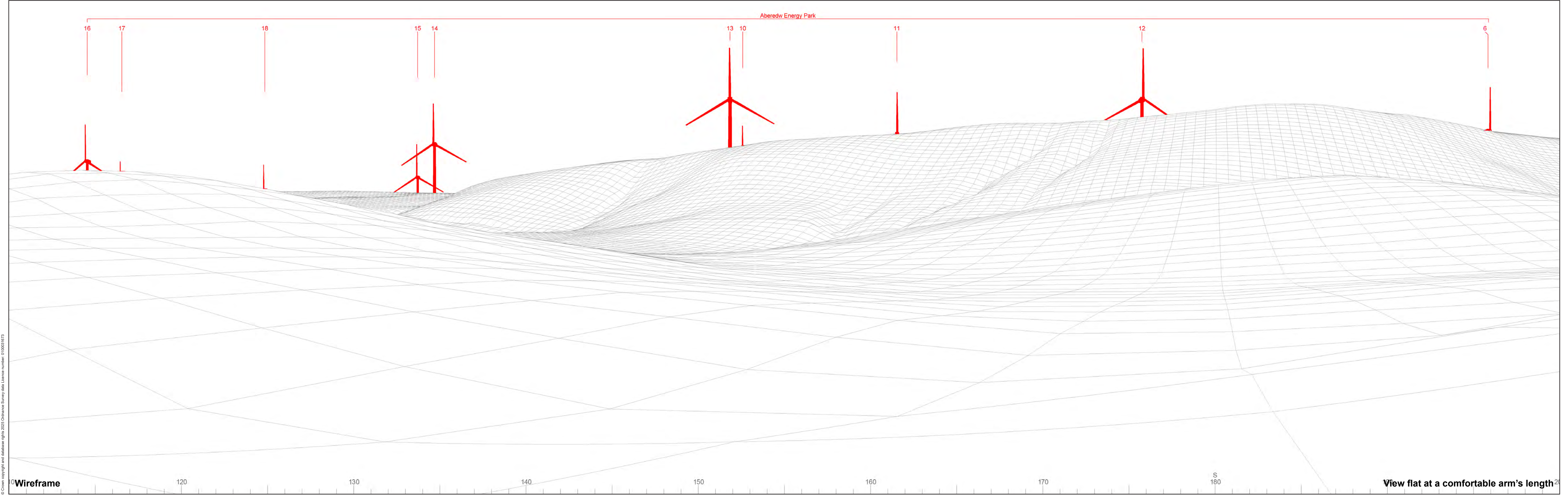
**Figure A5.7.24**  
**Property Group 15 – P73: Matts Farm**

- Application boundary
- + Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 155



**Bute Energy**  
Aberedw Energy Park





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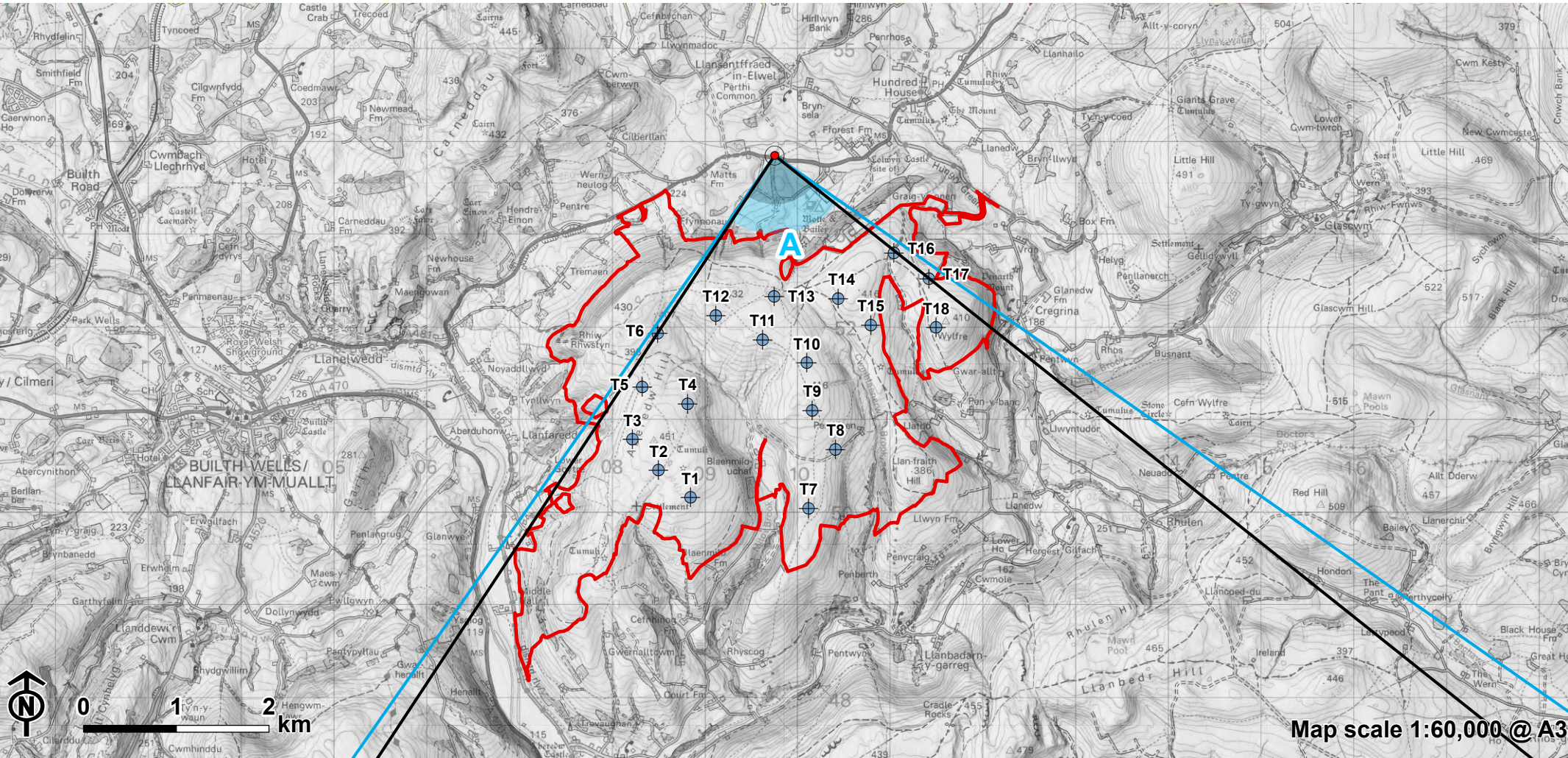


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 309001E 253727N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 216.89 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 155°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.59 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.24a**  
**Viewpoint P73: Matts Farm**



Figure A5.7.25  
P74: Penforest

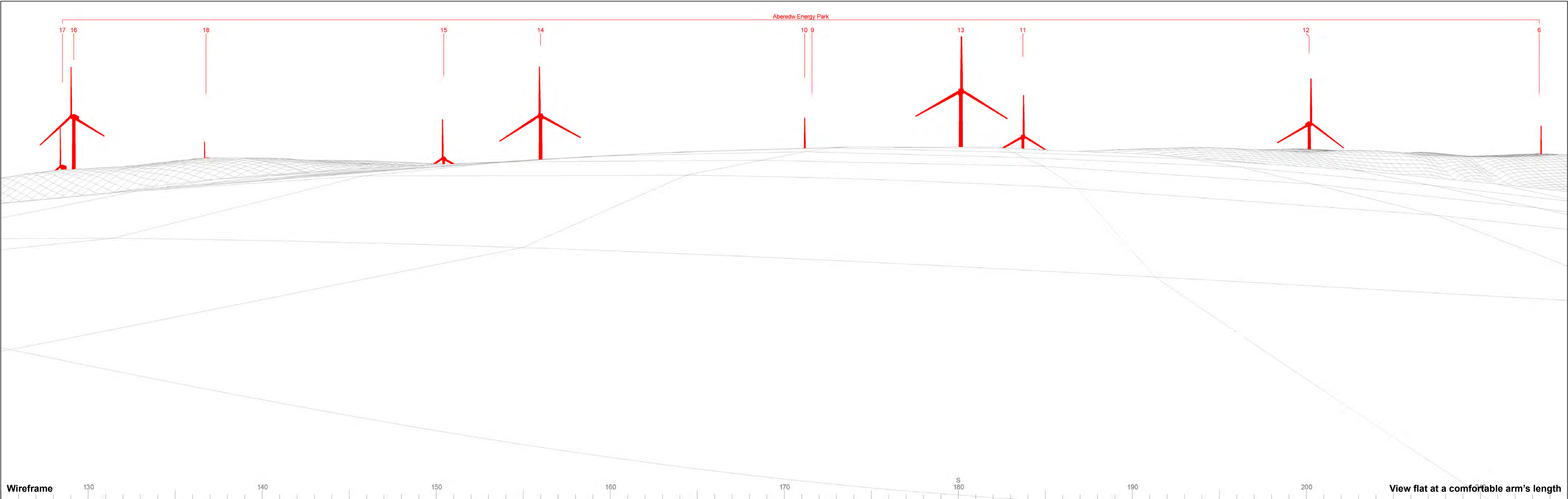


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 170





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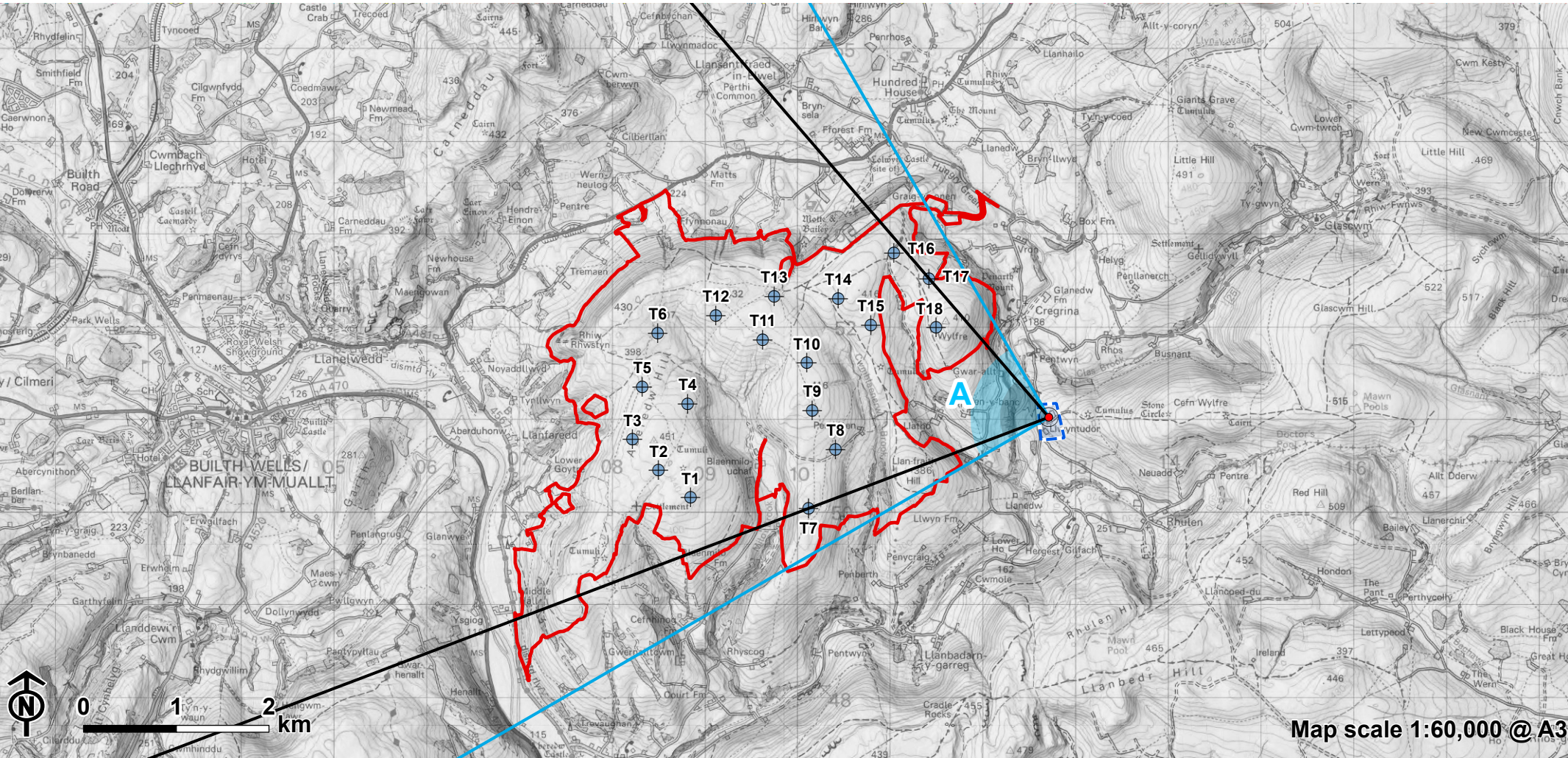


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 309753E 253845N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 214.95 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 170°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.52 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.25a  
Viewpoint P74: Penforest



Figure A5.7.26  
Property Group 16 – P77: Upper  
Llwyntudor

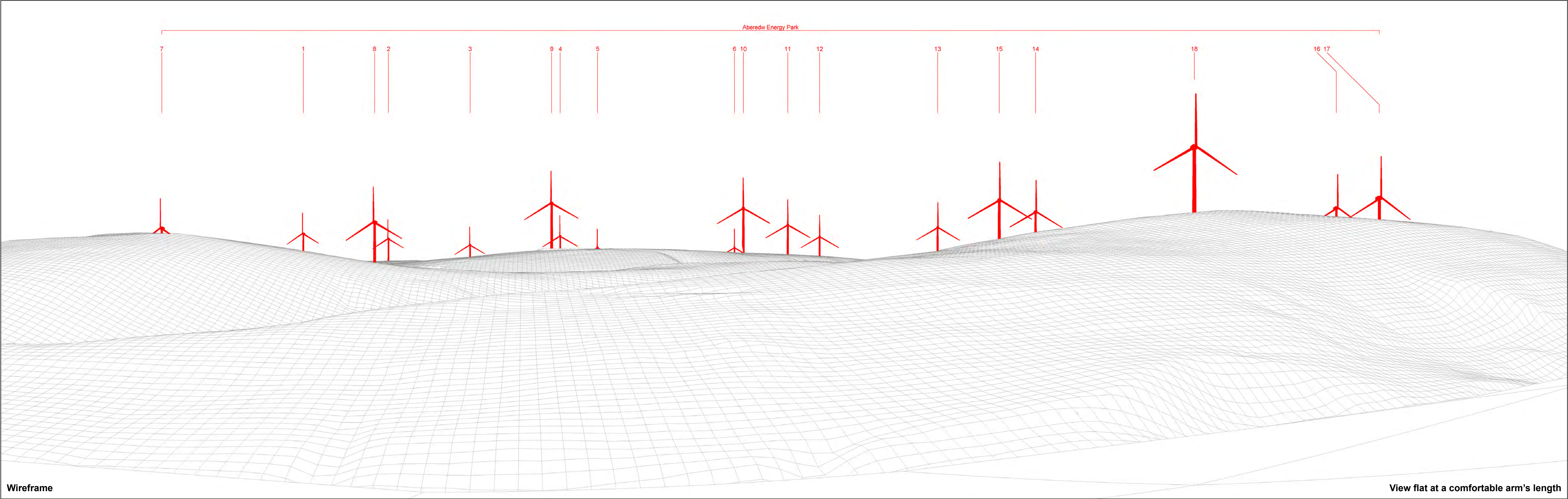


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 285





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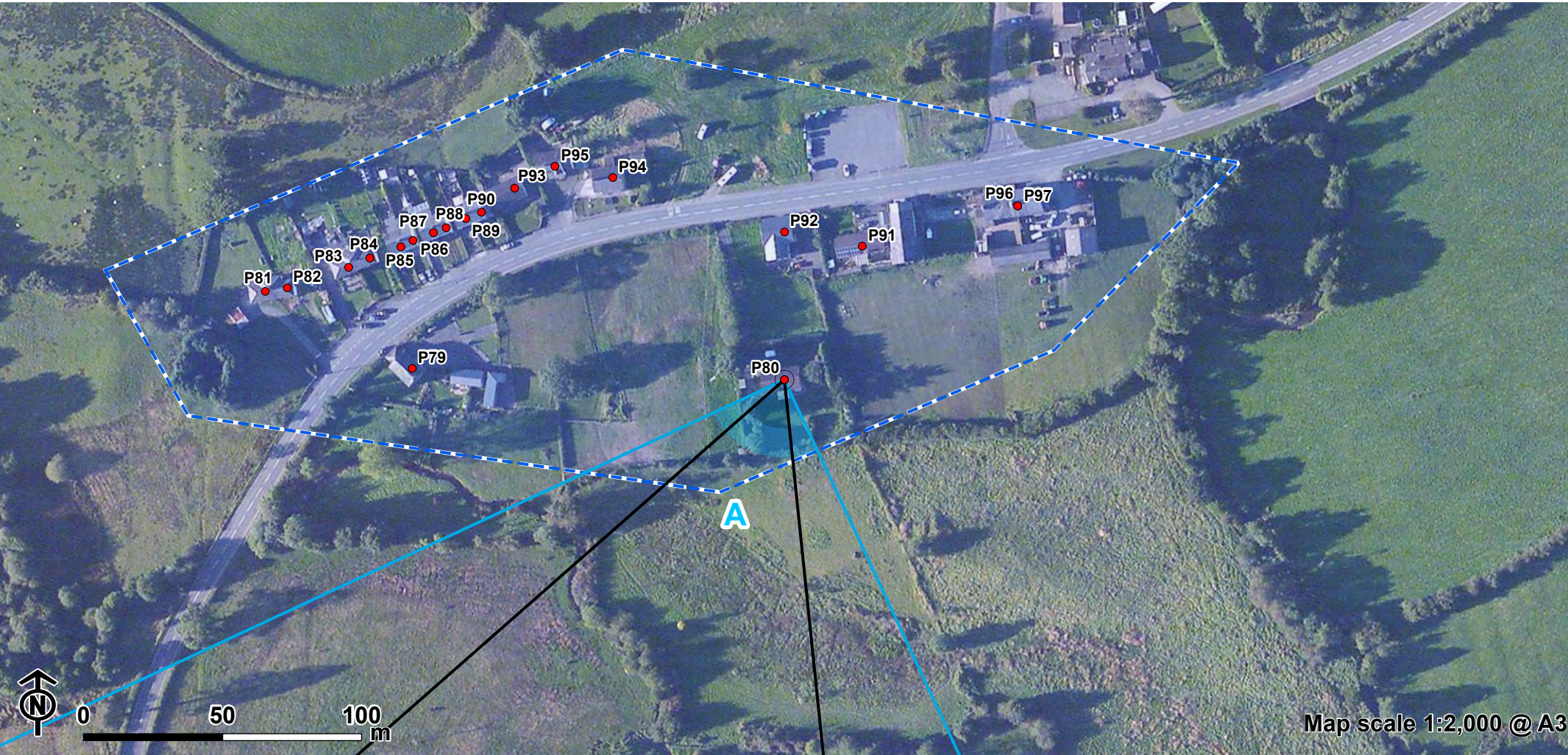
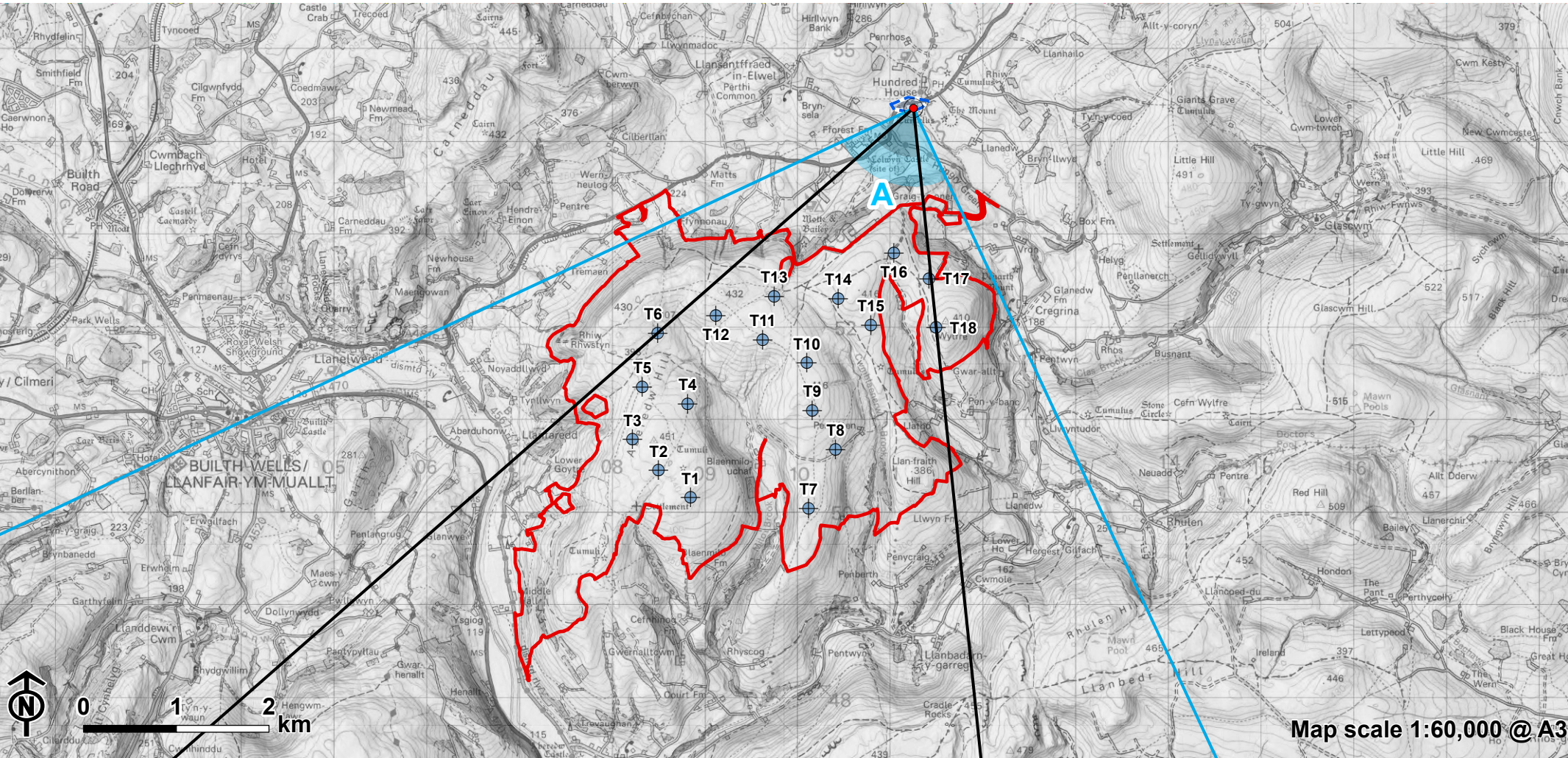


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312710E 251022N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 253.99 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 285°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.64 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.26a  
Viewpoint P77: Upper Llwyntudor

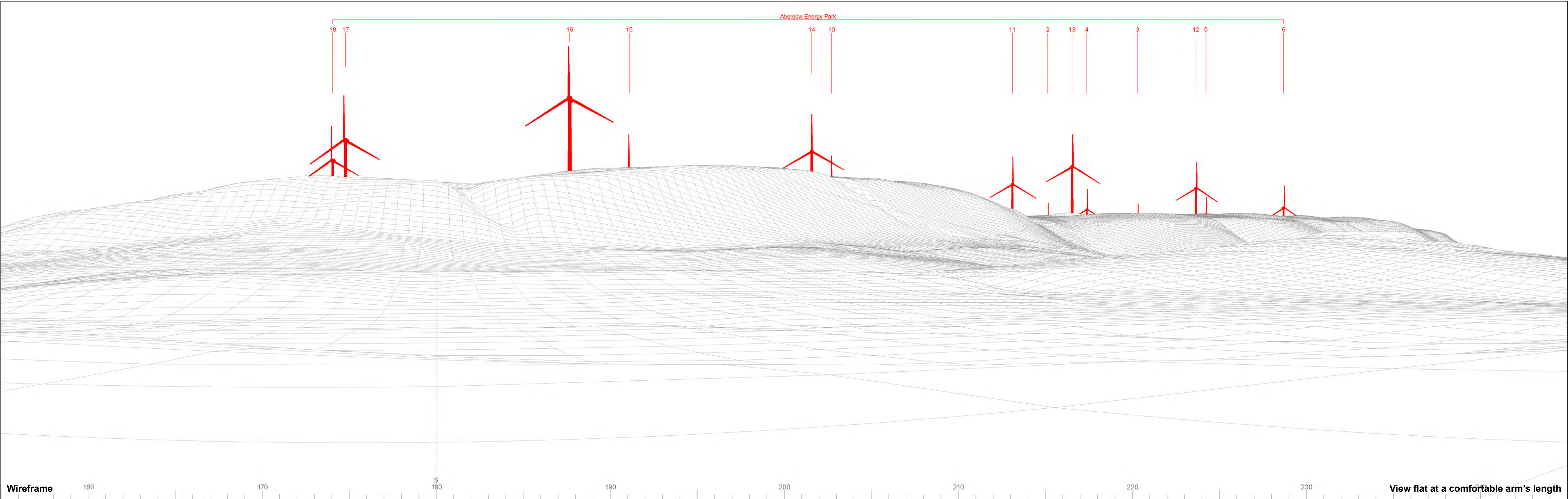


Figure A5.7.27  
Property Group 17 – P80: Hill View





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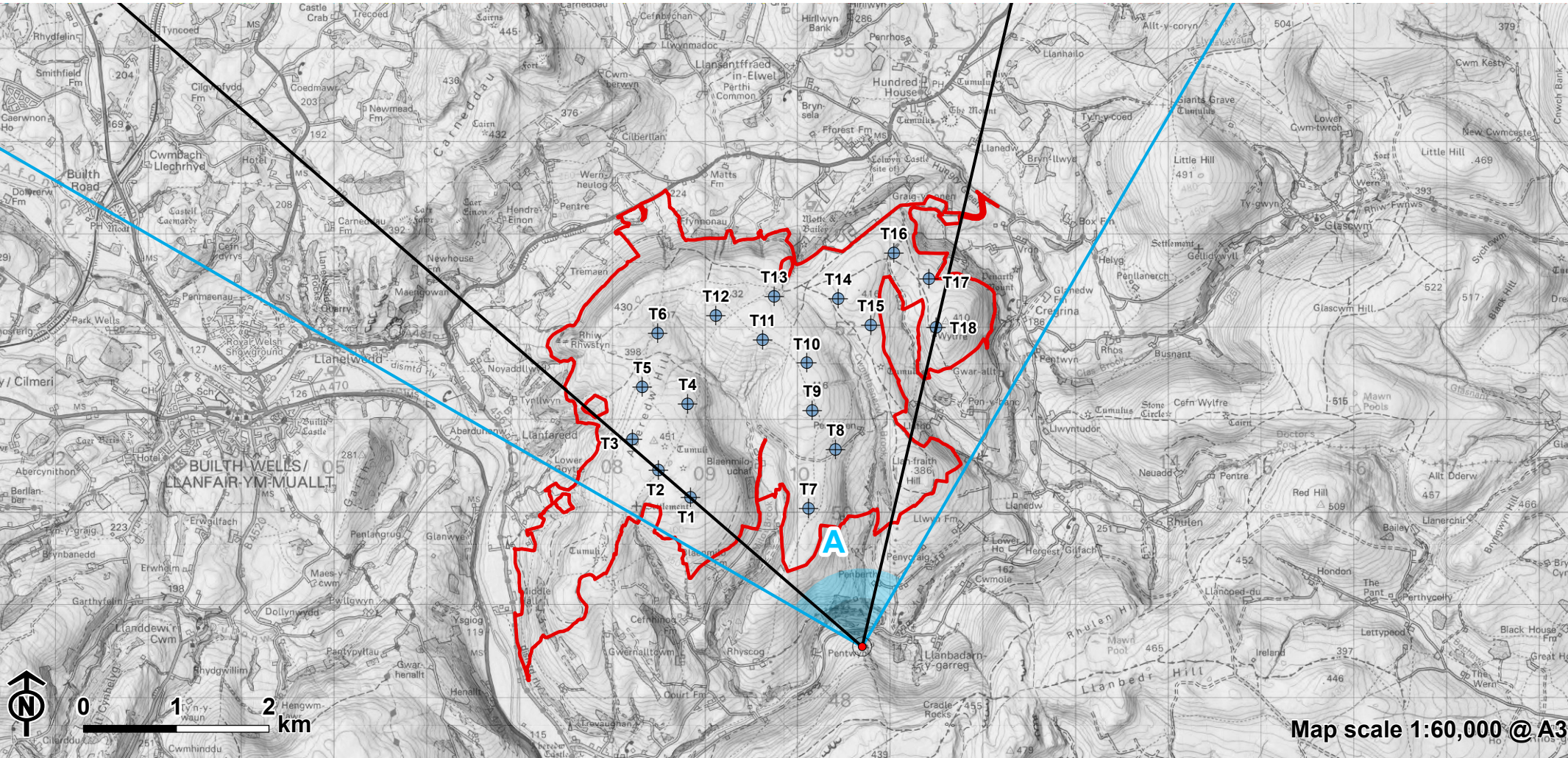


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311250E 254354N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 203.09 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 200°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.57 km         | Correct printed image size: | 820 x 260 mm                 |

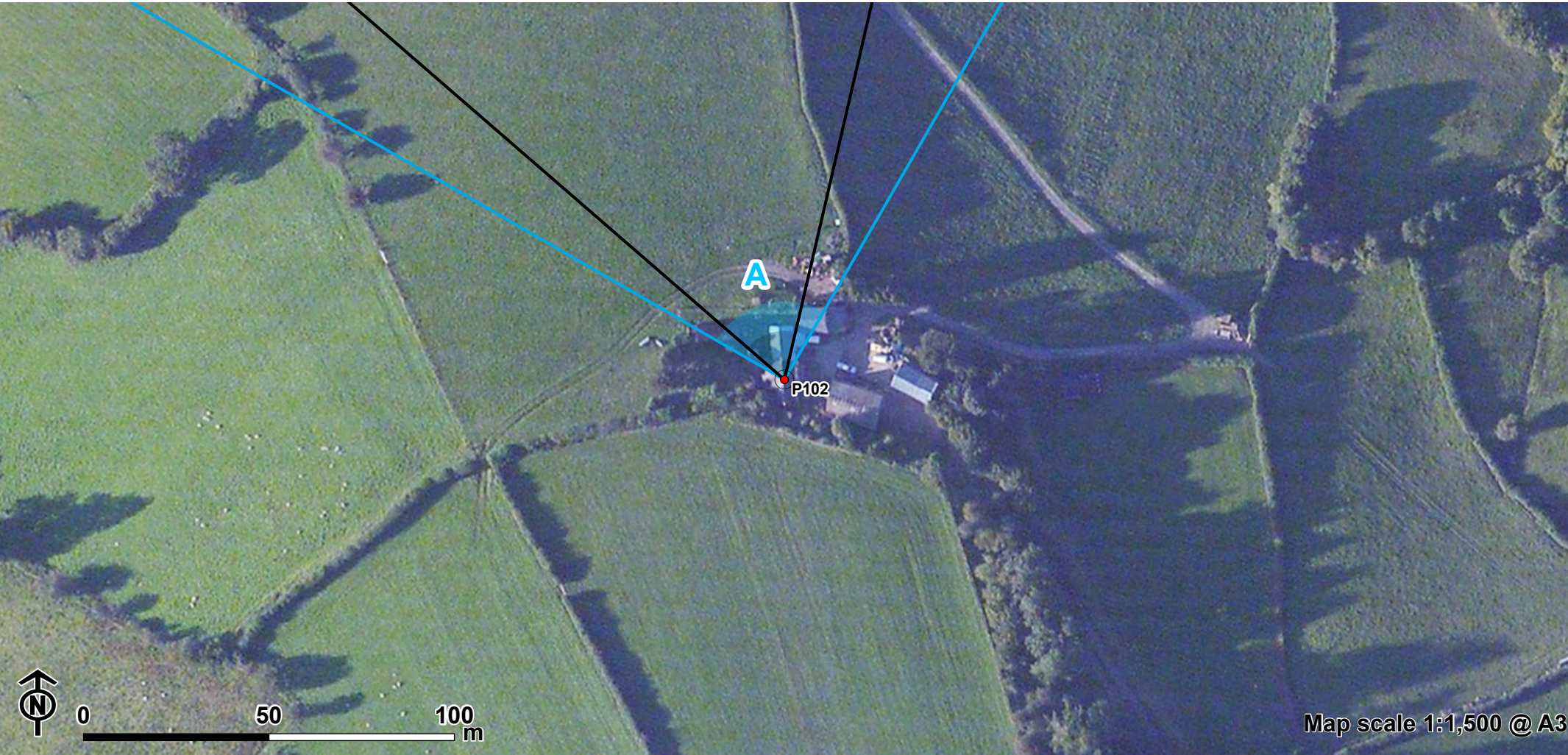
Figure: A5.7.27a  
Viewpoint P80: Hill View



Figure A5.7.28  
P102: Pentwyn

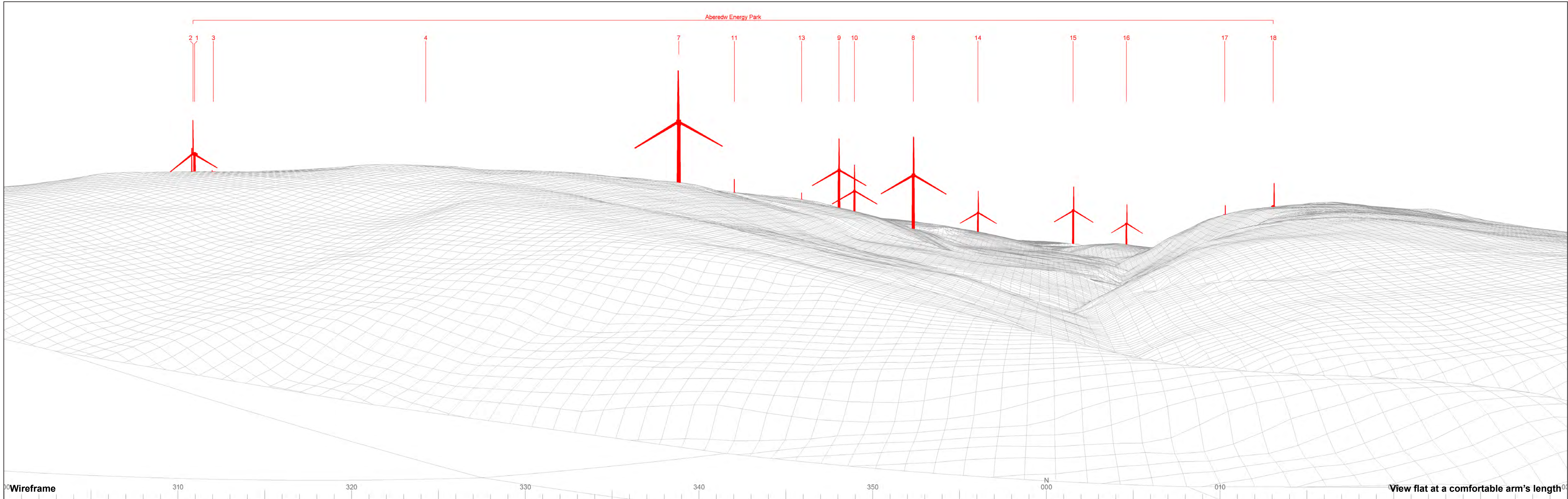


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 345





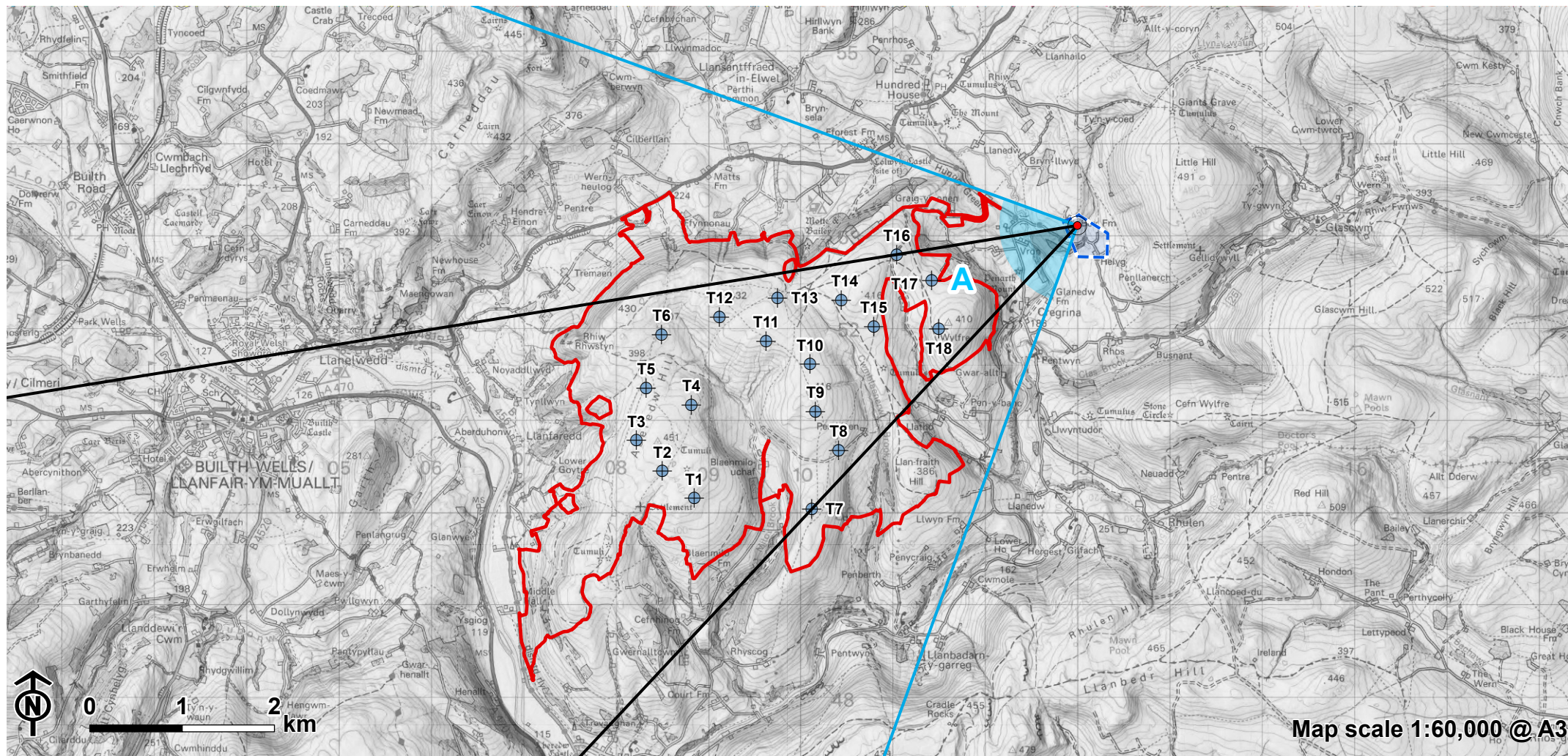
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|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310697E 248549N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 212.05 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 345°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.60 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.28a**  
**Viewpoint P102: Pentwyn**



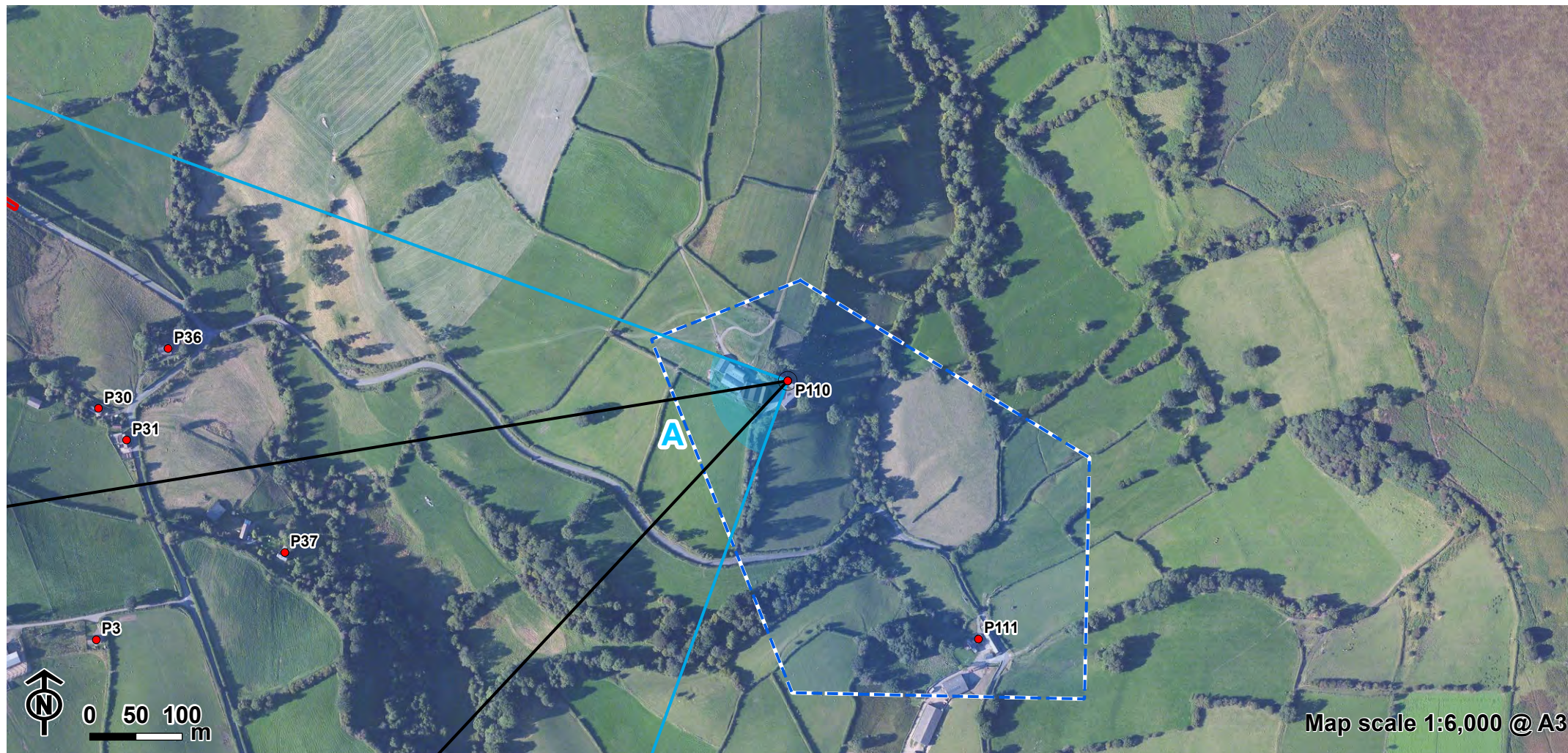


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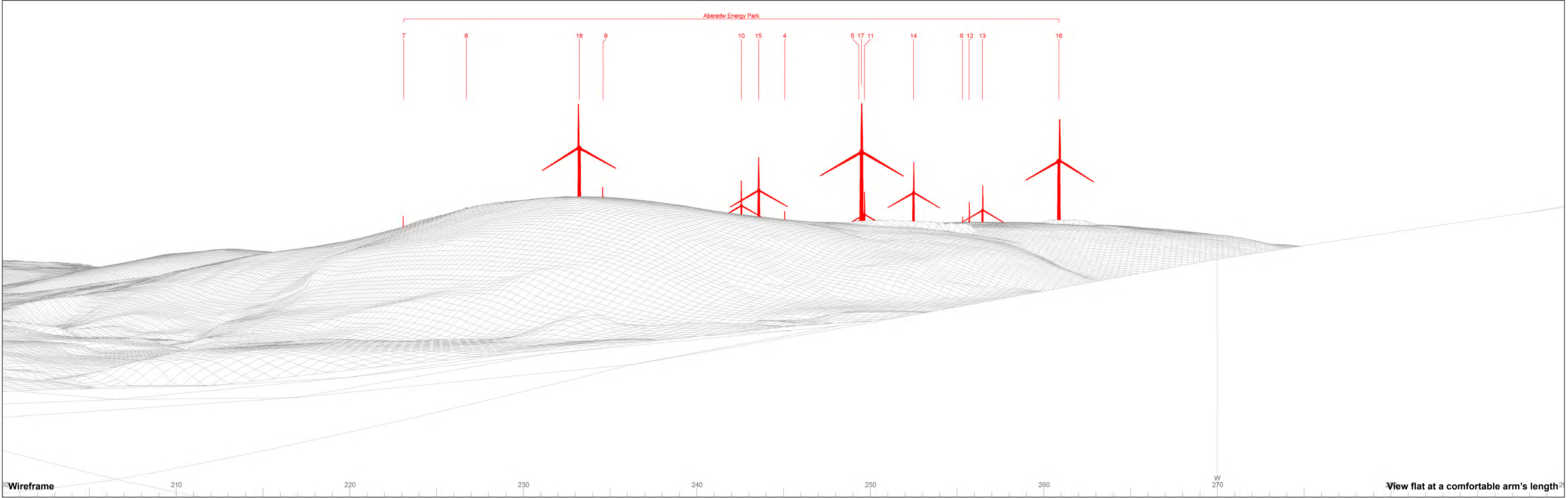
**Figure A5.7.29**  
**Property Group 22 – P110: Box Farm**

- Application boundary
- + Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 245





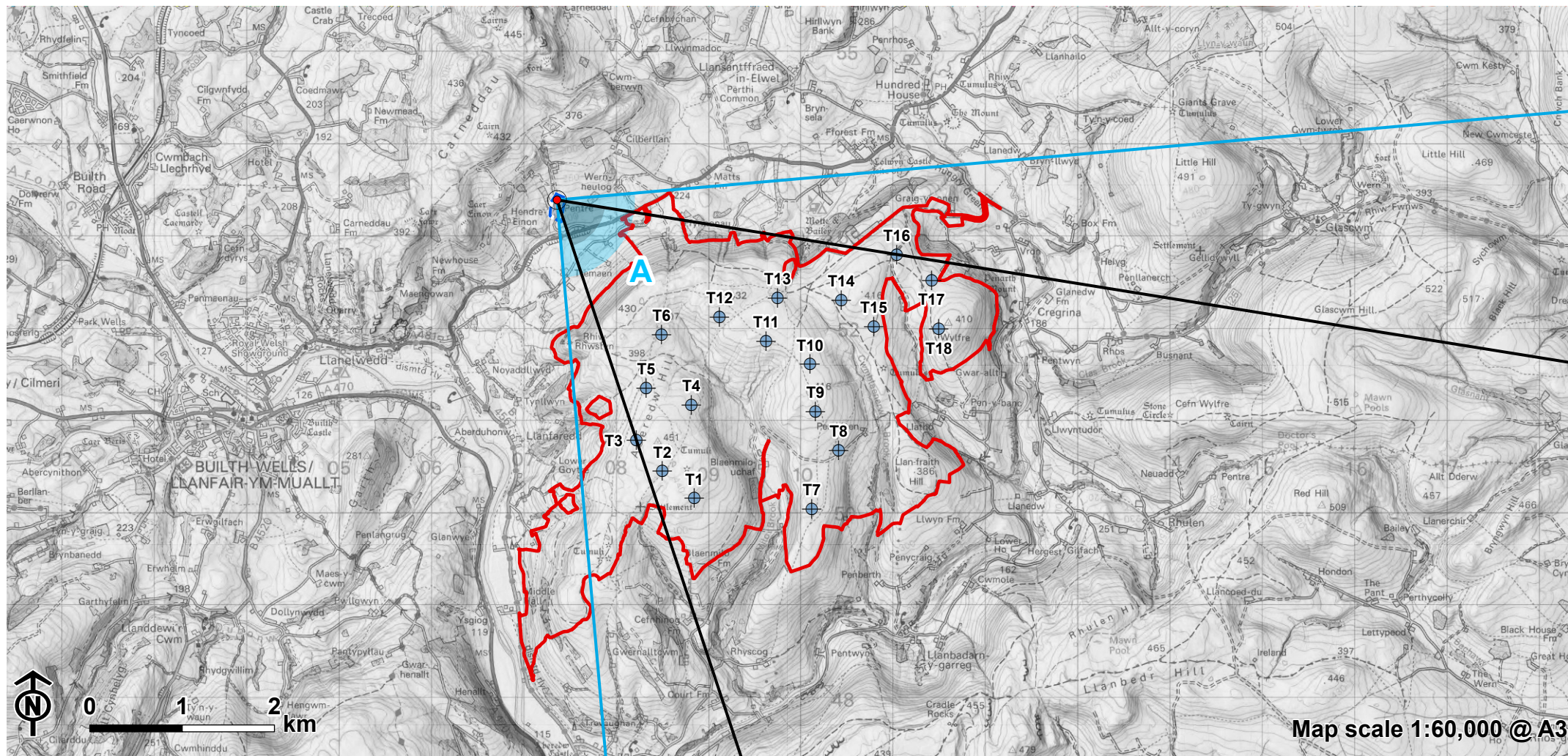
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|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 312995E 253110N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 249.8 m         | Principal distance:         | 522 mm                       |
| Direction of view: | 245°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.68 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.29a**  
**Viewpoint P110: Box Farm**



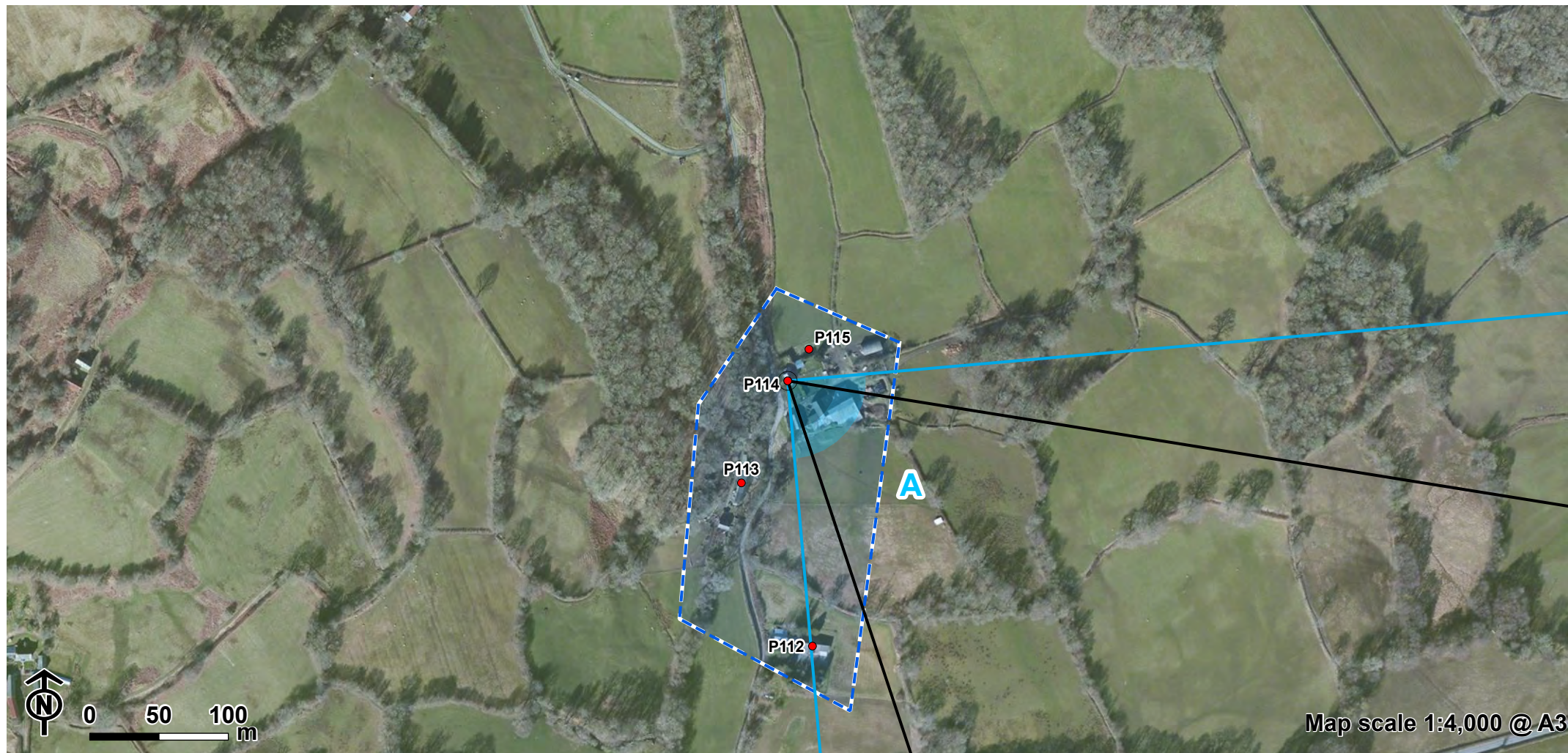


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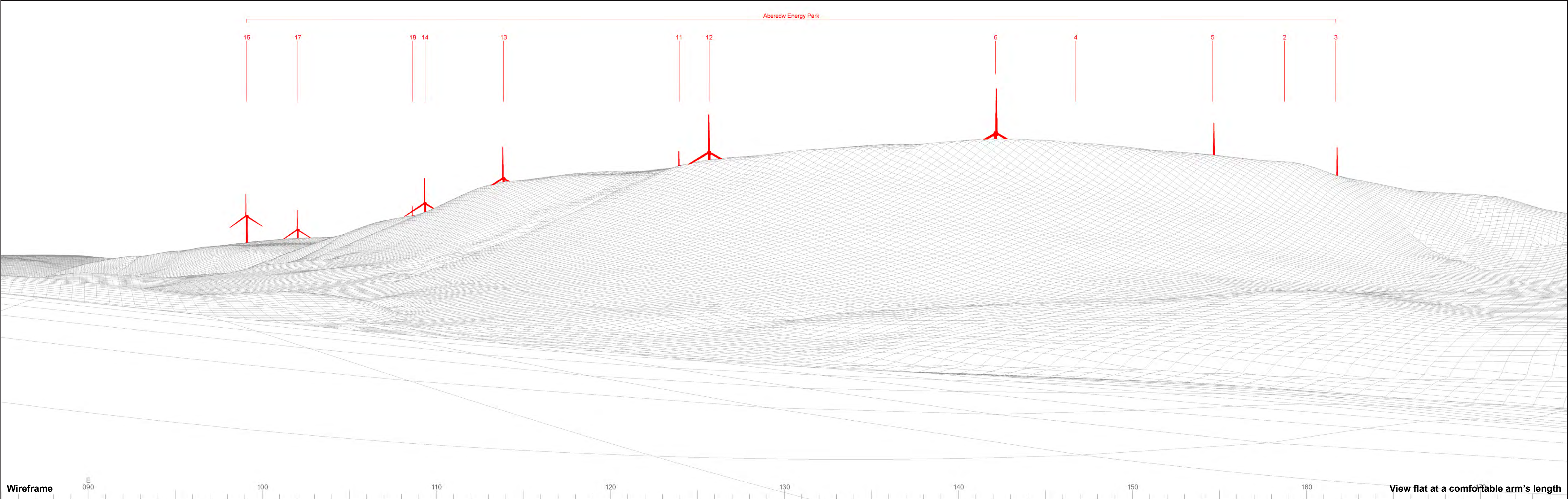
**Figure A5.7.30**  
**Property Group 23 – P114: Upper Pentre**

- Application boundary
- + Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 130





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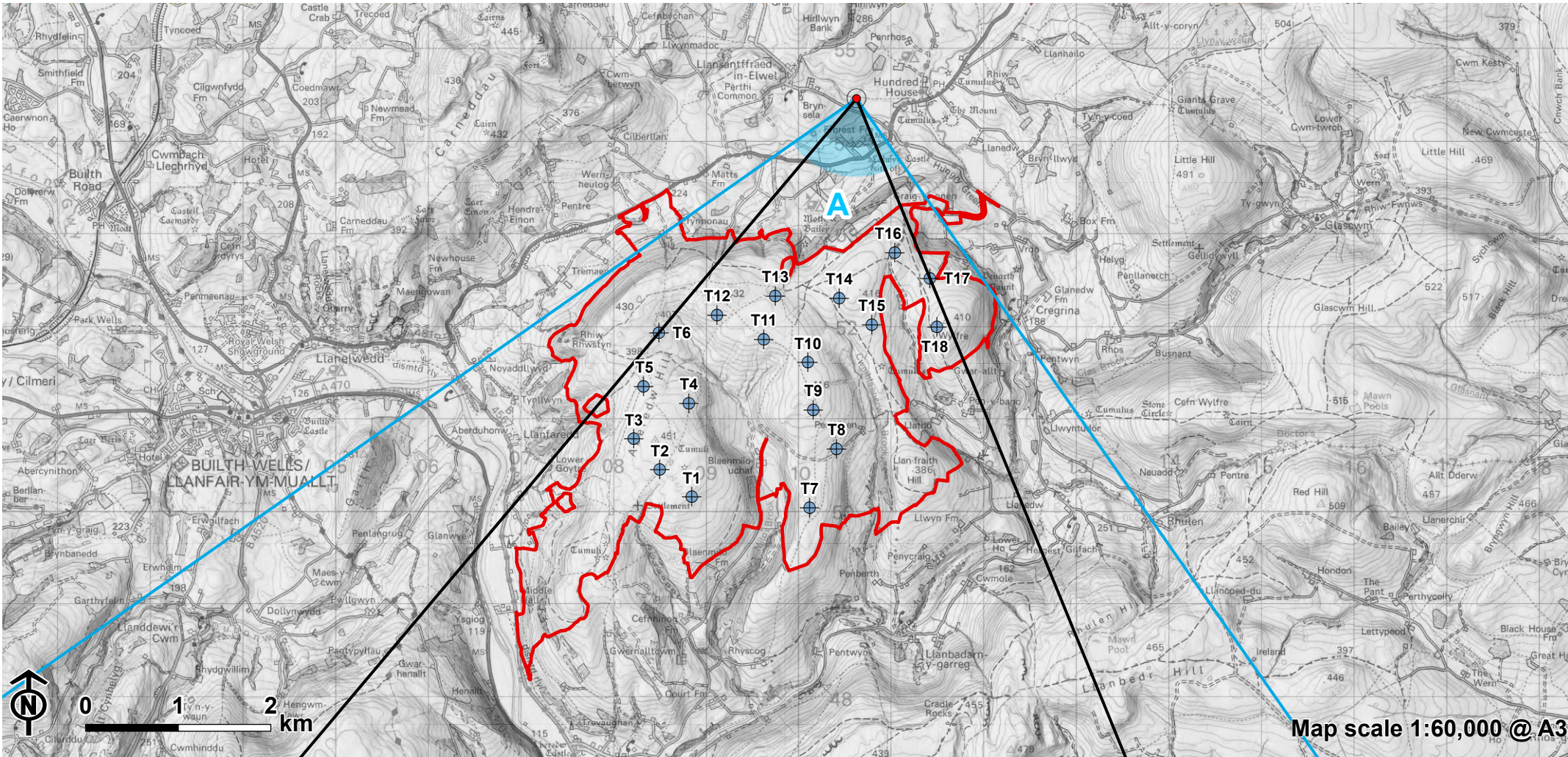
|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 307359E 253387N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 221.97 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 130°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.85 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.30a**  
**Viewpoint P114: Upper Pentre**

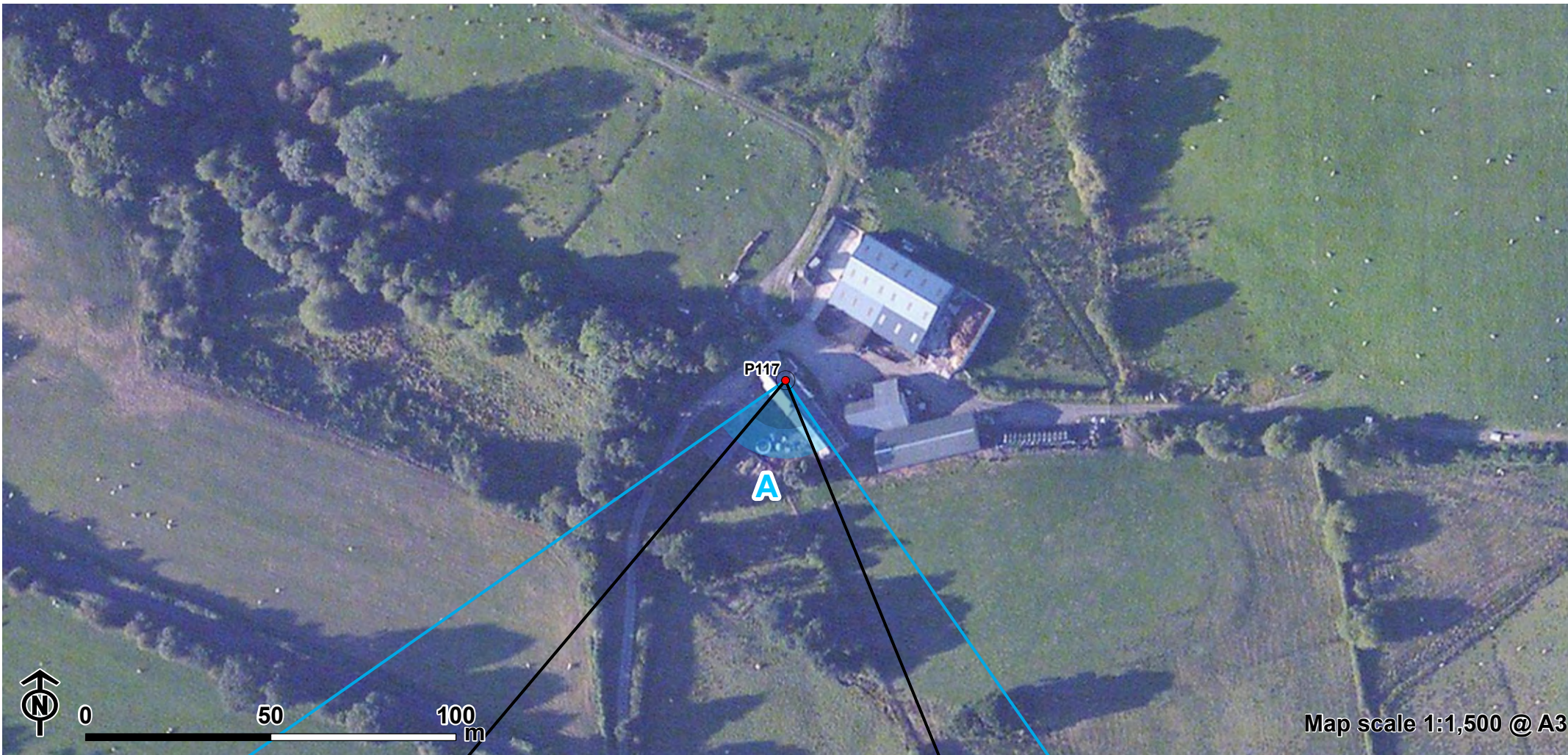




Figure A5.7.31  
P117: Bryncoch

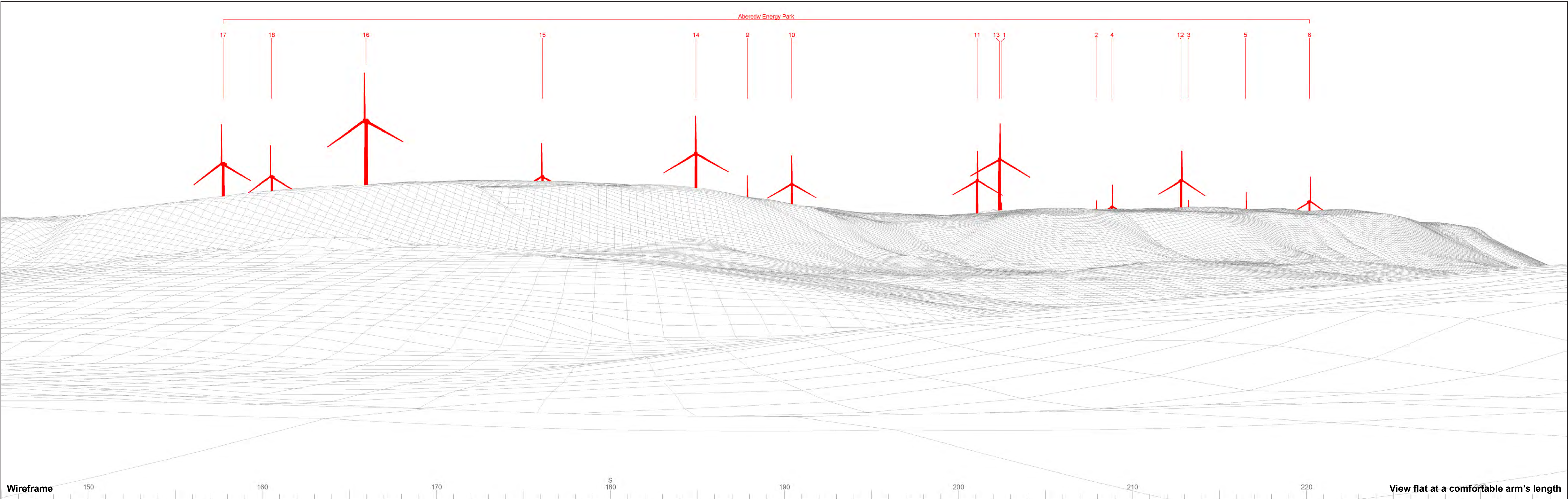


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 190





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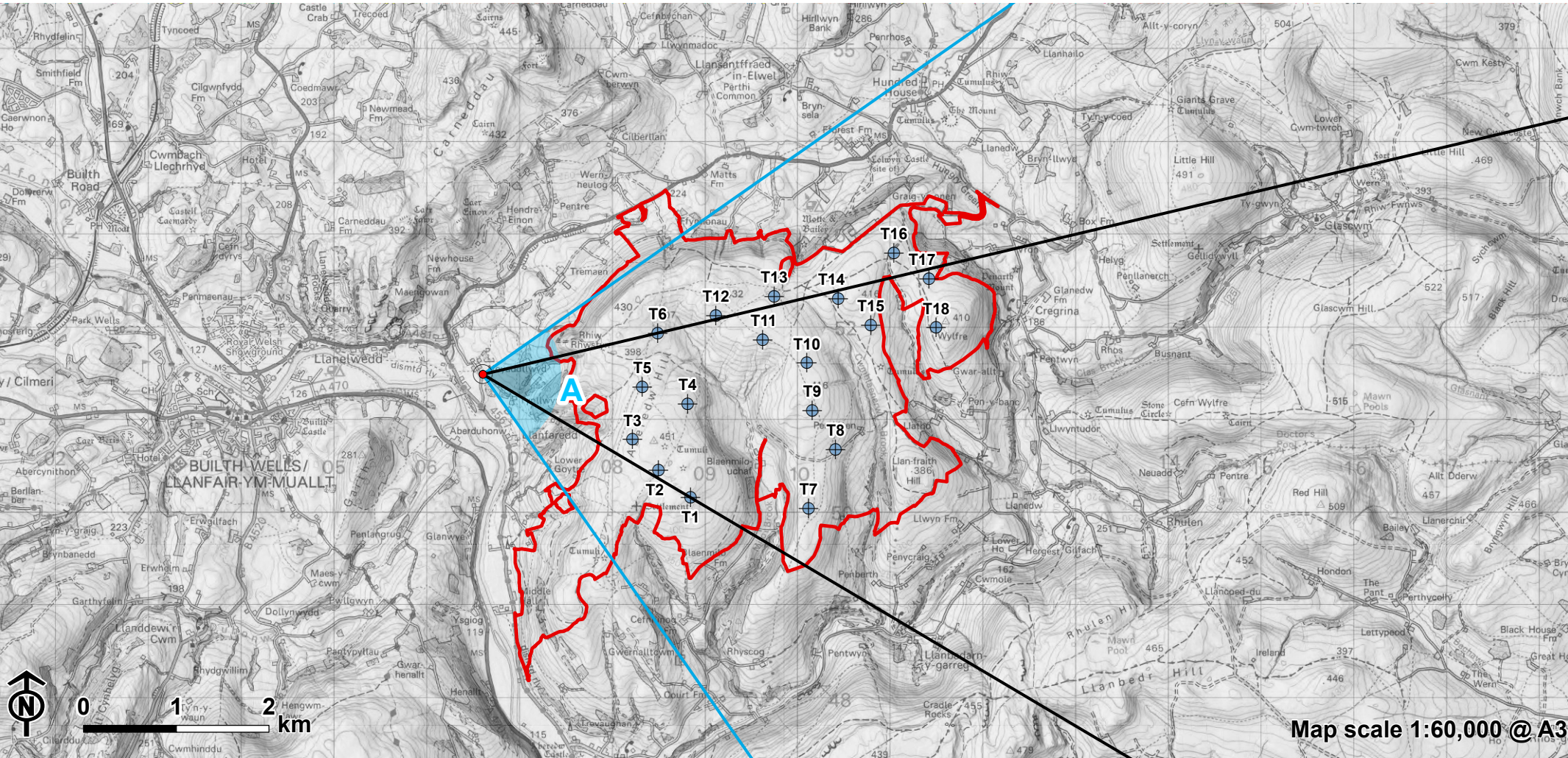


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310625E 254457N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 213.65 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 190°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.71 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.31a  
Viewpoint P117: Bryncoch



Figure A5.7.32  
P128: Noyaddllwyd

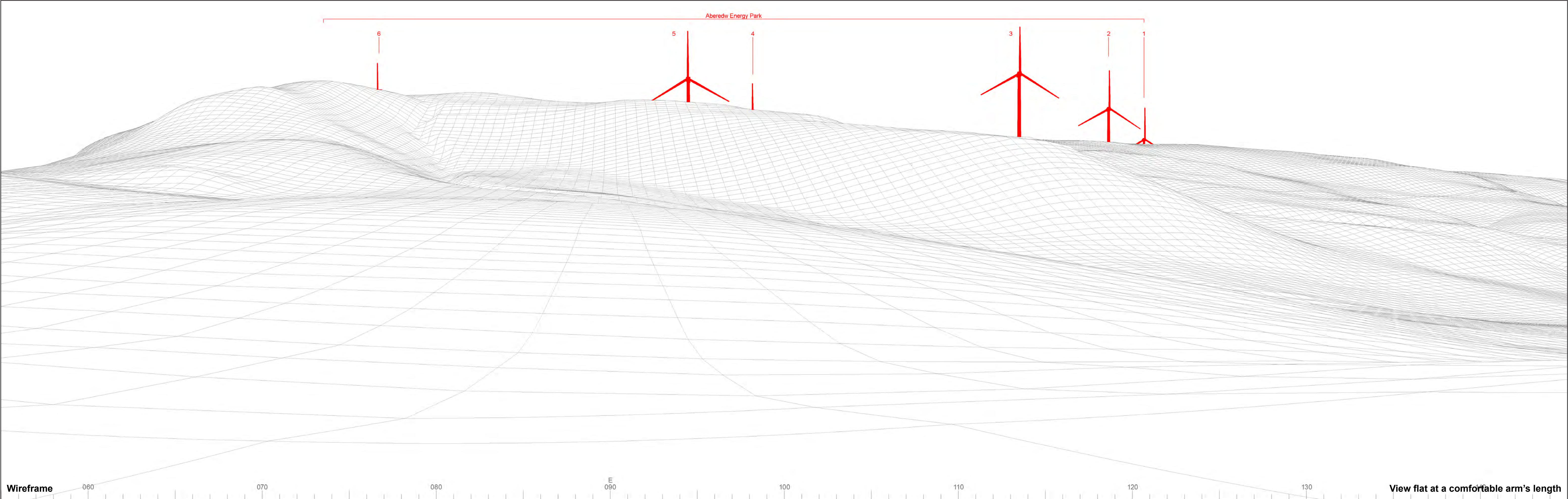


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 100





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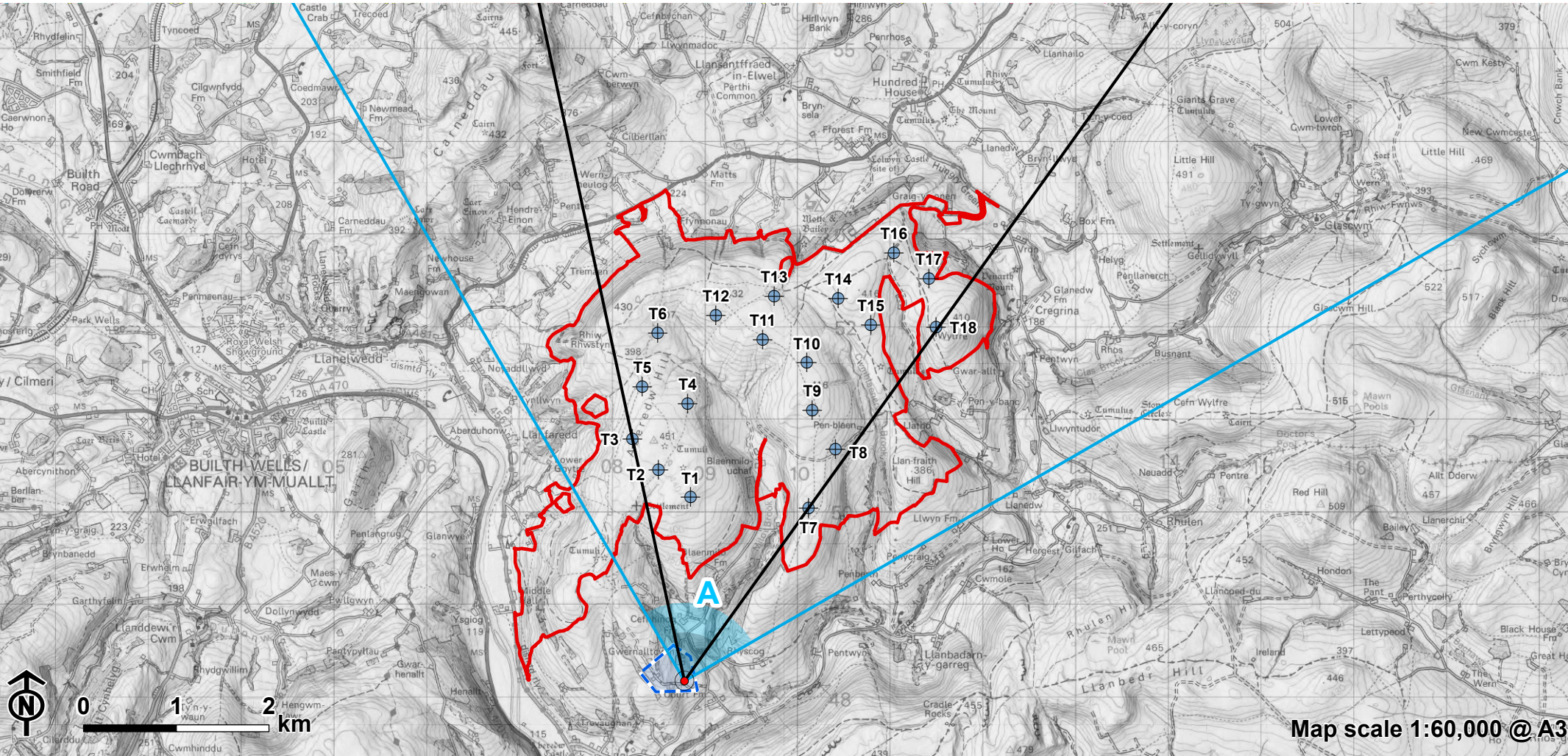


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 306606E 251485N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 153.82 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 100°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.72 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.32a**  
**Viewpoint P128: Noyaddllwyd**



Figure A5.7.33  
Property Group 25 – P131: Penbryn

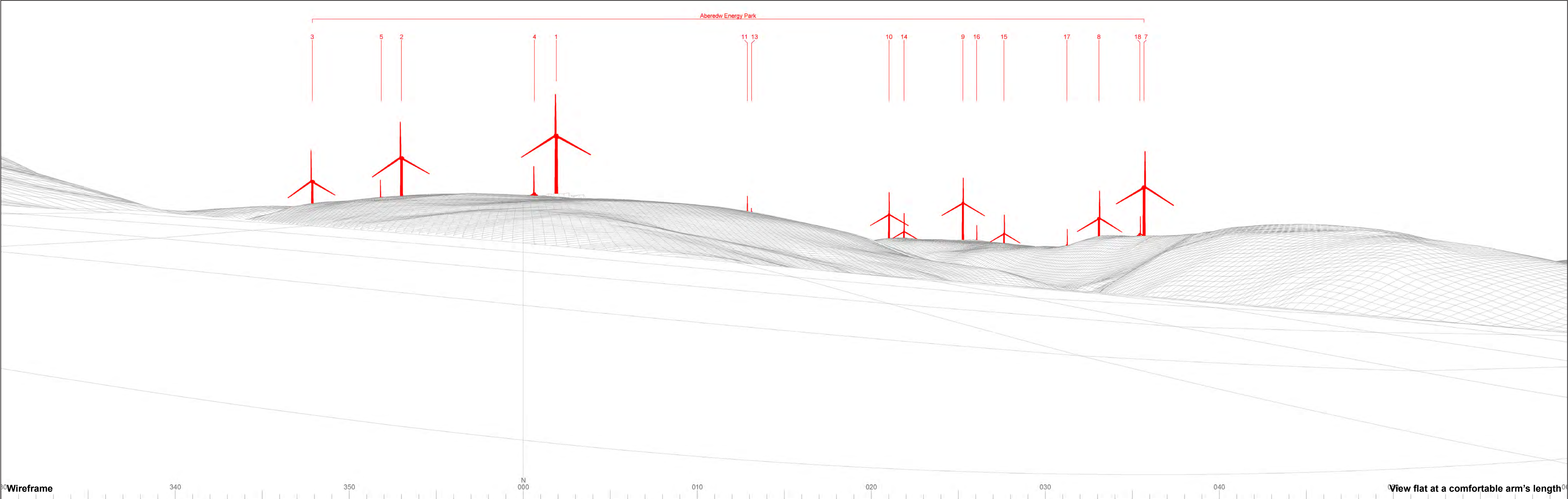


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 15





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Wireframe

View flat at a comfortable arm's length

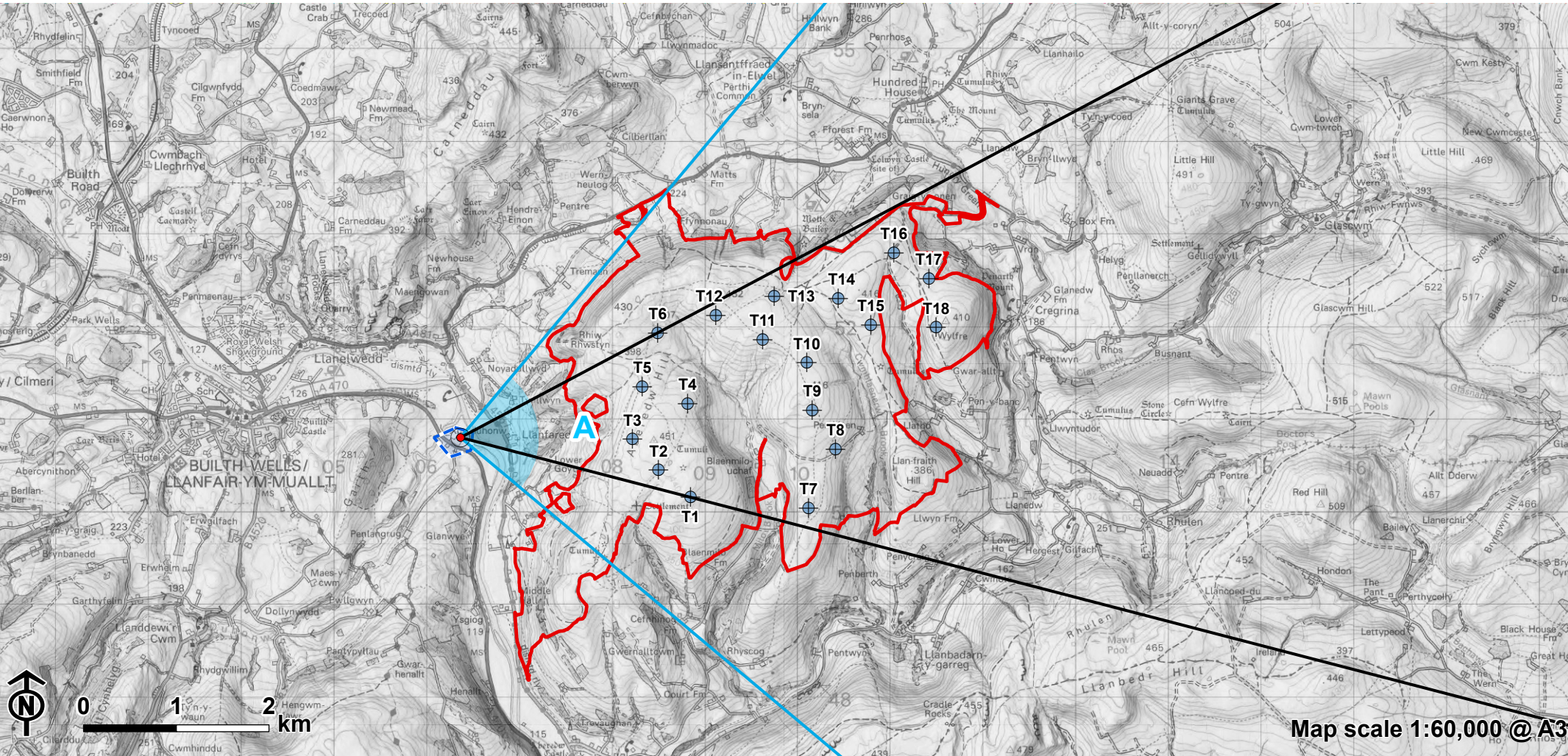


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 308780E 248174N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 242.42 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 15°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.98 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.33a  
Viewpoint P131: Penbryn



Figure A5.7.34  
Property Group 27 – P136: Aberduhonw Fach

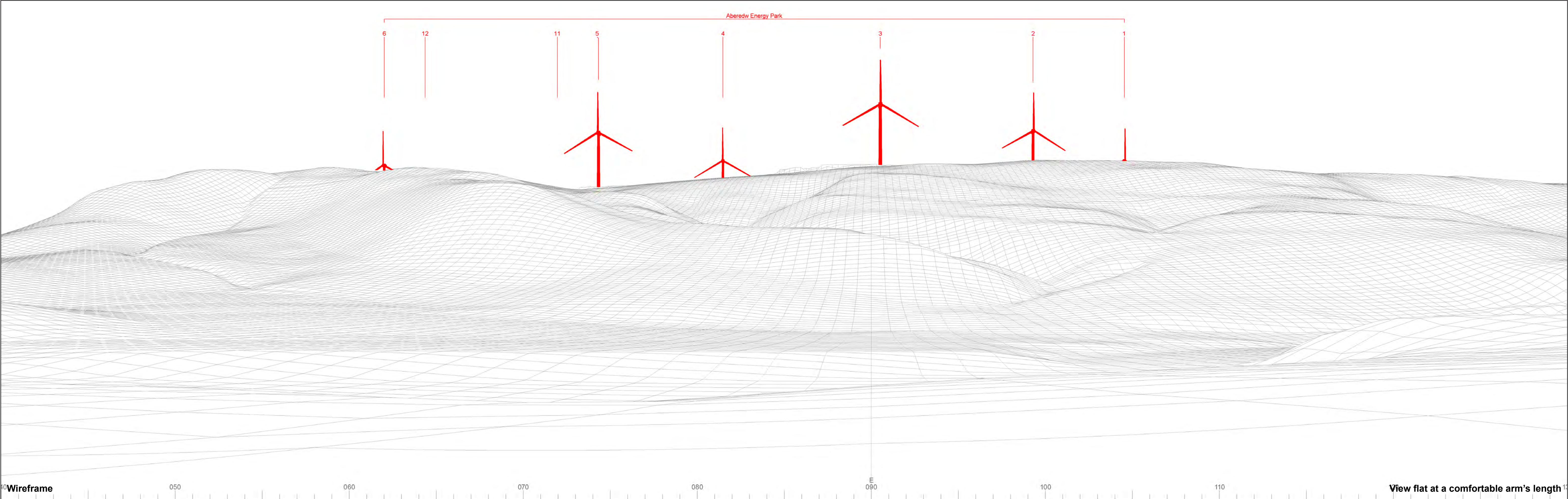


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 85





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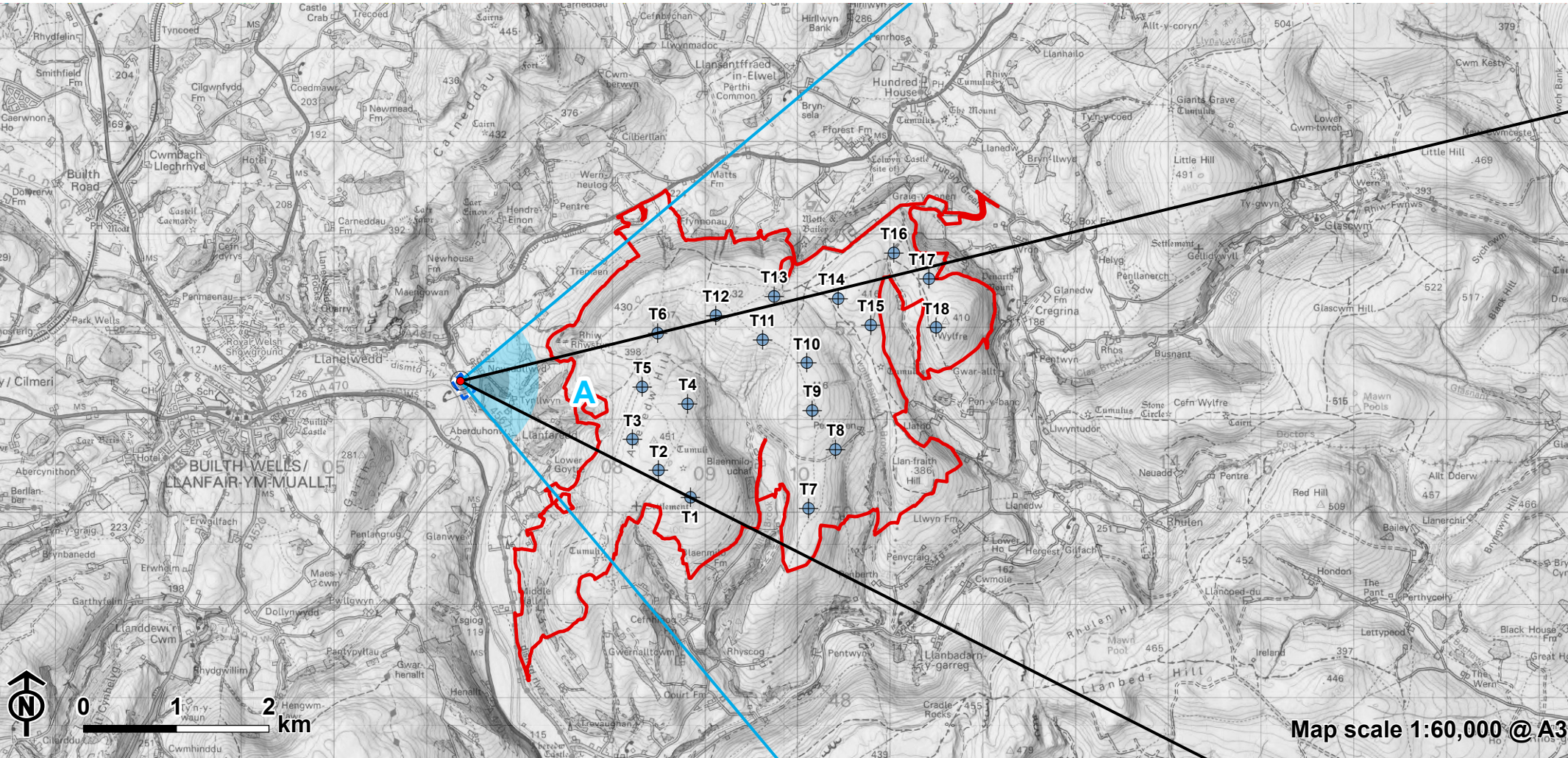


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 306364E 250800N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 125.27 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 85°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.86 km         | Correct printed image size: | 820 x 260 mm                 |

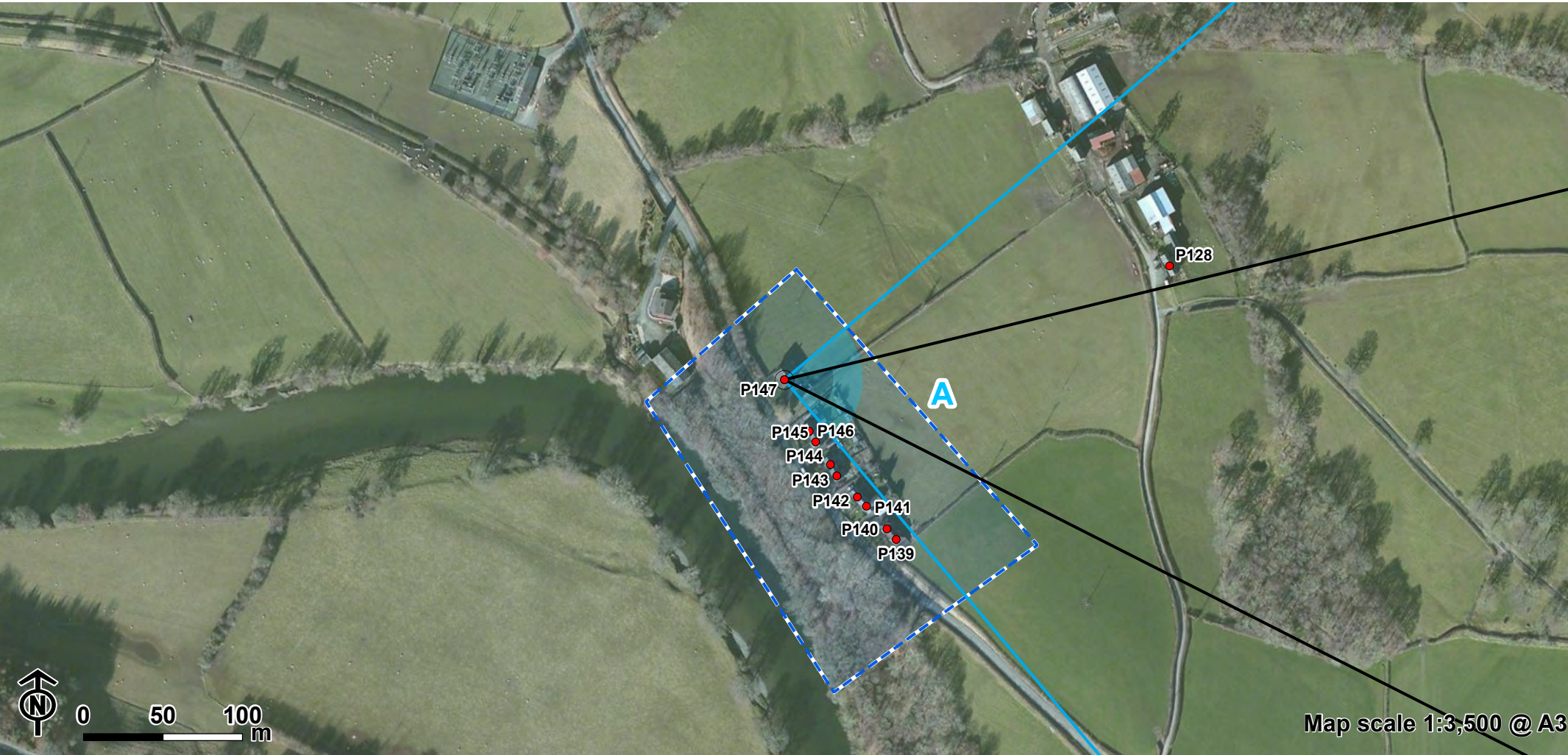
**Figure: A5.7.34a**  
**Viewpoint P136: Aberduhonw Fach**



Figure A5.7.35  
Property Group 28 – P147: Llais Yr Afon

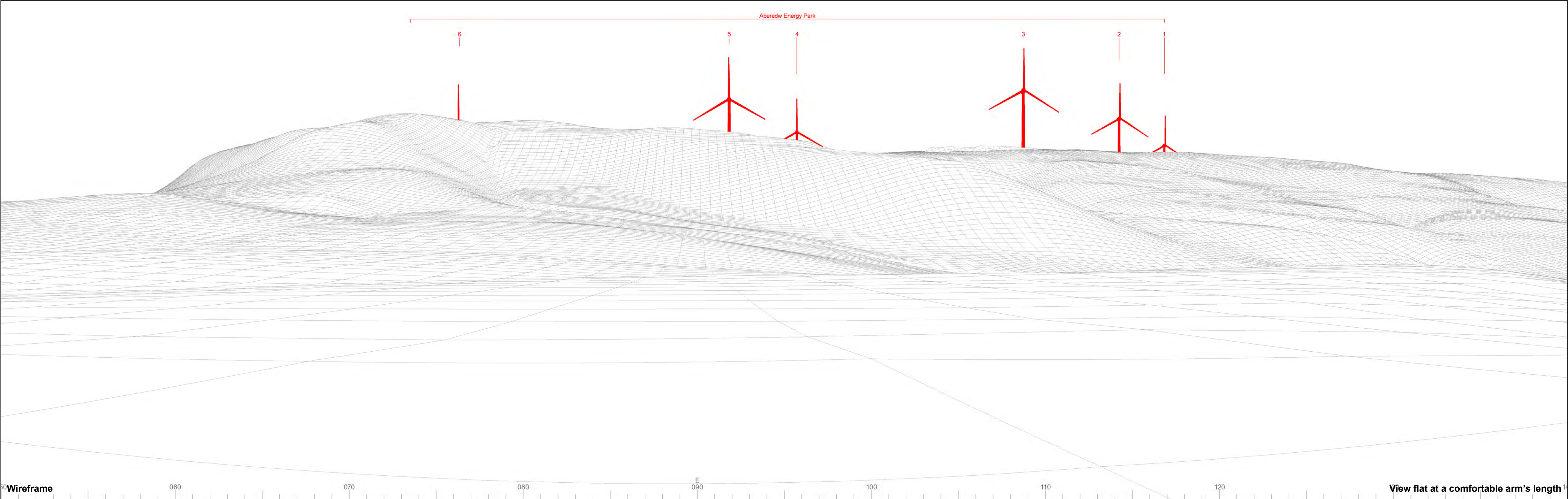


- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 95





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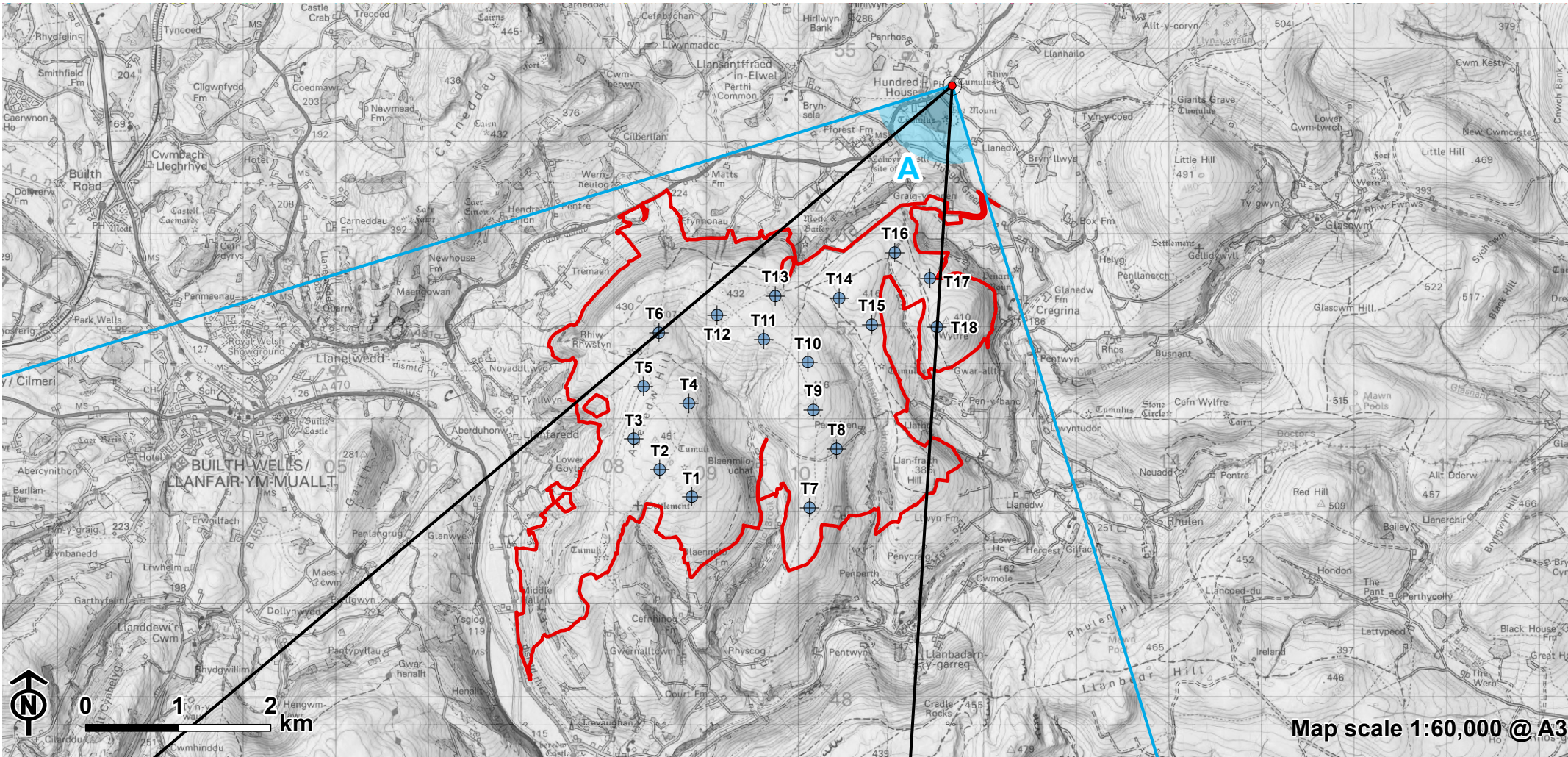
|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 306363E 251413N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 142 m           | Principal distance:         | 522 mm                       |
| Direction of view: | 95°             | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.96 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.35a**  
**Viewpoint P147: Llais Yr Afon**

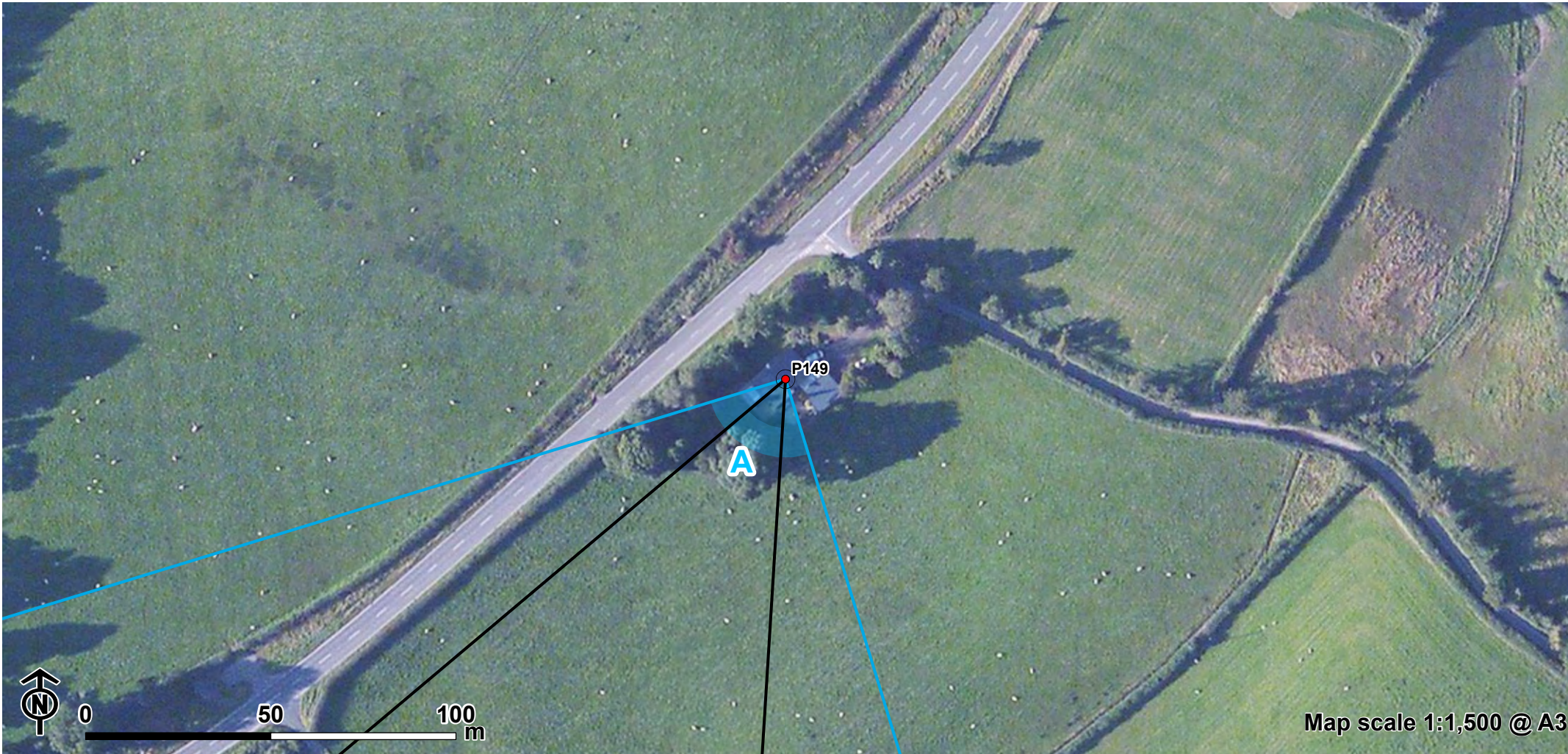




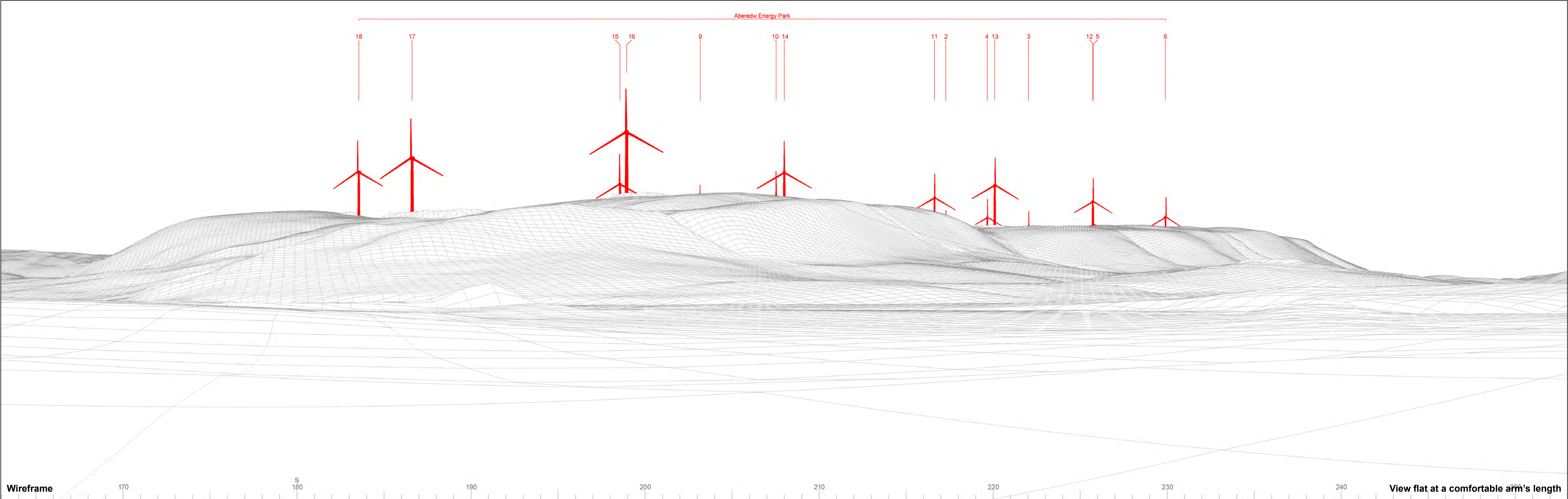
Figure A5.7.36  
P149: Penbont



- Application boundary
- Turbine
- Residential Property
- Property Group
- Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- View A 90 degree view direction 208







Wireframe

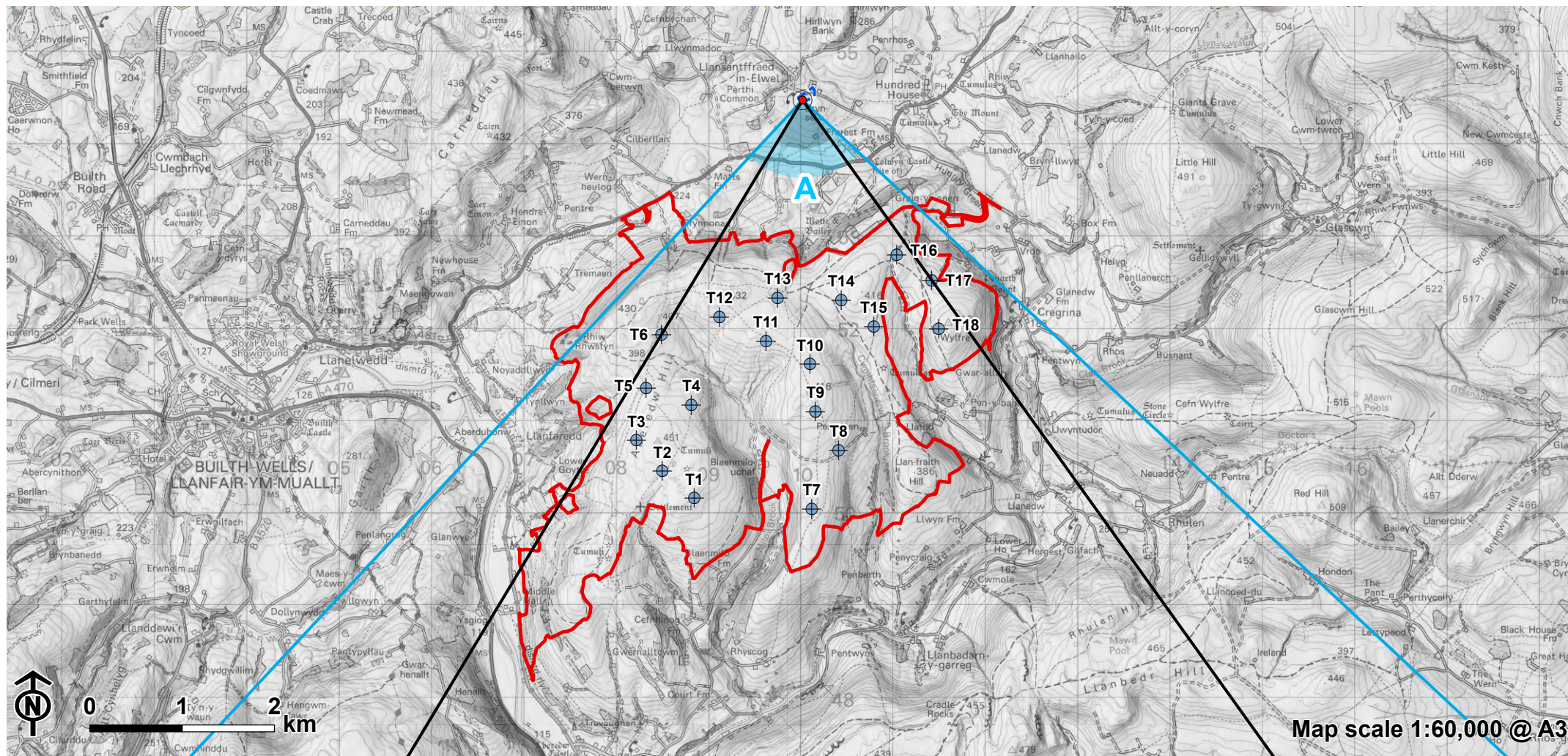
View flat at a comfortable arm's length



|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 311658E 254596N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 203.94 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 208°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.90 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.36a  
Viewpoint P149: Penbont



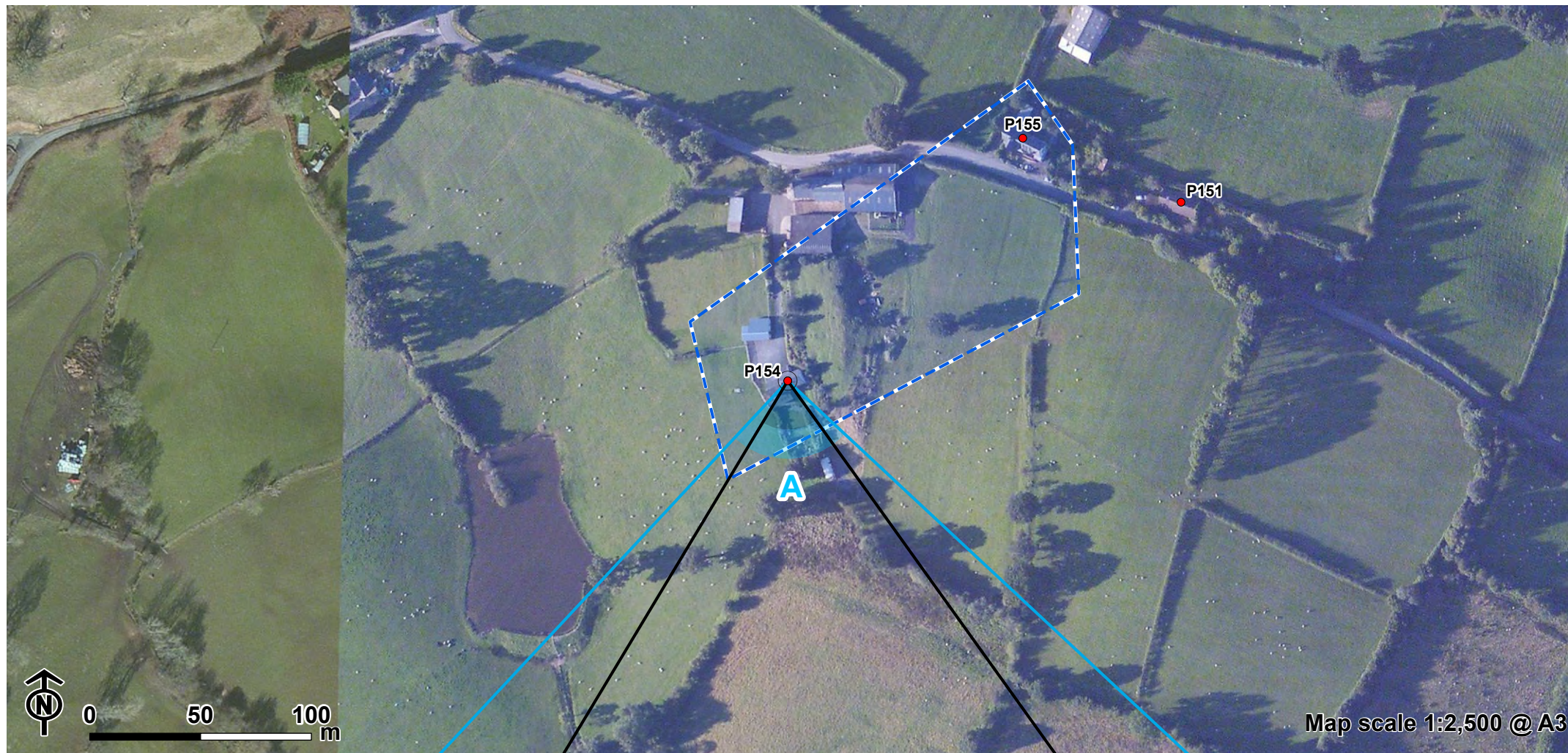


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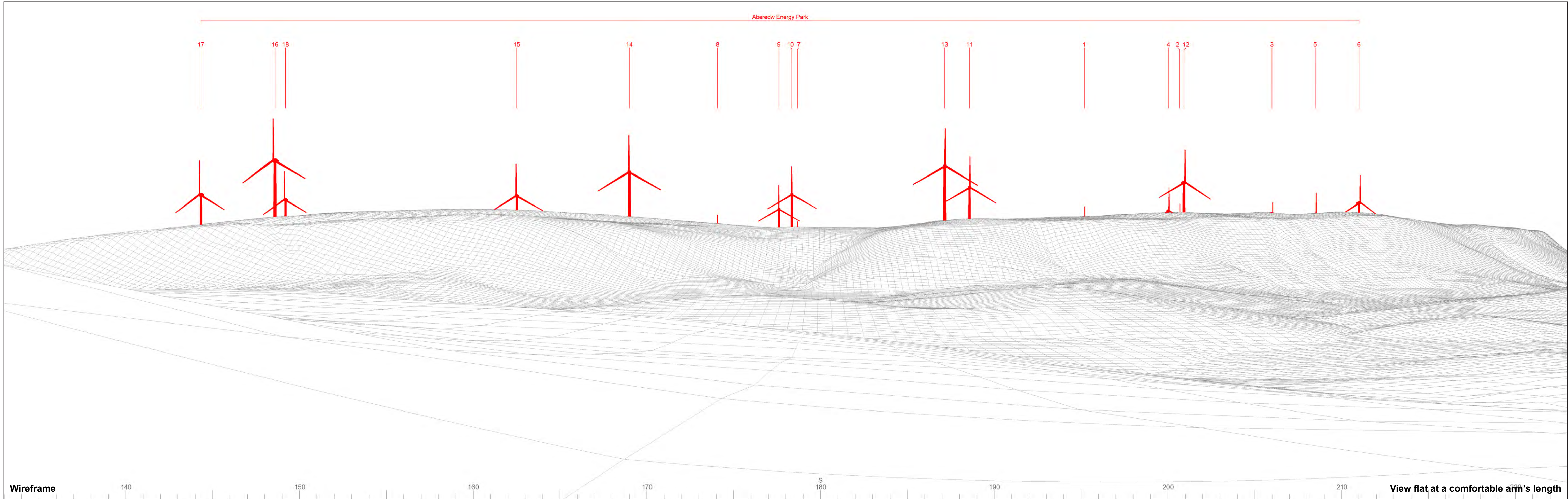
**Figure A5.7.37**  
**Property Group 29 – P154: Brynsela Farm**

- Application boundary
- Turbine
- Residential Property
- Property Group
- V Angle of view occupied by visible turbines (see accompanying Wireline Visualisations)
- V View A 90 degree view direction 178





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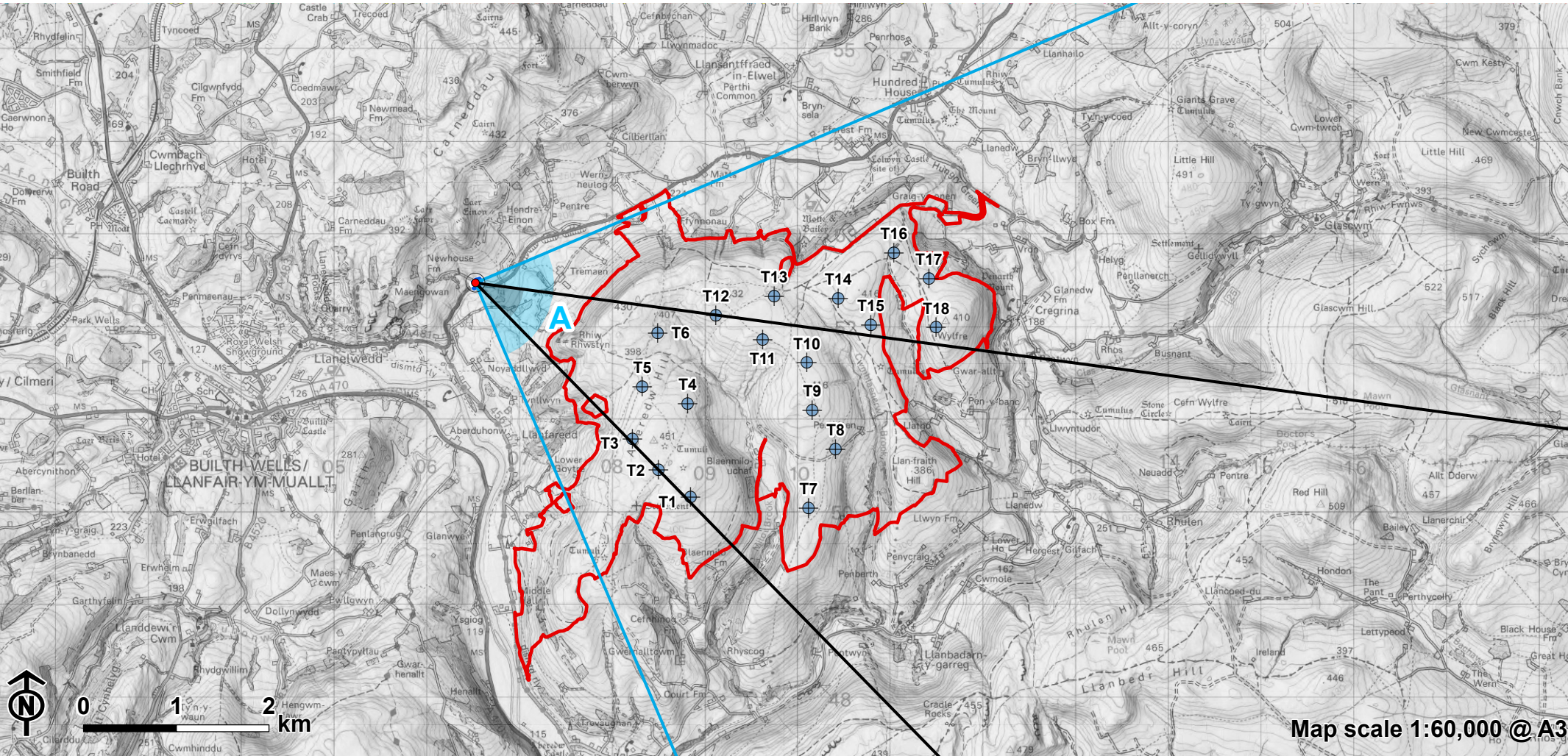


|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 310018E 254470N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 247.91 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 178°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 1.96 km         | Correct printed image size: | 820 x 260 mm                 |

**Figure: A5.7.37a**  
**Viewpoint P154: Brynsela Farm**

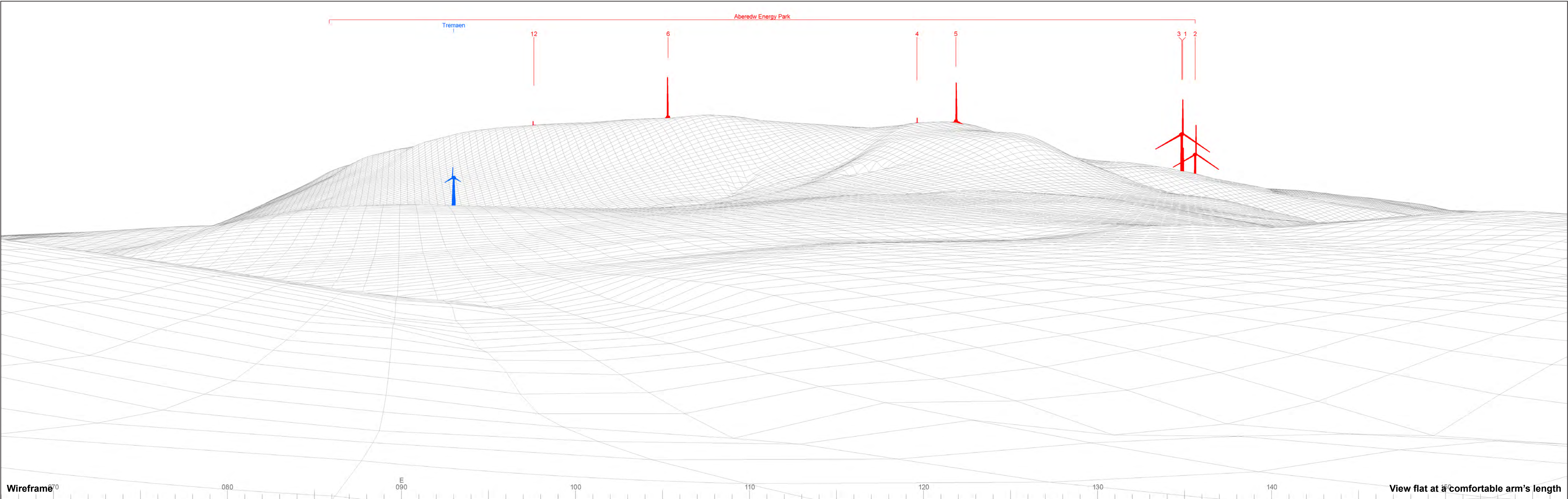


Figure A5.7.38  
Property Group 30 – P158: Marina





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Wireframe

View flat at a comfortable arm's length



|                    |                 |                             |                              |
|--------------------|-----------------|-----------------------------|------------------------------|
| OS reference:      | 306525E 252469N | Horizontal field of view:   | 90° (cylindrical projection) |
| AOD:               | 157.74 m        | Principal distance:         | 522 mm                       |
| Direction of view: | 112°            | Paper size:                 | 841 x 297 mm (half A1)       |
| Nearest turbine:   | 2.04 km         | Correct printed image size: | 820 x 260 mm                 |

Figure: A5.7.38a  
Viewpoint P158: Marina