

## Appendix 12.10: Visual Impact Assessment Table

Viewpoint Area, Visual Receptor, Distance to site & Photographic Viewpoints	Sensitivity	Potential impact during construction	Potential Operational Impact (Year 1)	Residual Operational Impact (Year 15)	Comments
<b>01 - Site Environs</b>					
<b>Fifth Avenue &amp; Ninth Avenue</b> (Adjacent to site)  Photographic Viewpoint 1, Figure 12.8	Low	Moderate Adverse	Moderate Adverse	Minor Adverse	<p>There would be direct views of the development from areas adjacent to the site, set behind a new planted landscape buffer with bunding raising the height of some areas of planting, and a series of swales/ ponds comprising a sustainable urban drainage system.</p> <p>Travelling along Fifth Avenue from the west, the development would become visible from approximately 200m west of the site, so that properties to the far west would not have views of it. Travelling from the east, the development would become visible from about 50m east of the junction with Ninth Avenue.</p> <p>The existing planted buffer along Ninth Avenue would be replaced with new planted landscape bunds with post and rail fencing incorporated into the planting. The main areas of proposed buildings are set back from the road behind an internal access road and car park with tree planting. The maturing vegetation would act as a screen and filter to views of the proposed development from Ninth Avenue.</p> <p>The proposed 40m stack would not necessarily be prominent in views from the roads surrounding the site, since this would be above eye level, however on the approach to the development, it may be the first part of the development that is seen.</p>
<b>Fifth Avenue House (hotel)</b> (approx.200m)  Photographic	Medium	Moderate Adverse	Minor Adverse	Minor Adverse	<p>There may be an oblique view of a small part of the development from the property, particularly in winter months. The development would benefit from a visual screen created by the proposed landscaped area along its southern edge. The proposed 40m stack may form the most notable</p>

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Viewpoint 3, Figure 12.9					feature in the view, particularly from the frontage to the property.
<b>Halt Road</b> (min. 700m)	Low	Minor Adverse	Negligible/ No Change	Negligible/ No Change	The development is unlikely to be evident in views from Halt Road due to local topographical variation and vegetation in the landscape.
<b>Properties on Halt Road</b>  (min. 1km) Photographic Viewpoint 4, Figure 12.9	High	Major Adverse	Moderate Adverse	Minor Adverse	<p>There may be some views of the upper parts of the proposed development, in particular the upper part of the proposed 40m stack, from the rear of the row of houses on Halt Road. The development is likely to be seen set behind existing views of the Industrial Estate buildings and screen planting.</p> <p>There are unlikely to be views of the development from the single dwelling on Halt Road due to its aspect, siting and dense vegetation in the intermediate landscape. The caravan located on the south side of Halt Road, just west of Fifth Avenue House, may have a view of the upper part of the proposed 40m stack, particularly in winter. The orientation of the property and vegetation in the landscape is likely to obscure views of the wider part of the development.</p>
<b>A465</b> (min. 200m from site)  Photographic Viewpoint 5, Figure 12.9	Low	Moderate Adverse	Negligible	Negligible	In winter, there may be brief glimpses of the upper parts of the development, in particular the proposed 40m stack, between trees and existing buildings alongside the road, and at the gap in the vegetation on the bridge over Fifth Avenue. Due to the density of the vegetation, presence of other buildings and structures and the brief nature of any glimpses out from the road, any views of the development are not likely have a significant effect on the view.
<b>Tai-cwplau</b> (min.300m)	High	Moderate Adverse	Minor Adverse	Minor Adverse	There is unlikely to be a significant view of the proposed development. There is a possibility that in winter there may be glimpsed views of small areas of the upper parts of the development from the access road/ public

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Photographic Viewpoint 6, Figure 12.10					footpath leading to the farmhouse. It is possible that there may be glimpsed views of the upper part of the proposed 40m stack, in particular in winter, from the upper storey windows of the residential property.
<b>Hirwaun Industrial Estate</b> (6m to 1km)  Photographic Viewpoint 1, Figure 12.8	Low	Moderate Adverse	Minor Adverse	Negligible.	It is possible that from areas within the Industrial Estate close to the Estate entrance on Rhigos Road, it may be possible to see the uppermost parts of the development between existing industrial buildings and above existing coniferous planting. The upper part of the proposed 40m stack is likely to be visible. Overall, the development would form a minor part of otherwise distant views of the Brecon Beacons from this part of the Estate. The residual operational impacts are reduced by the fact that the workers are more likely to be focused on their work than any potential views from windows in office buildings.
<b>Rhigos Road east</b> between Halt road and the A4061 (min. 700m)	Low	Moderate Adverse	Negligible	Negligible	There is a possibility that there may be a brief glimpse of the upper part of the proposed development, in particular of the upper part of the proposed 40m stack, where there is a gap in the roadside planting at the Industrial Estate. However this would be seen behind existing industrial buildings and security fencing alongside the Industrial Estate.
<b>A4059</b> (min. 1km from site)	Low	Moderate Adverse	Negligible	Negligible	There are unlikely to be any significant views of the main part of the development in views in gaps between the vegetation, and due to topographical variation. There is a possibility, particularly in winter, that from the southern sections of the road, there may be glimpsed views between roadside and other vegetation of the proposed 40m stack on the site.

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<b>02 - Brecon Beacons National Park</b>					
<b>Penderyn Reservoir</b> (min. 20m) Photographic Viewpoints 1 & 2, Figure 12.8 and Photomontage Sheets 4 & 5, Figures 12.21 & 12.22	High	Major Adverse	Major Adverse	Moderate to Minor Adverse	<p>The proposed development would be clearly visible in views from the southern edge of the reservoir, however, planting around the site, as well as careful selection of colours for structures, would help to mitigate the effects the view of the main part of the development. The proposed 40m stack would be visible above the building rooflines, however it would be consistent with the scale of the nearby electricity pylons (around 49m tall).</p> <p>The development would be consistent with adjacent land uses and would not obscure panoramic views to the west, south and east of the steep valley slopes and surrounding hills. In addition, it is likely that anyone fishing would have their back to this view for much of the time spent at the reservoir.</p> <p>From the northern edge of the reservoir, there would be a view of the upper parts of the proposed development including the upper part of the proposed 40m stack, and the mitigation measures described above would reduce the effects of this on these views. While the proposal would result in a slight increase in the proportion of development in the foreground of views from these areas, there would be limited or no effects on existing panoramic views of the wider landscape.</p>
<b>Footpath from Tai-cwplau to Pontbren Llwyd</b> (3m – 1km)	High	Major Adverse	Major Adverse	Moderate Adverse	<p>The proposed development would enclose the section of footpath running alongside it however views toward the development would be through the width of existing vegetation as well as a proposed planted buffer on the north side of the site. The effect may be an increased sense of enclosure and shading along this section of the path.</p>
<b>Two properties north-east of Penderyn Reservoir</b> (approx. 350m &	High	Major Adverse	Moderate Adverse	Minor Adverse	<p>The development would result in a slight increase in views of areas of developed land. Only the upper parts of the development are likely to be visible, including the uppermost part of the proposed 40m stack, and would be set in the context of similar developments. There would be no</p>

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500m)  Photographic Viewpoint 9, Figure 12.11					significant effect on panoramic views of the wider landscape.
<b>Trebanog-fâch</b> (approx. 700m)	High	Moderate Adverse	Negligible	Negligible	The proposed development is unlikely to be distinguishable in views from this property due to woodland and other vegetation in the landscape. There is a possibility that there may be oblique glimpsed views from upper floor windows, through existing vegetation, of the upper part of the proposed 40m stack.
<b>Pantcefnffordd &amp; Pontbren Llwyd</b> (1.5 - 2.2km)	High	Negligible	No Change	No Change	There are unlikely to be any significant views of the development from these areas.
<b>Penderyn</b> (approx. 2.2km)	High	No Change	No Change	No Change	The development is unlikely to be visible from this settlement.
<b>Footpath from Pontbren Llwyd to Penderyn</b> (1km – 1.6km)  Photographic Viewpoint 10, Figure 12.11	High	Negligible	No Change	Negligible/ No Change	There is unlikely to be a view of the main part of the proposed development from this footpath due to the topography and vegetation in the landscape. There is a possibility that there may be glimpsed views of the uppermost part of the proposed 40m stack, however this is likely to be a minor part of the available views.

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<p><b>Un-named lane between Fifth Avenue and Pantcefnffordd</b> (500m to 1.6km)</p> <p>Photographic Viewpoints 7, 11&amp; 12, Figures 12.10 &amp; 10.12</p>	Low	Moderate Adverse	Moderate Adverse	Minor Adverse	While there may be glimpsed views between existing trees of the proposed development from the sections of road enclosed by vegetation, there would be, from the northern sections of road not edged with vegetation, a clear view of the proposed buildings and structures, set within a context of existing and new landscape planting. The development would be consistent with surrounding land uses, and although it would create a small increase in the area of developed land in the view, this would not have a significant effect on wider panoramic views to the south from this location. From this elevated position, while the proposed 40m stack would be seen to be taller than other buildings and structures within the development itself, it would appear similar in height to nearby pylons. In addition, existing industrial buildings to the south are located on higher ground and would appear to be 'above' the top of the stack in the view.
<p><b>Bridleway from Pantcefnffordd to Pontneddfechan</b> (min. 1.5km)</p> <p>Photographic Viewpoint 13, Figure 12.12 and Photomontage Sheet 3, Figure 12.20</p>	High	Major Adverse	Moderate Adverse	Minor Adverse	There would be an aerial view of the proposed development over a section of the bridleway to the east. This would create a small increase in the extent of developed areas within the view, but would not affect the otherwise panoramic views of the surrounding landscapes. Mitigation measures designed to integrate the development into the landscape would include dark colours for the structures and building roofs and planting both around and within the site. Similar, to the un-named lane, from this location, the proposed 40m stack would appear taller than other buildings and structures within the development. However, it would appear similar in height to nearby pylons. In addition, existing industrial buildings to the south are located on higher ground and would appear to be 'above' the top of the stack in the view.
<p><b>Trebanog Isaf &amp; Tylemorgrug Bunkhouse</b> (min. 900m)</p> <p>Photographic</p>	High	Negligible	Negligible	Negligible	While a small part of the proposed development, including potentially the proposed 40m stack may be visible in the view from the upper section of the access track that serves the properties, particularly in winter months, this would be part of a view that already includes large areas of industrial uses and high voltage overhead pylons, with a backdrop of the open valley

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Viewpoint 14, Figure 12.13					slopes to the south. In addition, this view is generally not available to the public for much of the time. Views from the nearby public footpath, located just west of the access track, are mainly obscured by vegetation in the landscape between the path and the site, and it is unlikely that the development would be visible. Similarly, the two properties themselves are enclosed within significant areas of vegetation that are likely to obscure views towards the development.
<b>Footpath from Trebanog-Isaf to Clwyd-rhyd-fan</b> (min. 800m)	High	Negligible	Negligible	Negligible/ No Change	There is unlikely to be a view of the main part of the proposed development from this footpath. There is a possibility that from upper sections of the footpath there may be glimpsed views of the uppermost part of the proposed 40m stack. Also see comments for Trebanog Isaf & Tyle-morgrug Bunkhouse.
<b>03 - Rhigos and Cefn Rhigos</b>					
<b>Footpaths and bridleway north of Rhigos and Cefn Rhigos</b> (1.1 – 2.2km)  Photographic Viewpoint 15, Figure 12.13	High	Minor Adverse	Negligible	Negligible	There are unlikely to be any significant views of the development from these paths. Also see comments for roads around Rhigos settlement.
<b>Rhigos Road</b> , west of Halt Road. (1.2 – 2.2km )	Low	Negligible	Negligible	Negligible	There are unlikely to be any significant views of the development proposals from this section of road. Properties located on the north side of the road, particularly those on higher ground to the west may have a view of the upper part of the proposed 40m stack, and of a small part of the remainder of the development in winter months.

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<p><b>Mount Road/ Mount Street</b>, between Cefn Rhigos and Cwm-hwnt (min. 2.2km)</p> <p>Photographic Viewpoint 16, Figure 12.14</p>	Low	No Change	No Change	Negligible/ No Change	It is not likely that there would be any significant views of the main part of the development from this road, including areas where there are gaps in the vegetation along it.
<p><b>Footpaths west of Rhigos</b> (1.6 – 2.5km)</p>	High	Moderate Adverse	Minor Adverse/ Negligible	Negligible	Photographic Viewpoint 16, Figure 12.14 suggests that there may be some views of the upper part of the development from areas of high and open ground, including a distant view of the upper part of 40m stack on the site. These would be set in context of views of roofs of other buildings on the Industrial Estate, a series of high voltage pylons that cross the valley, and structure planting around this area. Wider panoramic views towards the Brecon Beacons would not be affected by the development or the stack.
<p><b>Mount Street</b>, between Cwm-hwnt and Rhigos (1.8 - 2.6km)</p> <p>Photographic Viewpoint 17, Figure 12.14</p>	Low	No Change	No Change	No Change	The settlement at Rhigos and surrounding mature vegetation screen views of the site, surrounding industrial uses and the pylons around the industrial estate. It is unlikely that the development would be visible from this location.
<p><b>Rhigos settlement</b> (min. 1.5km)</p> <p>Photographic</p>	High	Moderate Adverse	Moderate Adverse	Minor Adverse to Negligible	Since the roofs of some buildings on the Industrial Estate are visible in views from the rear of properties along Heol Esgyn on the northeastern edge of the settlement, there is the possibility that some of the upper part of the proposed development may be discernible in these views from the rear



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Viewpoint 18, Figure 12.15					of properties on Heol Esgyn on the north-east side of Rhigos. The main part of the development would be situated on lower ground than existing buildings on the Industrial Estate, and the development would be seen set within a well-vegetated landscape. Any views of the scheme, including the proposed 40m stack would only form a very minor part of extensive views of open rural landscapes that include a series of high voltage pylons located to the south of the Industrial Estate.
<b>04 - Hirwaun Common</b>					
<b>Footpath between Rhigos &amp; Hirwaun</b> (1.7km – 2km)	High	Major Adverse	Moderate Adverse	Minor Adverse	There are likely to be limited views of the upper part of the proposed development, including the proposed 40m stack set behind existing planting and buildings and the proposed landscape buffers around the site. The stack itself would appear less tall than pylons close to the site, and only slightly greater in height than pylons to the south of this. Overall, the development would be consistent with adjacent land uses, and would create a small change to the otherwise extensive views of a diverse landscape.
<b>A4061</b> (min. 700m)  Photomontage Sheet 2, Figure 12.19	Low	Moderate Adverse	Moderate Adverse	Minor Adverse	As the road descends northwards towards the site, so the view of the development would be increasingly obscured by vegetation in the landscape immediately to the south of it, as well as by planting around the development itself.
<b>Mynydd Beili-glas</b> Parking area and viewing point (approx. 3.8km)  Photographic Viewpoint 20, Figure	High	Major Adverse	Moderate Adverse	Minor Adverse	There would be elevated views of the upper parts of the development, set amongst a well-vegetated setting, similar to existing land uses in the vicinity of the site. This would constitute a fairly small change in the otherwise panoramic views of developed areas and rural landscapes. Similar to the view from the footpath between Rhigos and Hirwaun, while the stack would be taller than the remainder of the development, it would appear lower than adjacent pylons, and in the view, is unlikely to be seen 'above' the northern edge of Penderyn Reservoir. Again, similar to the view from the footpath,

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12.16 and Photomontage Sheet 1, Figure 12.18					the development would be consistent with adjacent land uses and would not have a significant effect on wider panoramic views of the landscape.
<b>Hirwaun Common</b> Open Access land (min. 1.5km)	High	Major Adverse	Moderate Adverse	Minor Adverse	From higher land, any views of the development are more likely to look upon the roofs and tops of the structures. Use of darker colours would help to reduce the visual impact of the development, and planting within the site would break up the form of the various built elements. Refer also to comments for Mynydd Beili-glas.
<b>Tower Colliery</b> (Opencast mine up to 1.8km south-east of site; deep mine on A4061 approx. 2.5km south-west of the site)  Photographic Viewpoint 21, Figure 12.16	Low	Minor Adverse	Minor Adverse	Negligible	It may be possible to see the uppermost parts of the development and proposed 40m stack from areas of higher ground, but this view would encompass a number of other industrial buildings and structures as well as the Colliery itself. Due to the nature of activities within the Colliery, these views are not considered significant. Similarly, any views of the development from the deep coal mine off the A4061, are not considered significant.
<b>05- Hirwaun</b>					
<b>Ty Newydd Hotel</b> (min. 600m)  Photographic Viewpoint 8, Figure 12.10	Medium	Negligible	No Change	No Change	It is unlikely that there would be significant views of the proposed development from the hotel, its access road or carpark. There may be glimpses of the uppermost part of the proposed 40m stack, between vegetation at the southeastern boundary of the hotel grounds.
<b>Hirwaun settlement</b> (min. 1.5km)	High	Negligible	No Change	No Change	The development is unlikely to be evident in views from residential properties within Hirwaun. Residents may, however have some awareness of the construction activities, for example through increased traffic on local

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					roads.
<b>Hirwaun RFC</b> (min 2km)  Photographic Viewpoint 5, Figure 12.9	Medium	Minor Adverse	Negligible	Negligible	It is possible that in winter there may be glimpsed views between mature vegetation of the taller parts of the proposed development from the rugby ground.
<b>Mount Pleasant Public House, A4059</b> (approx. 1.3km)  Photographic Viewpoint 23, Figure 12.17	Low	Minor Adverse	Minor Adverse	Negligible	There is a possibility that in winter, views from the pub car park may reveal parts of other buildings on the Industrial Estate, and therefore a small part of the proposed development, including the proposed 40m stack. However, this would be a very small part of this view, through vegetation in the landscape, and this view would not be generally available from the pub itself.