
APPENDICES

Appendix 8.3 Visual Impact Schedule

CASUAL IMPACT SCHEDULE

DATE: February 2003 WEATHER: Cloudy SURVEYOR: David Thompson SHEET NO:

Receptor/ Viewpt. No.	Receptor type and description	Approx. distance from site	Angle of View	Components of View
1 Viewpoint no. 1	Bridleway Total length of bridleway is 650m and runs from Melindwr Terrace in the west to bridleway no. 3 in the east.	0 m Located within site	Direct	EXISTING: Travelling west to east, the first 200m are enclosed by overgrown hedges on both sides allowing only intermittent outward views, mainly towards Melindwr Terrace. The remaining length, which runs through the proposed site, has open views to the north, towards the A44(T), Melindwr Terrace and the caravan park. A 2.5m hedge blocks views to the south.
2 Viewpoint no. 2	Bridleway The receptor is the 200m eastern section of a bridleway that starts at the east end of bridleway no. 1 and ends at Ailt y Gwreiddyn.	0m	Direct	EXISTING: The forest to the south of the bridleway channels views west down the Rheidol valley. Views of the entire valley are possible including the whole of the site, Capel Bangor and the Afon Rheidol. Trees along the west side of bridleway no. 3 filter views of the valley from the lower part of this receptor.
3 Viewpoint no. 3	Bridleway The receptor is the 650m section of a bridleway between Tylwyd and Troedrhwiwba.	0m Forms eastern boundary of site	Direct	EXISTING: The northern part of the bridleway has open views across the proposed site towards Melindwr Terrace. The northern 300m section forms the eastern boundary of the site. Mature trees filter the views from the section of bridleway from intersection of bridleways 2 and 3 to Troedrhwiwba. The elevated level of this bridleway enables views of the entire site and Capel Bangor beyond.
4 Viewpoint no. 4	Footpath The receptor is a 200m section of footpath running north from the A44(T) to Bron-llangwrda farm.	150m	Direct	EXISTING: Direct views of the site are possible and of the hillside above Troedrhwiwba. The view is not constant along the length of the footpath due to the presence of tall hedges and farm buildings.
5 Viewpoint no. 5	Footpath The receptor is a 150m footpath running north from receptor no. 19.	150m	Direct	EXISTING: Panoramic views of the Rheidol valley including the proposed site and the part of Capel Bangor settlement centred on Melindwr Terrace.
6 Viewpoint no. 6	Footpath The receptor is a 450m footpath running from	400m	Direct	EXISTING: Panoramic views of the Rheidol valley. Nearby hedges and landform screen the majority of Capel Bangor settlement and the western part of the proposed site. The flat fields adjacent to the Afon Rheidol are

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no. 6	footpath running from Broncastell on the A44(T) up the hillside			visible.
7 Viewpoint no. 7	Bridleway The receptor is a 150m section of bridleway between the A4120 and Llechwedd- melyn	2200m	Direct	EXISTING: Panoramic views looking north-west up the Rheidol valley. The views are uninterrupted and include the Capel Bangor settlement and the western part of the proposed site. The flat fields adjacent to the Afon Rheidol are prominent in this view.
8 Viewpoint no. 8	Bridleway The receptor is a 200m section of bridleway starting at Tafarn-crug and running north from the A4120.	1500m	Direct	EXISTING: Landform and woodland combine to block views of the Afon Rheidol and adjacent fields. The view incorporates the beginning of the Meindwr valley the eastern part of the Capel and the entire proposed site. This view is only available from a 50m section of the bridleway before it enters woodland.
9 Viewpoint no. 8	Bridleway The receptor is a 200m section of bridleway heading north from the A4120 towards Lletty-bach.	1500m	Direct	EXISTING: Same view as receptor 8. Again, this view is only possible from a small section of bridleway before entering woodland
10 Viewpoint no. 10	Detached two storey dwelling Receptor not accessible. Representative view taken from bridleway immediately below.	20m	Direct	EXISTING: Ground floor views screened by vegetation. First floor views look over the entire site and towards the southern hillside of the Rheidol valley. The properties of Meindwr Terrace and the caravan park are visible.
11 Viewpoint no. 11	Detached two storey dwelling View from public highway adjacent to property	15m	Direct	EXISTING: The view looks over the proposed site towards the southern hillside of the Rheidol valley. The immature beech hedge, which separates the proposed site from the A44(T) filters views. First floor views are likely to be less obscured.

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Receptor/ Viewpt. No.	Receptor type and description	Approx. distance from site	Angle of View	Components of View
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Receptor. No.	Receptor Type & description	Approximate Distance from site	Angle of View	Components of View
12 Viewpoint no. 11	Detached two storey dwelling View from public highway adjacent to property	20m	Direct	EXISTING: As receptor no. 11
13 Viewpoint no. 11	Detached two storey dwelling View from public highway adjacent to property	15m	Direct	EXISTING: As receptor no. 11
14 Viewpoint no. 14	Detached two storey dwellings. View from access bridge over Afon Melindwr.	20m	Direct	EXISTING: Views are of the eastern part of the proposed site, with the property of Tyllwyd being prominent. Views are filtered by the immature beech hedge but may be less obscured from first floor windows. Existing trees along the Afon Melindwr screen westerly views.
15 No viewpoint	Detached two storey dwelling View from public highway adjacent to property	20m	Direct	EXISTING: Oblique views of proposed site looking towards the prominent property of Tyllwyd. Tall evergreen conifers on the south side of the A44(T), directly opposite, screen direct views of site.
16 No viewpoint	Detached two storey dwelling View from public highway adjacent to property	30m	Direct	EXISTING: As receptor no. 15.
17 No viewpoint	Detached two storey dwelling View from adjacent bridleway	50m	Direct	EXISTING: Large evergreen trees adjacent to south side of property screening all southward views.
18 No viewpoint	Private development Not publicly accessible.	0m	Direct	EXISTING: Caravans are arranged in a staggered format. The windows of the caravans pointing towards the site can be seen above the hedges that separates them from the proposed site. They will have a direct view of

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Receptor No.	Receptor description	Approximate Distance from site	Angle of View	Components of View
viewpoint				the site and the hillside above Troedrhwi/wba.
19 Viewpoint no. 19	Detached two storey dwelling View from road to the south of receptor	300m	Direct	EXISTING: Vegetation directly south of the property screens the majority of views across the valley. The gaps allow occasional narrow views across the valley, overlooking parts of Capel Bangor settlement, the caravan park and the western end of the proposed site.
20 Viewpoint no. 20	Detached two storey dwelling View from road to the south of receptor	330m	Oblique	EXISTING: View overlooking the A44(T), the central part of the Capel Bangor settlement and the central and western parts of the proposed site. Views are uninterrupted and the surrounding valley sides are visible.
21 Viewpoint no. 21	Detached two storey dwelling Not publicly accessible. View from public footpath to the north of property.	500m	Oblique	EXISTING: Direct views over the A44(T), the western end of the Capel Bangor settlement and the southern slopes of the Rheidol valley. The western part of the site is visible but is an oblique view.
22 No viewpoint	Two storey terraces and detached. Private gardens not publicly accessible.	0 - 200m	Direct	EXISTING: The single storey properties at the northern end of the terrace have no view of the proposed site. Two storey properties have a direct view of the proposed site from first floor windows.
23 No viewpoint	Detached two storey dwelling & farm buildings	200m	Direct	EXISTING: Mound directly to the north of receptor screens views of site.
24 No viewpoint	Detached two storey dwelling & farm buildings	350m	Direct	EXISTING: A combination of vegetation and landform screen views of the site.
25 No viewpoint	Detached two storey dwelling & farm buildings	650m	Oblique	EXISTING: Vegetation directly in front of the receptor screens and filters views looking west down the Rheidol valley. The foreground views include the fields and properties of Glan Rheidol and Troedrhwi/wba.
26	Dwellings & farm buildings	850m	Direct	EXISTING: Mature trees surround the receptor. The filtered views are of the Afon Rheidol and adjacent marshes. The northern slopes of the

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Receptor No.	Receptor	Receptor Type & description	Approximate Distance from site	Angle of View	Components of View
Viewpoint no. 26		View from adjacent bridleway			of the Afon Rheidol and adjacent marshes. The northern slopes of the Rheidol valley, above Capel Bangor, are visible
27 Viewpoint no. 27	The Halfway Inn	Public House View from entrance to building.	2300m	Oblique	EXISTING: The western extremity of the site is just visible beyond the western slopes of the hillside above Troedrhwlwba. The western part of Capel Bangor settlement can be seen and uninterrupted views of the entire Rheidol valley are possible.
28 Viewpoint no. 28	Llys Rheidol	Detached two storey dwelling View from public highway adjacent to driveway	2500m	Oblique	EXISTING: The western extremity of the site is just visible beyond the western slopes of the hillside above Troedrhwlwba. The western part of Capel Bangor settlement can be seen. At this point, the landform prevent panoramic views of the Rheidol valley.
29 Viewpoint no. 29	Capel Piscar	Detached three storey dwelling View from public highway adjacent to receptor	2900m	Oblique	EXISTING: No view of the proposed site is possible. The receptor has uninterrupted views looking north-west along the Rheidol valley

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Receptor No	Receptor	Visual Impact Year 1 Winter				Mitigation Measures	Visual Impact Year 15 Summer			
		Sig	Mod	Sli	Nch		Sig	Mod	Sli	Nch
1	Public right of way	A				Diverted bridleway could be located away from roadside in the wider verges on the south side of the spine road. Maturing trees will screen buildings thereby increasing visual amenity.	A			
2	Public right of way		A			Buffer planting within the eastern boundary of the site will mature and screen the majority of buildings. No additional mitigation required.			A	
3	Public right of way		A			Buffer planting within the eastern boundary of the site will mature and screen the majority of buildings. No additional mitigation required.			A	
4	Public right of way		A			Elevated views of entire site. Tree planting within the proposed site will mature to screen most of the building facades. Rooftops will be visible. Fencing surrounding the Sewage Treatment Works (STW) will be visible and requires mitigation planting.			A	
5	Public right of way		A			Elevated views of entire site. Tree planting within the proposed site will mature to screen most of the building facades. Rooftops will be visible. Fencing surrounding the STW will be visible and requires mitigation planting.			A	
6	Public right of way		A			Elevated views of entire site. Tree planting within the proposed site will mature to screen the majority of the building facades. Rooftops will be visible. Fencing surrounding the Sewage Treatment Works (STW) will be visible and requires mitigation planting.			A	

Sig = Significant Mod = Moderate Sli = Slight Neg = Negligible Nch = No change

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Receptor No	Receptor	Visual Impact Year 1 Winter				Mitigation Measures	Visual Impact Year 15 Summer						
		Sig	Mod	Sli	Neg		Nch	Sig	Mod	Sli	Neg	Nch	
7	Public right of way			A		Elevated view of western part of site. Tree planting within the proposed site will mature to screen most of the building facades. Rooftops will be visible. The STW will be screened.					A		
8	Public right of way		A			Elevated view of entire site. Tree planting within the proposed site will mature to screen most of the building facades. Rooftops will be visible. The STW will be screened.					A		
9	Public right of way		A			Elevated view of entire site. Tree planting within the proposed site will mature to screen most of the building facades. Rooftops will be visible. The STW will be screened.					A		
10	Tyllwyd	A				Elevated view of site. Ground floor views screened. Trees within the eastern buffer will mature to screen views but is likely to restrict existing panoramic views of the Rheidol valley. Examine potential for smaller tree species that will screen development but allow views of valley.				A			
11	Brynhyfryd				A	Direct views of the proposed site will be mitigated as the tree planting within the site matures. Oblique views of site entrance. No additional mitigation required					A		
12	Llyn Alan				A	Direct views of the proposed site will be mitigated as the tree planting within the site matures. Oblique views of site entrance could be mitigated through planting located on the roundabout and adjacent northern land.					A		

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Receptor No	Receptor	Visual Impact Year 1 Winter A = Adverse B = Beneficial				Mitigation Measures	Visual Impact Year 15 Summer A = Adverse B = Beneficial							
		Sig	Mod	Sli	Neg		Nch	Sig	Mod	Sli	Neg	Nch		
13	Dolblodau		A			Direct views of the proposed site will be mitigated as the tree planting within the site matures. Oblique views of site entrance could be mitigated through planting located on the roundabout and adjacent northern land.			A					
14	Four no. properties, adjacent to receptor no. 13		A			Direct views of site can be mitigated through planting on strip of land between the existing A44(T) and the proposed roundabout. Maturing trees within the site will enhance visual screening.							A	
15	David's Delight					Buffer planting in the western part of the site will mature to screen all views of the site. No additional mitigation required.			A					A
16	Froweheddy					Buffer planting in the western part of the site will mature to screen all views of the site. No additional mitigation required.			A					A
17	Maeshaulog					N/A								---
18	Caravan Park					Buffer planting in the western part of the site will mature to screen all views of the site. No additional mitigation required.			A					A

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Receptor No	Receptor	Visual Impact Year 1 Winter				Mitigation Measures	Visual Impact Year 15 Summer				
		A = Adverse B = Beneficial					A = Adverse B = Beneficial				
		Sig	Mod	Sli	Neg	Nch	Sig	Mod	Sli	Neg	Nch
19	No name or number, north of A44(T)			A						A	
20	No name or number, north of the A44(T)		A			Buffer planting in the western part of the site will mature to screen the majority views of the site. Rooftops may be visible. No additional mitigation required.				A	
21	No name or number, north of the A44(T)			A		Buffer planting in the western part of the site will mature to screen the majority views of the site. Rooftops may be visible. No additional mitigation required.				A	
22	Melindwr Terrace		A			Buffer planting in the western part of the site will mature to screen views of the main development. The fencing surrounding the STW will be visible therefore mitigation planting is required.				A	
23	Troedrhwiwba					N/A					---
24	Glan Rheiddol					N/A					---

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