

**New Build Housing at Maes Mona, Amlwch  
Heritage Impact Assessment  
Draft Report**



*Oblique aerial view of the development site from the north*

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## 1. Description of the Site and Proposal:

1.1 The site is predominantly backland in character with road frontages onto Bull Bay Road and Maes Mona. There are substantial mature tree belts to the north and south of the site. The west boundary is an old field boundary that possesses a few sporadic trees and shrubs. The gap that allows a proposed pedestrian footpath onto Bull Bay Road also possesses mature trees. The site lies to the rear of existing development fronting Bull Bay Road and Stryd Mona and from these streets the site is well-hidden.



*Aerial view of the development site and surrounding areas. The existing dense tree belts to the north of Stryd Mona, in the narrow gap where the site exits onto Bull Bay Road and along the northern boundary to the rear of properties situated on the south side of Bull Bay Road provide valuable and effective screening of the new housing when looking inwards from the surrounding road network.*

1.2 The contours of the site are generally level but there is a relatively gentle fall in levels from north to south. The early 20<sup>th</sup> century OS map indicates that a small quarry may have been worked sometime in the late 19<sup>th</sup> century. There are rocky outcrops

running from east to west and north to south that are likely to be the remnants of these workings. There are now buildings, mainly houses built after 1860, that front onto the south side of Bull Bay Road and the north side of Stryd Mona. These buildings currently prevent direct views of the development site from these streets.



**Left:** view looking north east from the Maes Mona cul-de-sac at the eastern end of the application site. **Right:** Looking towards the south west towards the eastern part of the Maes Mona housing estate.



Composite view looking to the south by south west along Bull Bay Roads with the narrow north gap of the application site to the right. Existing residential development continues on the south side of Bull Bay Road.

1.3 The proposed vehicular accesses to the site are planned as cul-de-sac extensions off Maes Mona. The new housing will be situated in two distinct areas to the west and the south part of the eastern end of the site. Five blocks of apartments are proposed each with 2 single bedroom flats. [four of these are semi-detached] Eight 3 bedroom and twelve 2 bedroom paired semi-detached dwellings and four 4 bedroom detached houses are proposed. A total of six 1 and 2 bedroom bungalows are planned. [two of which are a semi-detached pair] The maximum height of the dwelling units is two storey with six bungalows. A network of footpaths and open space areas are provided off Bull Bay Road and centrally to the north of the development areas. Thirteen pairs of semi-detached units and seven detached units are proposed.

1.4 The existing dense woodland belts to the south of the site bordering onto the rear of Stryd Mona and the tree belt to the rear of the existing houses on the south side of Bull Bay Road will be retained with a modest reduction in trees. The east and west boundaries of the proposed development site also have some tree and shrub growth, and these will be retained. [See preliminary proposed feasibility layout plan and 3D illustrations with house types in **Appendix A**]



*Composite view of the interior of the east part of the application site in an arc from Graigwen to the left to the Maes Mona housing estate in the distance centre right.*

## 2. Contents:

2.1 This Heritage Impact Assessment is subdivided into the following sections:

**Section 1** –A description of the application site and proposal.

**Section 2** – Contents.

**Section 3** - Identifies the relevant adopted Anglesey and Gwynedd Joint Local Development Plan policies, [the AGJLDP] and national guidance that is relevant to the HIA on the application proposals,

**Section 4** – Provides an explanation of the methodology used to assess the heritage impact of the application proposal on the heritage designations affecting the site.

**Section 5** – A brief summary of the historical background: of the site and its locality.

**Section 6** – List of relevant heritage designations.

**Section 7** – Aspects of Heritage Significance –

1. Amlwch town centre conservation area.
2. The settings of nearby listed buildings.
3. The Amlwch and Parys Mountain historic landscape.

**Section 8** – Assessment of Heritage impacts –

1. Impact on the Amlwch town centre conservation area.
2. Impacts on the setting of nearby listed buildings.
3. Impact on the Amlwch and Parys Mountain historic landscape.

**Section 9** – Concluding Statement.

### 3. **Relevant Policies and Guidance:**

3.1 The adopted Development Plan for the area is the Joint Gwynedd and Anglesey Local Development Plan. 2011-2025. [LDP - adopted 2017] [AGJLDP]

3.2 One of the AGJLDP's five strategic themes relates to – The Protection and Enhancement of the Natural and Built Environment of the county and is of relevance to this application.

3.3 **Theme 5. Sub-theme SO 17** focuses upon safeguarding the special character of historic assets and listed buildings and their settings. A detailed assessment of the impact of the proposals on the heritage designations in the locality is required. These designations include nearby listed buildings, the adjacent Amlwch Town Centre Conservation Area and the Amlwch and Parys Mountain Historic Landscape. The proposed housing development site lies with the latter landscape. The detailed evaluations are included in sections 7 and 8 of this report. The proposal is considered to ascertain whether it complies with sub-theme SO 17 of the AGJLDP.

3.4 The following heritage related development management policy of the adopted AGJLDP is relevant to the consideration of this proposal:

3.5 **Policy PS 20 of the AGJLDP** requires that historic/heritage assets and their settings are safeguarded. Policy PS 20 builds on national planning policy and guidance and reflects the importance that is attached within the Plan towards preserving or enhancing the heritage integrity of the Plan area. The explanatory note for this policy states -

*“...a heritage asset will be an opportunity for retaining local identity through the repair and reuse of heritage assets and strengthening this through respect for local characteristics of design,..... All new developments within historic areas should be designed in such a way as to preserve and enhance their special character.”*

3.6 Paragraph 6.5.35 of the policy also recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be caused to the architectural or historic interest of an asset if a development is insensitive in design, scale or positioning. The setting of an asset is often an essential feature of its character. Policy PS20 requires that development proposals take full account of the setting of any heritage asset and that developers demonstrate that the setting will not be harmed.

3.7 A comprehensive **Conservation Area Character Appraisal for the Amlwch Town Centre designated area** was undertaken in 2009. This guidance on the history and existing character of the area has been referenced in this assessment.

3.8 **In terms of relevant national policy**, applications for planning permission are considered in light of the Welsh Government’s land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance. Safeguarding heritage assets and their settings is a material consideration in determining planning applications.

3.9 Evaluations of the impacts of the housing proposal on the settings of the proposal have been undertaken and these are covered in sections 7 and 8 of this statement. **Planning Policy Wales**, Edition 11 [PPW] explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way. This analysis has considered the impact of the proposed housing scheme when looking out from the relevant designations and their environs and from identified views looking inwards towards the designations from nearby locations and from more distant points outside the immediate built-up areas of Amlwch.

3.10 **Technical Advice Note 24: The Historic Environment** [TAN 24] elaborates by explaining that when considering development proposals that affect historic assets and designations, there should be a presumption in favour of their physical preservation in situ, namely, a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains. The conservation principles listed in paragraphs 1.11 and 1.12 and advice on Heritage Impact Assessments and the setting of historic assets in paragraph 1.15 and 1.25 – 1.28 have been followed in the preparation of this report.

3.11 This assessment has also followed the principles and advice set out in that note and the **Cadw/Welsh Government guidance ‘Heritage Impact Assessment in Wales’, ‘Managing Historic Character in Wales’ and ‘Setting of Historic Assets in Wales’**.

3.12 The settlement of Amlwch and its port and associated historic copper mining assets form focal features in the Amlwch and Parys Mountain Historic Landscape. The current application site is undeveloped and lies within the built-up urban area of Amlwch to the rear of properties facing Bull Bay Road to the north and Stryd Mona to the south. The proposed housing scheme involving the construction of 40 residential units and associated infrastructure is relatively small in scale.

3.13 Paragraph 6.121 of Planning Policy Wales Edition 11 [PPW] gives guidance on the need for assessments in certain cases; namely –

“.....The register should be taken into account in decision-making when considering the implications of developments that meet the criteria for Environmental Impact Assessment, or ..... in the opinion of the Welsh Ministers, the development is of a sufficient scale to have more than a local impact on the historic landscape. An assessment of development on a historic landscape may be required if it is proposed within a registered historic landscape or its setting and there is potential for conflict with development plan policy.”

3.14 The applicant/developer has commissioned this assessment to ensure all potential impacts on heritage assets in the area are properly considered. The works involved in the proposed scheme are of relatively minor scale and could strictly be considered to be below the PPW Guidance threshold for an Assessment of the Significance of the Impact of Development on Historic Landscape Areas on the Register. (ASIDOHL2) The development in this case is not considered of a sufficient scale to have more than a local impact on the historic landscape. Nevertheless, the exercise has been carried out to ensure that any increased environmental sensitivity on the historic landscape is evaluated. Nevertheless, the proposed development will be situated within a

registered historic landscape and an assessment of development on a historic landscape has been completed to make sure that there is no potential for conflict with development plan policy.

3.15 The assessment of potential impacts on the settings of other individual historic buildings and designated areas are also considered to be necessary.

#### 4. **Methodology:**

4.1 **The Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012** as amended by the **Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment no 2) Regulations 2017** introduced the obligation to submit a **Heritage Impact Assessment** with all applications for listed building consent. Understanding the significance of an historic asset through the completion of a Statement of Significant is advised as an essential part of the Heritage Impact Assessment process.

4.2 Applications must show that the applicant has understood and considered the significance of the monument when designing the programme of works, and include sufficient information and drawings to illustrate the direct effects on the significance of the site. This information forms the basis of a Heritage Impact Assessment. [HIA} and an assessment of the significance of the impact of development on historic landscape areas on the Register. (ASIDOHL2)

4.3 Welsh **Government Guidance – ‘Setting of Historic assets in Wales,’ and ‘Heritage Impact Assessment in Wales’.** [2017] give detailed information and advice on the approach to be taken to the evolution of the design of an application. The proposal has followed the guidance contained in section 4 of the first above document and section 3 and 4 of the latter publication. The advice contained in these sections on assessing the impact of developments on the setting of listed buildings and assessing heritage impact and understanding the significance of heritage assets has also been adopted in the application design exercise.

4.4 The methodology used for the assessment has taken its lead particularly from section 4 of the **Cadw/Welsh Government guidance ‘Heritage Impact Assessment in Wales.’** [May 2017] Also, standards and principles contained in **BS 7913:2013 a ‘Guide to the Conservation of Historic Buildings’** [revised in 2013] apply to the process of assessment. A range of guidance and regulation relating to assessing the significance of an asset and the recommended approach to design have also been introduced since 2001.



4.5 ‘Conservation Principles’ states that –

*“Changes to historic assets are inevitable. Over time, natural forces and regular use will lead to the erosion of some of the evidential values such as the fabric. To ensure the long-term future of historic assets, change needs to be managed to ensure that significance is not diminished as a consequence.....”.*

4.6 The final part of Conservation Principles is entitled ‘Conservation Principles in Action’. This identifies how to consider different levels of intervention at a particular site or historic asset.

4.7 Chapter 6 of PPW and ‘The Historic Environment’ and TAN 24] expand on methodology advice. PPW covers development management and the historic environment and sets out the basis for making informed decisions about any proposed change that may have an impact on the historic assets. Paragraph 6.1.9 of PPW states that any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place -

*“This is based on a full consideration of the significance of an historic asset and the impact of the proposal on that significance. The greater the significance and/or impact then the greater the benefit needed to justify any harm”.*

4.8 The methodology follows is based on the **Welsh Government guidance - ‘The Setting of Historic Assets in Wales’. [2017]** The exercise examines potential impacts arising from the alteration proposals to the monument and the proposed extension. This sets out the general principles to consider when the historic assets and applying the listed building consent and is directly relevant to the assessment process. It states that understanding and articulating the values of an historic asset is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

4.9 Section 4.2 of the Cadw guide states:

*“Understanding the significance of any historic asset will help you to shape and design your proposals from the outset. Preparing a statement of significance can help you do this”.*

4.10 The identification of aspects of significance and the assessment of the potential impacts on heritage assets, and their setting have been undertaken. The background and findings relating to aspects of significance and the impact of the proposed scheme is provided the statement. This exercise has involved a careful on-site survey of the property and its surroundings to identify

existing historic aspects of significance and key views in towards and out from the site. This has then enabled conclusions to be reached on the significance of individual and collective aspects in the context of the site.

4.11 New work to a heritage asset is recognised as being inevitable. However, guidance states that works in historic contexts will normally only be acceptable if:

- b. The building is sufficiently understood to assess the impacts on the significance of the asset.
- c. The proposal would not materially harm the values of that asset.
- d. Must be of a quality of design.

4.12 This assessment has evaluated future proposals that could potentially have an impact on the listed building and area settings. The impacts have been considered against a range of categories that include those that are **'highly significant'**, **'significant'**, **less significance'**, **'neutral significance'** or **'detracting'**, the latter category signifying a feature that has a negative impact on the special interest of the monument.

4.13 The potential impacts on the settings of building and area designations have been assessed on the basis of the following factors:

1. Whether the presence of the proposed structures will adversely affect the settings when looking outwards from the designations themselves.
2. Whether the proposals will obscure or partially obscure views towards the designations.

4.14 Impacts on setting of the relevant listed buildings and the setting of the designated conservation area have been appraised on the basis of **positive, neutral or negative effects and whether these are of a minor to more significant scale.**

4.16 The **Cadw guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process** offers guidance on the methodology for impact assessments. [revised 2nd edition] (ASIDOHL2) This exercise has followed the recommendations upon the stages to be undertaken to quantify impacts:

- Stage 1 - Compilation of an introduction of essential, contextual information.

- Stage 2 - Description and quantification of the direct, physical impacts of development on the historic character area affected.
- Stage 3 - Description and quantification of the indirect impacts of development on the historic character area(s) affected.
- Stage 4 - evaluation of the relative importance of the Historic Character Area(s) (or part(s) thereof) directly and/or indirectly affected by development in relation to:
  - (a) the whole of the Historic Character Area(s) concerned, and/or
  - (b) the whole of the historic landscape area on the Register, followed by
  - (c) an evaluation of the relative importance of the Historic Character Area(s) concerned in the national context, and a determination of the average overall value of all the Historic Character Areas (or parts) affected.
- Stage 5 - Assessment of the overall significance of impact of development, and the effects that altering the Historic Character Area(s) concerned has on the whole of the historic landscape area on the Register.

## 5. Historical and Contextual Background:

5.1 Copper mining on Parys Mountain dates back to prehistoric times. [Parys Mountain was known as Mynydd Trwysglwyn prior to the 15<sup>th</sup> century, that translates as a thick grove of rough trees covered with a Lichen growth] The area was likely to have been exploited for its mineral wealth by the Romans. The parish of Amlwch was established around the 12th-13th century around the original church located near the site of the present parish church. *Trwysglwyn Fawr* was recorded in Edward III's the 'Extent of Anglesey' (1352) as being the Domicile of Tudor ap Ednyfed. In 1406 Robert Parys, Chamberlain of North Wales, was given Mynydd Trwysglwyn as a reward from Henry IV for collecting taxes due from the people of Anglesey imposed because of their support for Owain Glyndwr.

5.2 The 1730 Beaumaris Port Account Book records some of the earliest ship movements from Amlwch as carrying Oak and Alder. Lewis Morris records in 1761 that there was some prospecting in Anglesey including Rhosmynach and Parys. In 1768, under the direction of mining engineer Jonathon Roose, 'the great discovery' of a large quantity of ore was made by a miner named Rowland Puw. The discovery of copper ore in 1768 saw rapid development of the town and its port. In 1774 the Parys Mine Company was founded. In the late 18th century, the output of the copper mines increased in scale to dominate the copper market of the world. Although by as late as 1780 a Willian Morris map shows that it had not developed beyond a small cluster of houses around the church. The copper brought great prosperity and the former fishing hamlet of a mere six houses in 1766 grew

to be a settlement of nearly 5,000 inhabitants by 1801. The arrival of the railway branch line in the 1860s also brought further expansion and economic benefit. Development of the town continued steadily until the beginning of the 19<sup>th</sup> century.



**Left:** *The Appearance of the Copper Mines at Parys Mountain Anglesey in 1785* by John ‘Warwick’ Smith [1790] (The National Museum Wales)

**Right:** *The Junction of the Mona and Parys Mountain Copper Mines* by John ‘Warwick’ Smith [1790] (The National Museum Wales)

5.3 The late 18<sup>th</sup> and early part of the 19<sup>th</sup> century saw the formation of the town including the construction of many of its most notable buildings. The demand for the copper sheathing provided a good market for high quality copper. In 1784 a new patent meant that only Thomas Williams could supply the copper bolts and hull sheathing used by the Navy to protect ships from attack by a wood eating sea worm. A contract for the supply of 25,000 bolts per week was obtained by Williams, who exceeded that weekly number by 15,000 in the next decades. Copper sheathing would be used on Nelson’s copper-bottomed *Victory* and other ‘men of war’ at the battle of Trafalgar and it is said that his victories were founded on Parys and Mona mines copper.



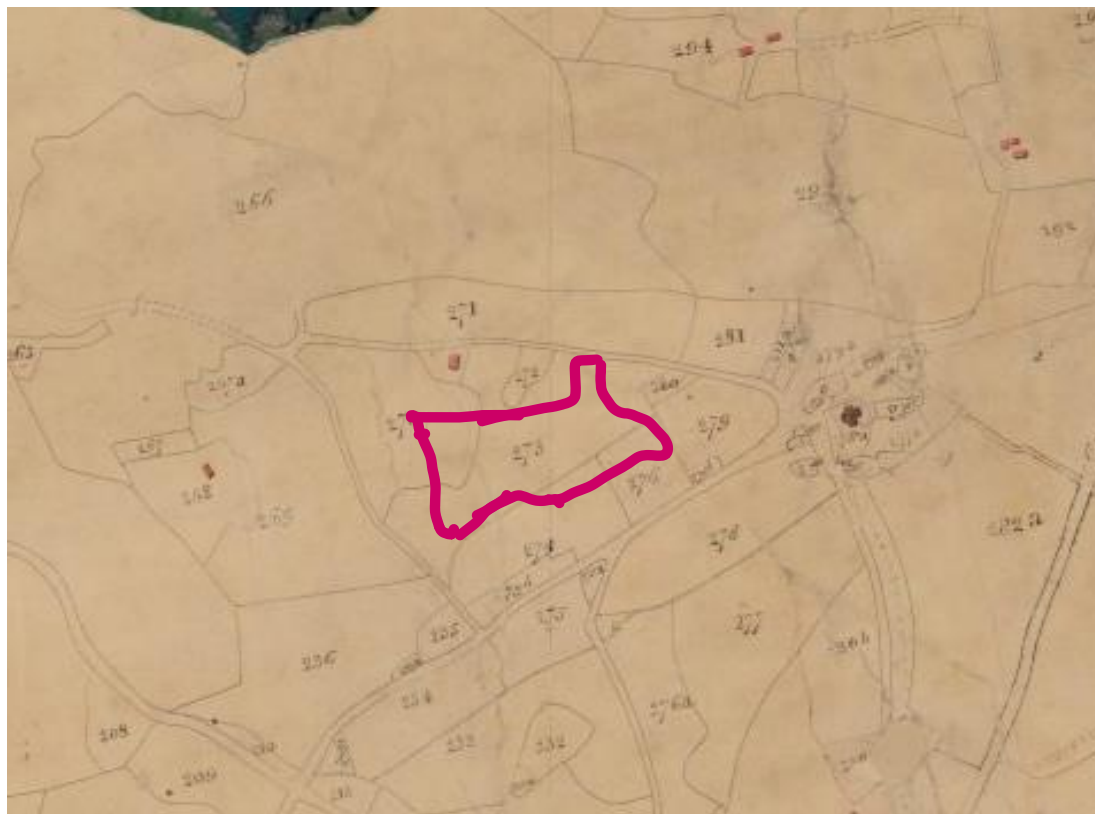
*Women 'cobbers' breaking lumps of ore at Parys Mountain copper mine. [19<sup>th</sup> century print]*

5.4 In 1819 Michael Faraday visited the mines and described the work of the copper ladies –

*...”The ore is raised from the mine by the whimsy in large heavy masses and is then thrown over a stage onto the ground below where it comes into charge of the cobber’s, principally women and boys. We came up to a large group of these, about 8 or 9 women were sitting on the ground in the midst of heaps of ore of the large and small, their mouths were covered with a cloth to keep the dust of the ore from entering with the breath.....The fingers and thumb of the left hand were cased in strong iron tubes forming a sort of glove. A large hammer was handled in the right hand and a block of ore placed before them served as an anvil. Thus furnished they were employed in breaking lumps of ore into small pieces and selecting the good from the bad”.*

5.5 The period between the late 18th and early part of the 19th century coinciding with an industrial boom associated with the Great Copper Mines. This saw the municipal establishment of the town, including the construction of many of the town's more prominent and important buildings. The town houses of Mona Lodge and Bryntirion on Stryd Mona, the Church of St Eleath, the Dinorben Arms Hotel, and the National School on Bull Bay Road were constructed at this time.

5.6 In 1563 the population of the Parish of Amlwch stood at 410. Over a hundred years later in 1670 it had modestly risen to 475. However, the population of Amlwch had increased to 4,977 by 1801 making it the second largest population centre in Wales standing at an incredible. Further increases were to follow as the population rose to 5,292 in 1821 and by 1831 the number of inhabitants stood at 6,285.



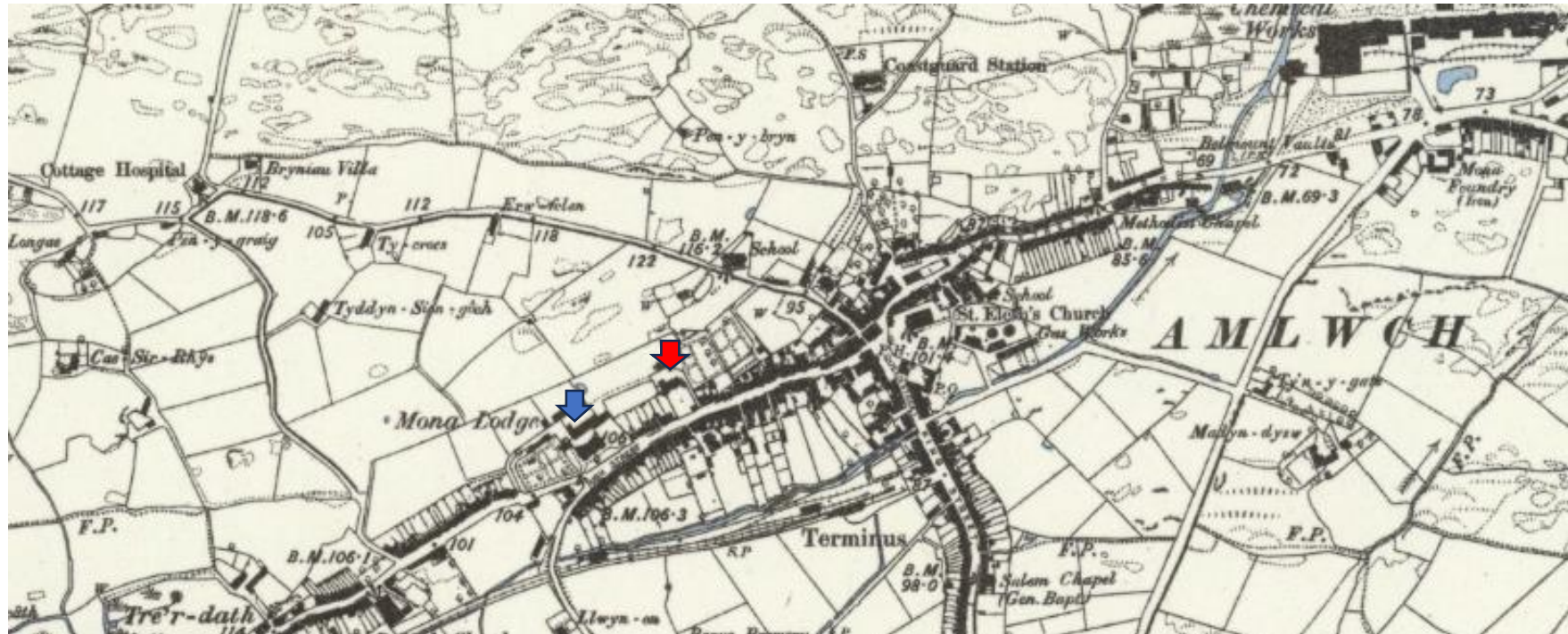
*1841 Tithe Map with the red line boundary showing the approximate position of the application site. [National Library of Wales]*

5.6 Early evidence of the town's street plan can be seen on the Tithe map of 1841. [above] Early industrial houses are said to have been mainly thatched cabins. Later maps show that the settlement remained more or less static during the early years of the nineteenth century, until it experienced a mild revival with the coming of the railway. Field number 273 on the Tithe Map corresponds generally with the extent of the current application site. The field is named 'Carreg Biso' at this time and is recorded as being occupied by George B Roose esq with the landowner being Lord Dinorben. The Lord and the Marquis of Anglesey are recorded as owning sizeable tracts of land in this triangle of land between Bull Bay Road and Stryd Mona at this time. The land holding of Tyddyn Sion Goch to the west is shown in separate ownership.

5.7 However, reversals in fortune were to follow for the town. it was a bubble that was almost inevitably bound to burst and, coinciding more or less with the death of Thomas Williams in 1802, there was a sharp decline in copper production at Parys Mountain. The more easily accessible deposits of ore had been worked out and now, if they wanted to stay in business, the mine owners had no option other than to dig deep. By 1871 the mining operations at Parys mine were suspended. In 1883 underground work at Mona Mine had stopped. By 1901 the population had fallen drastically to 2,994 and had fallen further to 2,700 by 1951. The latest Census figures (2001) show the population to be 3,438. By the 1950s the Precipitation pits had been abandoned.

5.8 The development site lies outside and to the north west of the designated Amlwch Town Centre Conservation Area. The network of principal east to west and north to south roads in the settlement had been established since the late 18<sup>th</sup> century. The Gwynedd Archaeological Planning Service [GAPS] pre-application response highlights that the 1841 tithe map depicts a different field pattern from that documented by the Ordnance Survey from the late 19<sup>th</sup> century to the present day. There are no records of archaeological finds in the Gwynedd Historic Environment Record. [HER]

5.9 Evidence from the 19<sup>th</sup> century Ordnance Survey maps shows that the application site has been an undeveloped parcel of land lying in backland between the frontages of Bull Bay Road and Stryd Mona. The parcel of land was owned by Lord Dinorben in 1841. The occupier is named as George B Roose. A former small field barn and possibly a disused quarry are recorded on the late 19<sup>th</sup> and early 20<sup>th</sup> century editions of the OS map, although the latter could well have been rock outcrops, some of which are visible today.



The 1888 Ordnance Survey 6" to the mile map extract of Amlwch town with the positions of Mona Lodge & its stables and Bryntirion shown with blue and red arrows respectively. The ornamental gardens of Mona Lodge are shown to the west of the house and the more extensive laid out gardens of Bryntirion to the north east of the house are clearly shown. [National Library of Scotland]

5.10 The 1888 edition map extract, [above] shows that the development fronting the north side of Stryd Mona comprised the general northern limit of the settlement at that time. The south side of Bull Bay Road was sporadically developed with three houses. The early 19<sup>th</sup> century National School building and Mona Lodge and Bryn Tirion are all shown on the 1888 map. The latter possessing formal garden arranged in two parts to the east of the house.

5.11 By 1922 the south side of Bull Bay Road had been developed with a small number of terrace, semi-detached and detached houses including Graig Wen, a substantial early 20<sup>th</sup> century dwelling. The application site, largely consisting of three fields is only occupied by what is likely to be a small field shelter at the junction of the field parcels. The 1922 map [see page 17] confirms



the use of the land as a part of a local farm holding that was likely to be peripheral to the principal industrial/commerce and maritime heritage of Amlwch.



*The 1922 Ordnance Survey 25" to the mile map extract of Amlwch town. Sporadic developments of residential properties positioned on the south side of Bull Bay Road. [National Library of Scotland]*

5.12 The post-Second World War OS map [see page 18] shows further houses built on the south side of Bull Bay Road. The Catholic Church of G Rinvolucri, constructed in the 1930s is shown to the north of the road.



The 1949 Ordnance Survey 6" to the mile map extract of Amlwch town. Development on the south side of Bull Bay Road gathering pace and enclosing much of the length of the north side of the application site. [National Library of Scotland]

5.13 The central core of the settlement of buildings fronting streets to the east and west of Dinorben Square, including Stryd y Frenhines to the south as shown in the 1888 OS map is now a designated conservation area. Key historic landscape characteristics of this part of the historic settlement are described/characterised as - Later 19th century buildings are distinguishable from buildings constructed during Amlwch's heyday (1760-1830) by their proportions, which conform more to standard industrial housing found elsewhere in the United Kingdom, and by the use of imported material such as brick, though many are now pebble-dashed. No above-ground evidence remains within the Conservation Area of identifiable eighteenth century

'first phase' housing. The buildings are typical of those found elsewhere in Anglesey, characterised by rubble walls, often rendered or pebble dashed, slate roofs with flush eaves, and sash windows - the earlier of small (usually 12) pane, the later Victorian examples with four panes. The majority of the windows have been modernised.

5.14 The current appearance of the site is that of a largely unmanaged bordered by mature trees. The appearance of interior of the site cannot be discerned from the surrounding road network, apart from views into the land from the modern cul-de-sac development to the south west. The enclosed nature of the site

5.14 The area including the application site is included in the landscape characterisation character area comprising parts of the Amlwch settlement outside the historic core. The land is outside the confines of the designated Conservation Area. The present housing stock within this fringe area is made up largely of nineteenth and twentieth century development. There are a number of important and distinctive buildings within this area [mainly comprising the nearby listed buildings listed in paragraph 6.3, as well as late twentieth century social housing and an industrial estate. The majority of early housing have been modernised, making it difficult to date them with certainty. The tithe map shows the land as completely undeveloped, though it is possible that the map did not show the presence of squatter cottages. However, later 19<sup>th</sup> century OS maps also show the field parcels devoid of substantive buildings.



**Left:** The view looking to the southeast on Bull Bay Road towards St Eleath's church. **Right:** The view looking to the north east along Stryd Mona towards the tower of St Eleath's church in the distance. The tight urban grain of terrace properties fronting Stryd Mona and channelling the view.

5.15 The town lies in a comparatively low-lying area and the approach roads offer interesting and attractive vistas. When approaching the central core from the west on Bull Bay Road and Stryd Mona the St Eleath church tower terminates the vistas. The application site does not figure in these views and, except for the narrow gap on Bull Bay Road to the west of Graig Wen there are no views into the site from these historic approach roads.



*Views of trees that border the application site. **Left:** Looking to the south west up Stryd Mona with the mature trees on the southern fringe of the application site seen in the centre. **Centre:** Trees on the north side of the application site glimpsed to the rear of Bull Bay Road houses. **Right:** Looking south east from Bull Bay Road from just outside the built up area. The trees in the field are a row running along a field boundary some distance to the west of the exiting application site boundary hedgerow.*

5.16 The tree belts to the south and north of the site form visual backdrops along relatively short lengths of street frontages within the conservation area and from Bull Bay Road. [see above photographs] These trees are mentioned in the 2009 Conservation Area Character Appraisal as significant. These are to be retained in the proposed scheme.

5.17 The development of the site with the proposed scheme is considered to be of low archaeological potential which corresponds with the preliminary views of GAPS. The significant characteristics of peripheral land such as this is described in the GAPS characterisation as largely unconnected to the principal themes of the historic landscape. The west boundary of the site will be largely hidden from view from the west section of Bull Bay Road and Lon Bachas a result of a north to south aligned hedgerow with trees that runs in an intermediate position between these roads and the development site boundary. [See photograph on page 21]

## 6. Relevant Heritage Assets and Designations:

6.1 The Amlwch Town Centre Conservation Area was initially designated in July 1991. A boundary review of the designated area boundary in September 2009 included an additional western extension to Stryd Mona which lies to the south of the site. The nearest part of the conservation area boundary is separated from the southern edge of the application site by a belt of mature trees. [See plan and aerial photograph on page 21]



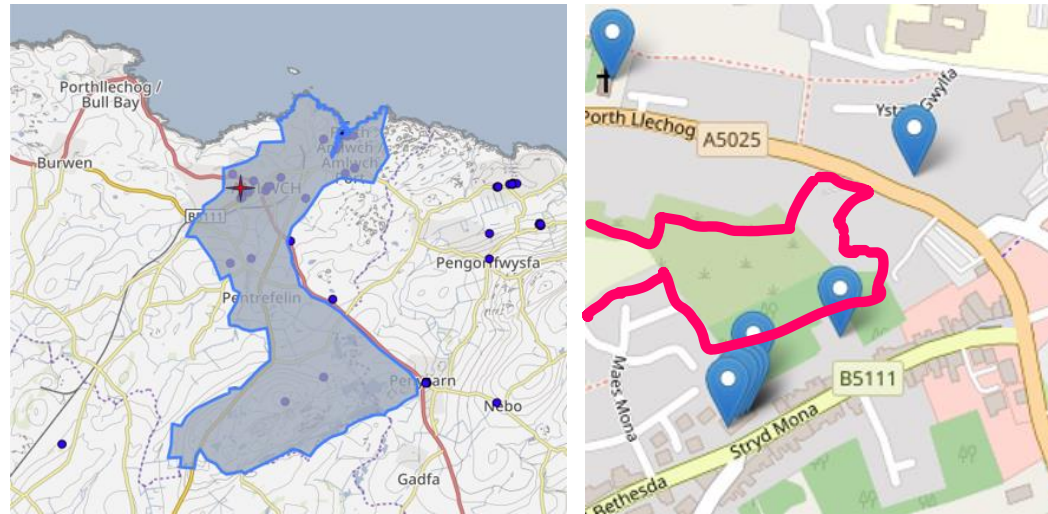
**Left:** Amlwch Conservation Area boundary with the adopted 2009 review boundaries shown with dotted lines. **Right:** The extent of Amlwch Conservation Area overlaid upon the aerial photograph of the locality of the application site.

6.2 The site is located near the north west boundary of the Amlwch and Parys Mountain Registered Historic Landscape. This is a non-statutory registration that does not impose any additional regulatory controls. [See position of the application site on the left hand plan on page 22]

6.3 There are five listed Buildings in the locality that have been considered to assess the potential heritage impacts upon settings. [See position of the application site on the right hand plan on page 22] These are:

- Our Lady Star of the Sea and St Winefride's Roman Catholic Church situated to the north side of Bull Bay Road. [Grade II]
- The National School building also on the north side of Bull Bay Road to the west of the gap/site adjacent to Graig Wen, an imposing late Victorian house. [Grade II]

- Bryn Tirion set back from the north side of Stryd Mona. [Grade II]
- Numbers 1 – 4 Mona Lodge fronting the north side of Stryd Mona. [Grade II]
- Former stables/coach house Mona Lodge. [Grade II]



**Left:** The boundary of the Amlwch and Parys mountain Historic Landscape with the approximate position of the development site shown as a red star. **Right:** Positions of listed buildings in blue and the approximate extent of the housing site shown by a red line.

6.4 There are two other unscheduled monuments recorded by Coflein in the area. These are:

- The Well/Ffynnon of St Eleath located in the car park to the south of Bull Bay Road to the north of properties situated on the north side of Stryd Mona.
- The ruined farmstead of Tyddyn Sion Goch in the field to the west of the proposed site.

6.5 **Trees** - Subject to some exceptions, trees within conservation areas are protected. Written notice to the local planning authority is required if it is proposed to carry out any work to a tree such as cutting, felling, etc. within the designated area.

- By far the most significant trees within the conservation area are those clustered around Mona Lodge & gardens and St Eleath Churchyard. These trees are protected by Tree Preservation Orders. (TPOs) There are also existing TPOs covering the thick belt of trees Bryn Tirion. The latter are mainly Sycamore and beech.

## 7. Aspects of Heritage Significance:

7.1 The application site and wider area to the north and west is included in the Landscape Characterisation character area comprising parts of the Amlwch settlement outside the historic core. The land is outside the confines of the designated Conservation Area. The present housing stock within this fringe area is made up largely of nineteenth and twentieth century developments. There are a number of important and distinctive buildings within this area [mainly comprising the nearby listed buildings listed in paragraph 6.3] A late twentieth century social housing development at Mae Mona is situated to the south east of the application site. The Characterisation confirms that the majority of early housing in the area has been modernised, making them difficult to date with certainty.



*Aerial view of the development site and surrounding areas. Tyddyn Sion Goch shown at the centre of the four fields to the far left of the image. The existing dense tree belts to the north of Stryd Mona, in the narrow gap where the site exits onto Bull Bay Road and along the northern boundary to the rear of properties situated on the south side of Bull Bay Road provide valuable and effective screening of the new housing when looking inwards from the surrounding road network.*

7.2 The 1842 Tithe Map shows the land within the application site as completely undeveloped, though it is possible that the map did not show the presence of squatter cottages. Later 19<sup>th</sup> century OS maps also show the field parcels devoid of substantive buildings. Tyddyn Sion Goch, in a field to the west of the site is 18<sup>th</sup> century or earlier in style. [now ruinous] This holding was in separate ownership to the application land in the mid-19<sup>th</sup> century. Although the land is shown as undeveloped in 1841 it is a possibility that early thatched squatters' dwellings may have occupied the land in this area during the boom years of copper exploitation after 1770 although there is no evidence of this in the historic records. The land is at some distance from the port and copper mines and the high status early 19<sup>th</sup> century homes of prominent figures in the mining history of the area situated to the south of the land.

7.3 The town lies in a comparatively low-lying area and the approach roads offer interesting and attractive vistas. When approaching the central core from the west on Bull Bay Road and Stryd Mona the St Eleath church tower terminates the vistas. [see photographs on page 19] The application site does not figure in these views and, except for the narrow gap on Bull Bay Road to the west of Graig Wen there are no views into the site from these historic approach roads.



*The eastern view from Lon Bach towards Tyddyn Sion Goch with the application site to the east beyond the distant degraded hedgerow seen to the right of the image.*

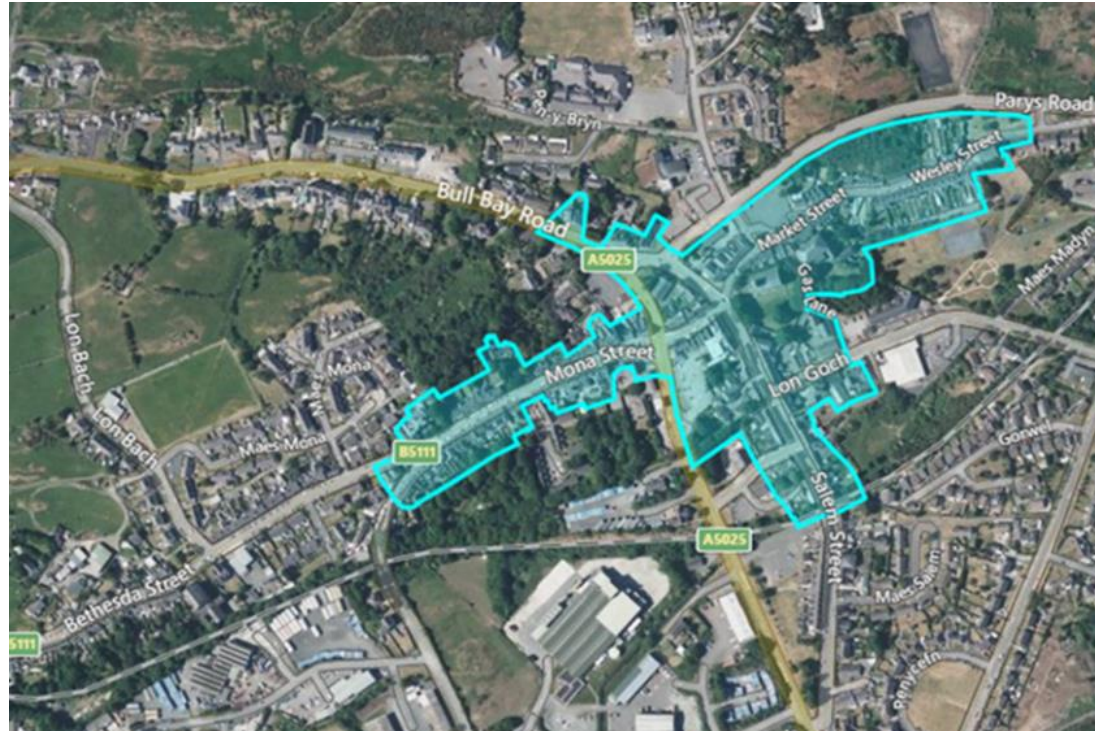


7.4 The application site is well hidden to the east of the Tyddyn Sion Goch land holding when looking east from Lon Bach. [See photograph on previous page] Proposed supplementing planting along the west boundary of the application site will prevent any significant views of the proposed dwellings on this part of the site. Glimpses of the roofs may be possible.

7.5 The tree belts to the south and north of the site form visual backdrops along relatively short lengths of street frontages within the conservation area and from Bull Bay Road. [see left and centre photographs on page 20] The trees seen from Stryd Mona are mentioned in the 2009 Conservation Area Character Appraisal as significant. These are to be retained in the proposed scheme. The existing boundary tree and hedgerow belts provide valuable definition to the site from present Bull Bay Road and Stryd Mona properties. These also provide good screen and visual separation from the Bryn Tirion and Mona Lodge listed buildings and additionally screen views outward and to the south from the entrance of the listed Roman Catholic church. The listed National School building is situated at a distance from any of the new housing to prevent any potential adverse impacts on its setting.

#### 7.6 Amlwch Town Centre Conservation Area –

7.61 The characteristics of the conservation area generally relate to the early to mid-19<sup>th</sup> century when the town was growing on the back of its prosperity from the exploitation of copper ore. There are few if any buildings within the defined area that pre-date 1800. The key historic landscape characteristics are identified in the 2009 Conservation Area Character Appraisal and the Historic Landscape core character area document. The east west axis of Bethesda Street (effectively a continuation of Mona Street, one of the principal arteries of the historic town) contains much nineteenth century housing as well as the remarkable and substantial Mona Lodge, a gentry dwelling with associated stables, probably of late eighteenth century construction (it was in existence by 1794) and built for the mine/estate agent, John Price of Cadnant.



*The extent of Amlwch Conservation Area overlaid upon the aerial photograph of the locality of the application site.*

7.62 The 2009 Conservation Area Appraisal gives the following reason for the designation –

*“The town’s setting, general uniformity of Victorian architectural styles, differing scale, varying roofscape, open spaces, history and overall quality all contribute to it’s character. Whilst some of the town’s more notable buildings are individually listed it is the overall streetscape that makes the major contribution to the quality of the area.”*



*Significant Conservation Area views. **Top Row;** Looking to the west along Stryd Mona. The application site is beyond the tall trees to the rear of the buildings on the north side of the street. **Bottom Row:** Looking eastwards along Stryd Mona towards the tower of St Eleath's church.*

7.63 By 1839-41 the settlement had begun to expand to the west along Mona Street as far as Lôn Bach and to the east along Wesley Street towards the smelting works. The town became a substantial industrial settlement from the mid-18th century onwards. The Appraisal emphasises that views into and out of the conservation area are deemed to be important to the overall character of the area. The design of any new development should take the views into consideration. The significant views that are relevant to this assessment relate views within the designated area at the junction of Mona Street and the A5025 west along Stryd Mona. Views eastwards along Stryd Mona towards the St Eleath's church tower are also important. These internal views

within the area are channelled along the lengths of the street and the tightly packed terraces prevent more expansive views into adjacent areas.



*This significant view of St Eleath's church tower at the outer fringe and outside the Conservation Area boundary is mentioned in the Landscape Characterisation. The application proposal does not impact on this view in any way.*

7.64 There are views into the central core as one approaches on the principal roads. This assessment has also considered the view to the south east on the final approach on Bull Bay Road when the skyline profiles of central buildings and St Eleath's church tower emerge. However, the application site is well hidden to the rear of properties on the south side of the road and this view only becomes visible once the National School building is reached. There are no other significant distant views of the application site from outside the designated area. Although the site currently possesses a degree of public access, [which is catered for in the future by the proposed layout] and it is situated near to the conservation area boundary at Stryd Mona, the site does not make a contribution to the character of the designated area due to its almost complete visual separation from Stryd Mona and the east end of Bull Bay Road.

7.65 The views within the site looking to the south towards Stryd Mona and the site itself have been considered in relation to their contribution to establishing the character of this part of the setting of the designated area. The site is currently undeveloped and provides a welcome space between the historic properties to the south and the more recent Bull Bay Road development. However, the lack of physical connection and inter-visibility between the land and the nearest parts of the conservation area means that the contribution made to the setting is greatly minimised.

### 7.7 The Settings of nearby Listed Buildings –

7.71 A selection of photographs of the listed structures that have been evaluated in this report are shown on pages 30 – 31. The five listed buildings identified as relevant in this assessment are situated outside the confines of the application site, most of which are separated from the site boundary by some distance and having intervening buildings between them and the listed structures.



7.72 The immediate and wider settings of these individual listed buildings must be safeguarded and are important. In the cases of the identified listed buildings there are few significant views from a distance. The Catholic church and the National School are

both visible when approaching along Bull Bay Road but the application site and proposals will no impinge at all on these views. With regard to the settings of the listed houses and stable block off Stryd Mona, these have a limited range and scale and views towards and away from the buildings are restricted by adjacent development and tree belts.



**Left:** *The National School Building, Bull Bay Road.* **Right:** *View from the vicinity of the National School along G Bull Bay Road. The application site is beyond and to the west of the group of mature trees.*



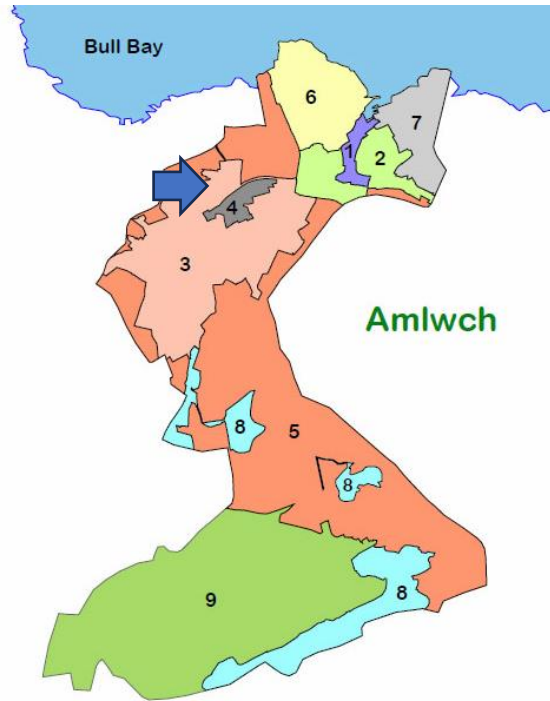
**Left:** *A view from Stryd Mona at Mona Lodge 1875.* **Right:** *Mona Lodge today is divided into four dwellings.*



**Left:** Former Stables to Mona Lodge. The south facing elevation. **Right:** Glimpse of the former Mona Lodge Stables up the approach drive from Stryd Mona.

## 7.8 The Amlwch and Parys Mountain Historic Landscape –

7.81 The Historic Landscape Register promotes the conservation of the key characteristics of historic landscapes as those landscapes evolve. While the Register recognizes that historic landscapes must inevitably evolve to meet the needs of the people who sustain and live in them, it is hoped that this can be achieved with the fullest possible regard for the conservation of their key historic characteristics. Here, the term ‘characteristics’ is taken in the broadest sense. It includes not only the physical elements of the past that survive, like individual sites, monuments or other features, but also the spaces in between and the resulting patterns formed in the landscape.



*Amlwch Historic Characterisation Identified Distinctive character areas. [Heneb] Area 3 – Amlwch Settlement. Blue arrow shows approximate location of application site. [The application site represents an area of approximately 2% of the total area of the ‘settlement’ character area]*

7.82 The application site lies within the Character Area [Area 03] that lies on the periphery of the Amlwch Conservation Area (Area 04). The Character Areas are shown on the plan that follows on page 32. This categorised area includes the greater part of the Amlwch settlement and many of its historic buildings, as well as late twentieth century social housing and an industrial estate. In terms of its key historic landscape characteristics, the application site does not have any strongly definitive physical characteristics apart from its open undeveloped appearance. It also does not possess significant historic documentary evidence or important historic associations relating to it. Research has shown that the land is likely to have been used for agriculture during the 19th century and this may have continued until well into the 20<sup>th</sup> century.



7.83 There is no evidence that any structures existed on the land that could have been of significance to the value of the Historic landscape. Neither is there evidence to contradict the view that the application site would probably have been used for a low-intensive form of pasture up to the early/mid-20<sup>th</sup> century. The significant characteristics of peripheral land such as this is described in the GAPS characterisation as largely unconnected to the principal themes of the historic landscape and primarily relate to improved agriculture. The site is considered to be of low archaeological potential, which corresponds with the preliminary views of GAPS.

7.84 The development of application site is relatively small in scale in terms of the wider defined historic Landscape and is a common category of land use in this context. As it is comparatively tightly enclosed on the sides by development it is also a fairly representative example of its land use type. The integrity of the area has been steadily diminished from the late 19<sup>th</sup> century to the present day by the encroachment of housing developments at Maes Mona and along the south side of Bull Bay Road. This has affected the coherence of the parcel of land. In view of these detracting factors the group value of the site is considered to be very low as it forms an outlier in terms of the field patterns in the areas of open countryside within this Historic Landscape.

7.85 The potential of the land and opportunities for enhancement of its amenity are considered to be of limited potential if it is to remain unchanged.

7.86 **The assessment evaluates the value of the land to the Historic Landscape as within the very low category** in ASIDOHL2 terms.

## 8. Assessment of Heritage impacts:

8.1 The site falls gently from north to south and the single/two storey houses and apartment units are proposed to be positioned to the east and north of the Maes Mona access roads. There will be an open landscaped buffer zone to the north of the new houses to the south east of the site and this continues into the gap that emerges onto Bull Bay Road. This area will have a network of footpaths. The new houses to be positioned in the triangular shaped west side of the site will have a hedge and tree corridor separating the development from the open fields to the west. To the north of this area the existing broad tree belt to the rear of existing Bull Bay Road properties will be reduced but a belt of trees will be retained along this boundary. A hedgerow will continue along the east length of this boundary to screen the landscaped area. The existing broad belt of mature trees to the south of the site adjoining the rear of Stryd Mona properties will be retained predominantly intact. The existing areas of small

exposed rocky outcrops at the centre and north parts of the west half of the development site will be retained and integrated into the proposed housing layout.

8.2. There are three key questions that this assessment will seek to answer:

8.21 From the point of view of the registered Amlwch and Parys Mountain Historic Landscape, will the proposed development create a discordant feature in the landscape that will detract from its historic character?

8.22 Will the settings of the nearby grade II listed buildings be affected in any way by the proposals and if so, what impacts will the development have?

8.23 The Amlwch Town Centre Conservation Area is situated near to the western part of the designated area where the eastern end of projects Stryd Mona westwards away from the historic core of the town centred upon St Elaeth's church. The development site is outside the conservation area but will any aspect of the proposal result in an impact on the setting of the CA?

8.3 The preliminary layout and the form and massing of the proposed housing units have clearly been designed with a sensitivity towards the existing topography, features of the site and the existing surrounding development; the latter contains several historic buildings that have been identified as important. The existing conservation area boundary that takes in Stryd Mona, that was expanded westwards in 2009, lies outside and to the south of the west half of the proposed development site area. An existing 15.0 – 20.00 metre wide belt of trees running along the rear of properties on the north side of Stryd Mona separates the application site from the edge of the conservation area here.

8.4 The assessment will consequently assess the indirect impacts upon the listed buildings and parts of the designated conservation area in the vicinity of the site. The proposals do not pose any potential direct physical impacts to these assets. However, the impacts to the settings of these assets must be evaluated. With regard to the effect of the proposed development on the character/appearance of the historic landscape the impacts on the character and significant aspects of the site itself, as well as any effects that may arise to the surrounding historic landscape will be considered.

#### 8.5 Impact on the Amlwch Town Centre Conservation Area -

8.51 Any potential impacts arising from the application proposal will be concentrated on the Stryd Mona and Stryd Bethesda parts of the conservation area and this part of its setting. Other parts of the designated area are distanced from the application

site with large numbers of existing intervening buildings completely obscuring any possibility that the proposals could impact on the character of these parts.



**Left:** View from within the Conservation Area looking west up Stryd Mona. **Right:** View within the Conservation Area looking east up Stryd Mona.

8.52 The application site is largely enclosed by existing trees and more recent developments on road frontages. This gives the site a hidden character from the surrounding road network, including Stryd Mona. Views to the west from along Stryd Mona towards Stryd Bethesda and views in the opposite direction from these two streets towards the central core of the settlement and the St Eleath's church tower are significant and these are tightly channelled by the two/three storey buildings situated to the back of the street pavements. The mature trees that are visible along sections to the north of the street are not within the conservation area boundary but are covered by Tree Preservation Orders. These form relatively significant features that are mentioned in the area character appraisal and provide a green backdrop to the tightly developed street scene that contributes positively to the character of the designated area.

8.53 From the application site itself there are no identified significant viewpoints connected to the conservation area. In any event views towards the rear of the buildings on the north side of Strydiau Mona and Bethesda are well screened by the existing tree

belt. Consequently, it is concluded that there is no connectivity in physical or visual terms between the application site and the conservation area.

8.54 The open and undeveloped nature of the application site to the north west side of the conservation area is a factor that has been considered in this evaluation. However, there is no significant connectivity in physical or visual terms between the application site and the conservation area that could make the loss of this space damaging to the character of the conservation area. If the space of this site was of significance it would have been included within the designation.

8.55 The proposed scheme assists in safeguarding the setting of this part of the conservation area by adopting a layout design that relies on access via a modern housing development and leaving the belt of trees to the rear of Stryd Mona properties largely unaffected. The allocation of an open landscaped space to the north of the central part of the site which connects Bull Bay Roady and Maes Mona also partially retains the openness of the site, especially from Bull Bay Road.

**8.56 The assessment concludes that the proposal will have a neutral impact and no adverse impact upon the special character of the Amlwch Town Centre Conservation Area.**

#### 8.6. Impacts on the Setting of Nearby Listed Buildings –

8.61 Our Lady Star of the Sea and St Winefride’s Roman Catholic Church is situated to the north side of Bull Bay Road. [Grade II] The wider setting of this striking building has been altered since its construction in the 1930s. A row of modern houses has been constructed to the east of the church, which had had an impact on its setting when viewed approaching from the east on Bull Bay Road. [See photograph below] Looking towards the church, the application does not figure and there is likely to be no impact from the proposed development when approaching on Bull Bay Road.



*The listed Catholic church from the east with the modern development of houses on the north side of Bull Bay Road in the foreground right.*

8.62 The principal view outwards from the listed building is looking south from the elevated entrance and front space to the south of the church. From the lower street level the houses on the south side of Bull Bay road are prominent and block any view into the application site. From the main entrance the only view of the application site will consist of partial views of the tree belt to the north boundary of the application site. These trees are seen above the single storey houses on Bull Bay Road and the dense cover can also be seen between the houses. [See photograph below]



*Composite image to the south from the elevated entrance of the church. The application site is beyond/to the rear of the trees seen to the rear of the houses fronting Bull Bay Road.*

8.63 The trees to the north of the application site are to be retained. These and the houses fronting Bull Bay Road will prevent any views of the proposed development. **The proposals will have no impact on the setting of the listed church.**

8.64 The National School building also on the north side of Bull Bay Road to the west of the gap/site adjacent to Graig Wen, an imposing late Victorian house. [Grade II] The school build is situated some distance to the east of the application site and there is no inter-visibility between the listed building and the proposed development. Looking west along Bull Bay Road mature trees growing in the gap of the site cannot be seen in the distance beyond a copse of mature trees growing closer to the highway. In any event the landscape area and trees within the site are proposed to be largely retained. [See photograph on the following page] **The proposals will have no impact on the setting of the listed former school.**



**Left:** View from within the Conservation Area looking west up Bull Bay Road from the vicinity of the former National School building.

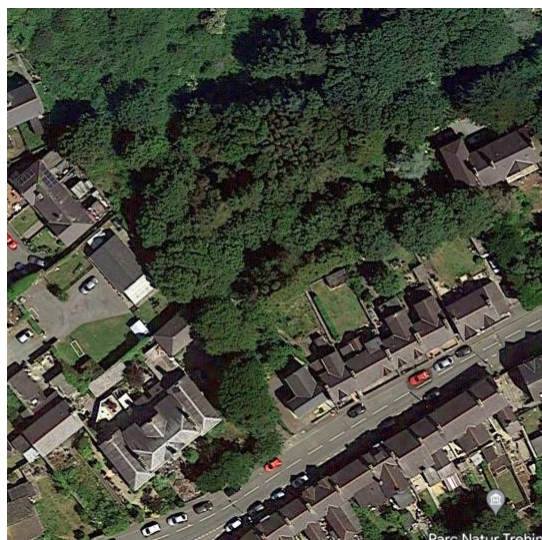
**Right:** Aerial view of Stryd Mona within the Conservation Area [bottom right corner] Bryntirion and the large group of trees to its north. The application site lies to the north. [the triangular shaped open area of land top left of the image]

8.65 Bryn Tirion set back from the north side of Stryd Mona. [Grade II] The 1888 OS map shows formally laid out gardens to the east of the house. These gardens are not shown on later OS map extracts, but the earlier layouts may have survived. The listed house and gardens area situated to the south east of the application site and a dense belt of trees, mostly located outside the application site, stands between the listed house and the site. The norther boundary of the immediate curtilage of Bryn Tirion is approximately 40.00 metres from the rear of the house. The more extensive gardens are situated to the east but the principal elevation of the house faces an enclosed garden to the south away from the application site. Service wings are located to the rear and west of the house.

8.66 Significant viewpoints outward from Bryn Tirion and its principal garden environs will remain unaffected by the proposed development. The house is hemmed in between the rear of the Stryd Mona properties and the wooded belt to the north. View inwards towards the house are curtailed by its tight situation. There are no distant views of the house and the tree belt to the

north will effectively screen views of the new housing from within the curtilage of the listed building. **The proposals will have no impact on the setting of the listed house.**

8.67 Numbers 1 – 4 Mona Lodge and Former Stable/Coach House Block fronting the north side of Stryd Mona [Both Grade II] now have modern housing on land to the north. The dense tree belt to the south of the application site also occupies land to the north east of the listed buildings. The south boundary of the application site lies approximately 50.00 metres from the rear elevation of the former stables. [the latter is now a dwellinghouse] The principal elevations of the listed Lodge and its stable building were designed to look to the south. There are views of Mona Lodge, [Now adapted into 4 dwellings] from Stryd Mona but the associated stable block is set back from the road and can only be glimpsed by looking up the driveway running to the east of the Lodge. [See aerial and other photographs below and on the following page]



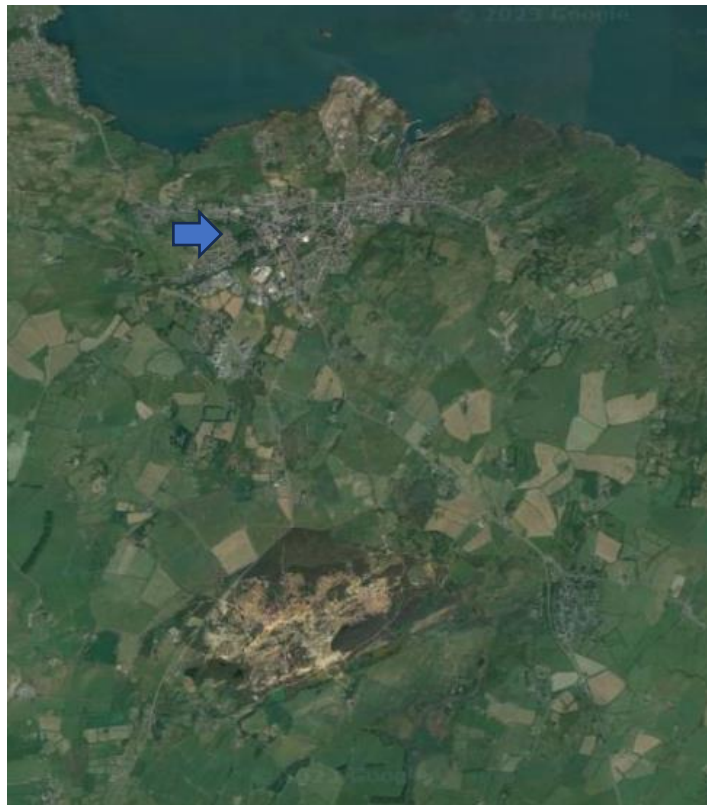
**Left:** Aerial view of Stryd Mona within the Conservation Area. [Bottom of image] with Mona Lodge in the bottom left hand corner. The southern tip of the application site is the cleared land top left. **Right:** View within the Conservation Area looking north at Mona Lodge.

8.68 There are no significant viewpoints of the rear elevations of these listed buildings from the application site to the north. The main views of the Lodge and to a far lesser extent the stable is from Stryd Mona. The proposed development will not be seen from this direction as it will be hidden by trees on the Stryd Mona highway frontage and the modern buildings to the north and the



tree belt backdrop to the south of the application site. Similar to the situation with Bryn Tirion, the curtilage of these listed buildings has been restricted by more recent development and trees. There are likely to be glimpses of the new housing scheme from the windows in the two upper floors of the rear elevation of the Lodge but it is likely that even these will be somewhat curtailed by the rear tree belt. Views outwards from ground level around these buildings will not be adversely affected by the proposals. **The proposals will have no impact on the setting of the listed Mona Lodge and Former Stable Block.**

### 8.7 Impact on the Amlwch and Parys Mountain Historic Landscape -

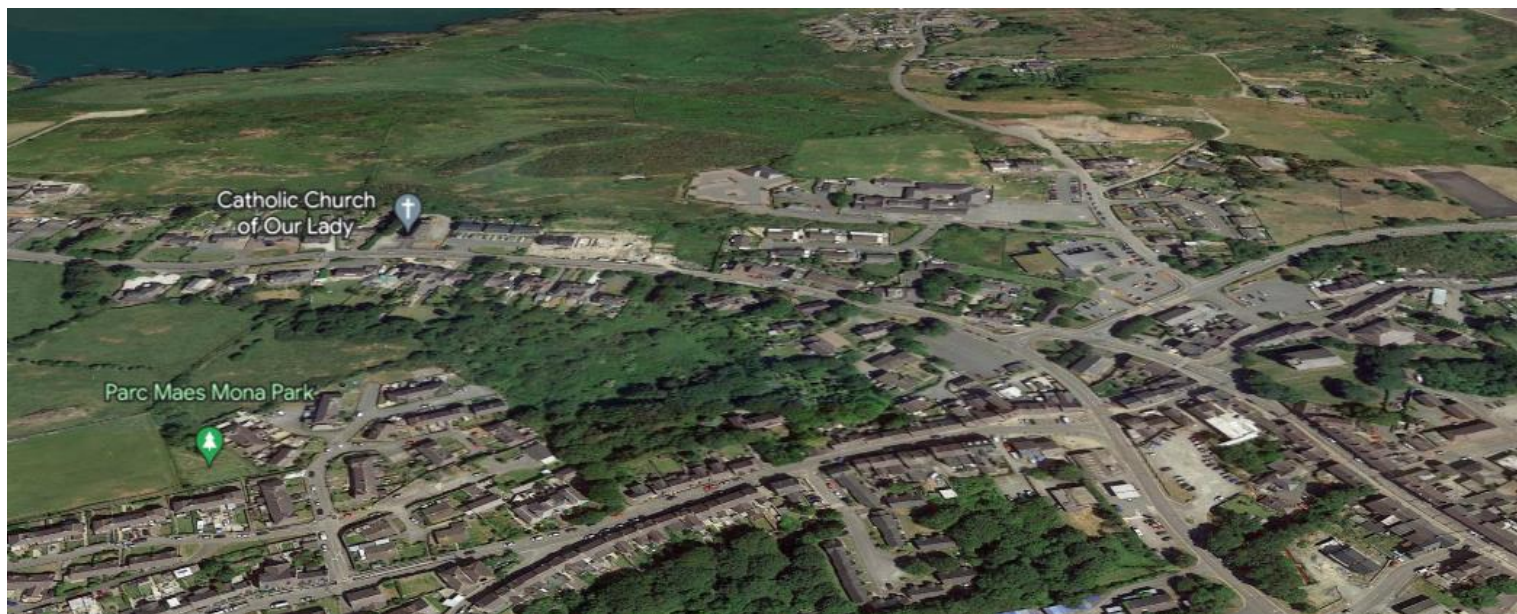


*Aerial view of the Historic Landscape with the approximate position of the application site shown by a blue arrow.*

8.71 The application site lies on the north west fringe of the Amlwch and Parys Mountain Historic Landscape outside and to the west of the designated conservation area. The conservation of historic landscapes is about ensuring the transfer of maximum historic meaning and value when contemplating landscape change. A capacity to understand and appreciate the historical development of the landscape should not be adversely affected by inappropriate or insensitive change. The ASIDOHL2 assessment has been carried out to evaluate the impact of the proposed scheme on the historic landscape. This carries with it the need to assess the potential effects of a development, in terms of any lasting alteration it will cause, in relation to the whole of the historic landscape on the Register, not just the elements or characteristics directly affected in the 'footprint' area.

8.72 The historical background indicates that the application site may have been utilised until relatively recently in the mid-20<sup>th</sup> century for low level grazing/pasture. Any agricultural use of the land appears to have ceased sometime in the later 20<sup>th</sup> century and this may have been a gradual process of diminishing use that coincided with the gradual expansion of frontage development on the south side of Bull Bay Road and the development of the south west section of the land at Maes Mona for modern housing. The current condition of the land is therefore unmanaged grasses and the wild seeding of scrub and trees. An informal path crosses the site from north east to west.

8.73 The site lies within the 'Amlwch Settlement' Character Area, [Character Area 03] and the site area represents approximately 2% of the total land area included in this Character Area. The wider area in this category represents the settlement outside the historic core which now forms a Conservation Area, but which may initially have been developed in the late eighteenth century (for instance around Bethesda Street, Queen Street and Bethesda Street). The Amlwch tithe map shows it as completely undeveloped, though it is very likely that the map did not show the presence of squatter cottages. Present housing stock is nineteenth century and is otherwise made up largely of nineteenth and twentieth century development and 'overspill'.



*Oblique aerial photograph from the south [Google Earth]*

8.74 The Characterisation has examined the countryside at the western edge of the development site and fields to the south and west. The area is known to have been agriculturally productive in the Medieval period (as reflected in documentary evidence and in the evidence of the place name Llaethdy (dairy), and which benefited from income derived from mining in the late eighteenth and early nineteenth centuries. Farmhouses and outbuildings connected to the fields mainly lie outside the Register area; only Llaethdy Mawr and Pentre Gwian lie within the area. Both are of nineteenth century date. The area is characterised by large regular enclosures representing improvements of the eighteenth and nineteenth century under the patronage of the major landowners, and reflecting not only the quality of the land itself but the increased prosperity of farming in the area after mining began on a major scale in the 1770s.

8.75 This area on the periphery of the main settlement areas and of the mines is described in the Characterisation as effectively a part of a much larger landscape of agricultural improvement that extends out of the Historic Landscape area. The application land may have once been a part of this more extensive agricultural field network, although there is also a possibility that the

land, owned in the early 19<sup>th</sup> century by Lord Dinorben, was purchased as a separate parcel from any pre-existing agricultural land holding. This would indicate the possibility of aspirations for future development?

8.75 The principal identified characteristic of this 'settlement' character area is defined as its buildings, although the characterisation also highlights that the town of Amlwch lies in a comparatively low-lying area, and that the roads into it offer interesting and attractive vistas. The taller buildings add considerably to the visual appeal of the town as a whole. The application site has been identified as likely to have little archaeological potential. There is a possibility that the parcel may have been occupied by squatters transient dwellings, [although based on current evidence this is unlikely] The site can be considered an anomaly that does not 'fit' neatly into the identified character areas. In this respect it could be seen as an outlying parcel of land once connected to the agricultural commerce of the wider area; or alternatively, as a peripheral space to Amlwch's historic core that was a small part of a titled landholding that was subject to piecemeal developments from the 19<sup>th</sup> century onwards.

8.76 The site has also been demonstrated to be severed from the nearby 'Historic Core' character area [Character Area 04] in functional and visual connectivity terms and the character area does not share any related features with the application site area. The permanent loss of land within the 'Amlwch Settlement' character area is very slight at approximately 2% of the total character area. The assessment evaluates the value of the land to the Historic Landscape as within the very low category in ASIDOHL2 terms. The effect of the partial development of the site as proposed and its direct consequent loss to the character area, adjacent areas and the overall historic landscape is assessed to be Very Slight.

8.77 In terms of the direct effects of the proposal on landscape value of the character area, adjacent character areas and the overall historic landscape, the magnitude of impacts are assessed to be Very Slight. This conclusion is reached following evaluation of a range of ASIDOHL2 effects. These include the fact that there has been a steady and continuing erosion of the application site's historic landscape characteristics from the late 19<sup>th</sup> century to the present day. There has also been a cessation of any previous historic management and land use practices of the land.

8.78 Indirect non-physical effects of views towards and away from the application site have been extensively evaluated in connection with effects on the setting of the conservation area and the settings of adjacent listed buildings. These have concluded the proposal will have no adverse impacts on these assets. These analyses are considered to be relevant to the more local visual impact evaluation of the historic landscape. The application site is predominantly visually severed from viewpoints to the north and along Bull Bay Road, from the south from Stryd Mona and vice versa. The west boundary of the application site looks

towards the historic land holding of Tyddyn Sion Goch and open fields beyond to the west of the town. An existing somewhat degraded hedgerow boundary stretches along this boundary, but the proposals include additional screen planting here. The west boundary of the site will be largely hidden from view from the west section of Bull Bay Road and Lon Bach as a result of a north to south aligned hedgerow with trees that runs in an intermediate position between these roads and the development site boundary. [See photograph on page 25]

8.79 Views outwards from the application site into the surrounding historic landscape are obstructed by boundary planting and buildings. Views of the site from distance within the wider historic landscape to the north and south are affected and obscured by the undulating topography and the position of the site within the clusters of development within and on the fringes of the town. From the middle distant viewpoints within the historic landscape there is no discernible views of the site. From elevated positions on Parys Mountain looking north views of the site are difficult to make out, again due to the relatively enclosed nature of the application site and its position amidst settlement development. [See the photographs on the following page]



*View looking to the north at Amlwch town centre from the north side of Parys Mountain, on the elevated section of the B5111 with the approximate position of the application site shown by a blue arrow. [Yellow arrow is the [Yellow arrow is the Sir Thomas Jones County Secondary School and the green arrow is the Roman Catholic church] [Google Earth]*



*View looking to the north at Amlwch town centre from the lower section of the B5111 to the north east side of Parys Mountain with the approximate position of the application site shown by a blue arrow. [Yellow arrow is the Sir Thomas Jones County Secondary School and the green arrow is the Roman Catholic church] [Google Earth]*



*View looking to the north at Amlwch town centre from the lower section of the B5111 to the east of the Sir Thomas Jones County Secondary School with the approximate position of the application site shown by a blue arrow. [The green arrow is the Roman Catholic church] [Google Earth]*

8.710 The proposed disposition of housing units within the site and their form, scale and height, [single and two storey only] assist in the assimilation of the proposal when viewed from the historic landscape. The allocation of the comparatively large proposed landscaped area to the east and north of the new housing units and retention of existing significant tree belts will also assist in reducing the visual impact of the development when compared to its existing appearance from distance. The evaluated magnitude of visual impacts on nearby views towards the site and from more distant views is considered to be negligible or Very Slight.

8.711 When assessing the direct physical impacts on the site, factors place the value of the application site in the 'U' ASIDOHL2 category in both absolute and relative terms, as it possesses undetermined or likely to have no significant historic landscape features and no known archaeological significance. As explained above, the site has very little group value as it shows evidence of separation from the surrounding countryside/field pattern as a result of late 19<sup>th</sup> and 20<sup>th</sup> century development encroachment.

8.712 This part of the Character Area is considered to be of Very Low relative importance to the 'Amlwch Settlement' character area and the overall historic landscape in terms of direct and indirect impacts in most ASIDOHL2 categories. Two categories – those of 'Potential' [Low to Moderate] and 'Amenity' [Moderate] are considered to have a higher score as there is some scope for future historic landscape study and analysis and some elements of public educational and recreational amenity could be developed as part of the proposed open space proposals within the site.

## 9. **Concluding Statement:**

9.1 The proposal has been assessed on its potential impacts upon three heritage designations and heritage assets:

1. Amlwch Town Centre Conservation Area.
2. The settings of nearby Listed Buildings.
3. The Amlwch and Parys Mountain Historic Landscape.

9.2 There are relatively substantial tree belts to the north and south of the site. The west boundary of the site possesses as degraded hedgerow/stone field boundary with sporadic trees but there are other field boundaries to the west of this that would add to the screening and softening' of the visual impact of the future development from the Lon Bach. The site exits by a small

gap next to Craig Wen onto Bull Bay Road. This gap in the south side of the existing Bull Bay Road development is not proposed for housing and will remain as pedestrian link with trees retained and the area landscaped. In streetscape terms therefore the proposed housing development will be well hidden from Bull Bay Road, Lon Bach in the open countryside to the west and from Stryd Mona to the south.

9.3 The proposed disposition, overall scale/height and design of the new development is discrete, and this will assist in safeguarding designations and their settings and lessen the visual prominence of the new housing from existing historic highways. The spacious open landscaped areas and tree belts that are proposed within the site will assist the new houses blend into the surrounding built up areas.

9.4 The site is outside the defined Conservation Area and views inwards towards the area from the west on Bull Bay Road and when travelling east along Stryd Mona will remain unaffected by the housing development. There are established rows of mainly residential buildings, including detached and terrace housing, that will effectively block all views of new housing. **The assessment concludes that there will be no potential adverse impact on the setting of the area designation.**

9.5 The mature trees to the existing north and south boundaries of the site, combined with the gentle fall in levels of the site from north to south further aid the assimilation of the development within the surrounding developed area of this west part of Amlwch. These assist in safeguarding the settings of the various listed buildings in the wider vicinity situated on the north side of Bull Bay Road and to the north of Stryd Mona. In relation to potential impacts on the settings of the identified listed buildings, **the assessment concludes that there will be no potential adverse impact.**

9.6 In relation to the Historic Landscape, the ASIDOHL2 conclusion draws all the salient points together in a description that qualifies and quantifies the overall significance of impact of development on the historic landscape as accurately and as objectively as possible. The site is within the Amlwch and Parys Mountain Historic Landscape. However, the site is outside the Historic Settlement Core Character Area of Amlwch [in which the Conservation Area is situated] and is not in the Countryside Character Area. The assessment concludes that the location of the application site results in the proposed development not impinging on sensitive historic development and neither will it be perceived as a new extension to the Amlwch settlement.

9.7 When assessing the direct physical impacts on the site, factors place the value of the application site in the 'U' ASIDOHL2 category in both absolute and relative terms, as it possesses undetermined or likely to have no significant historic landscape



features and no known archaeological significance. This part of the Character Area is considered to be of very low relative importance to the 'Amlwch Settlement' Character Area and the overall historic landscape in terms of direct and indirect impacts in most ASIDOHL2 categories.

9.8 The site is predominantly backland in character with the exception of future connections to the two lengths of Maes Mona. This is a modern post Second World War housing development. Factors place the value of the application site in the 'U' ASIDOHL2 category in both absolute and relative terms, as it possesses undetermined or likely to have no significant historic landscape features and no known archaeological significance. The development impact on key elements of the 'Amlwch Settlement' and adjoining 'Historic Core' character areas is likely to be such that the value of the overall Historic Landscape will remain essentially unchanged. There will be a marginal loss of undeveloped land but the present fragmentation and negligible visual intrusion to historic landscape elements and their values has been assessed as Very Low.

9.9 The views from the west on Bull Bay Road and Stryd Mona, and from the east and south approaches are key characteristics of the landscape when approaching on the surrounding road network. The proposed development of the site will not affect these important views. The site lies within the 'Amlwch Settlement' character area, [Character Area 03] and the site area represents approximately 2% of the total land area included in this Character Area. The current condition of the land is unmanaged grasses and the wild seeding of scrub and trees. The historic use and connection to adjoining land within the 'Amlwch Settlement' Character Area is severed and degraded. The site has no common features or characteristics with its own Character Area or the adjoining 'Historic Core' Character Area.

9.10 Distant views from higher ground, especially looking north towards Amlwch and its port from Parys Mountain will remain unaffected with the development of the Maes Mona site blending well into the appearance of the existing settlement. From more distant viewpoints to the north, east and south, including views from elevated positions on Parys Mountain, the development of the site will be visually subsumed into the surrounding built up areas.

9.11 Therefore, in terms of the direct effects of the proposal on landscape value of the character area, adjacent character areas and the overall historic landscape, the magnitude of impacts are assessed to be Very Slight. The application site is predominantly visually severed from viewpoints to the north, west, along Bull Bay Road and from the south from Stryd Mona and vice versa. indirect non-physical effects of views towards and away from the application site have also been evaluated in connection with effects on the setting of the Conservation Area and the settings of adjacent listed buildings. [Assessed as Very Slight] The

evaluated magnitude of visual impacts on nearby views towards the site has concluded the proposal will have no adverse impacts.

9.12 Views outwards from the application site into the surrounding historic landscape are obstructed by boundary planting and buildings. Views of the site from distance within the wider historic landscape to the north and south are impeded and obscured by the undulating topography and the position of the site within the clusters of development within and on the fringes of the town. From the middle distant viewpoints within the historic landscape there are no discernible views of the site. From elevated positions on Parys Mountain looking north, views of the site are difficult to make out, again due to the local relatively enclosed nature of the application site and its position amidst settlement development. From the more distant views evaluated magnitude of visual impacts is considered to be negligible or Very Slight.

9.13 The assessment of the overall significance of impact of development, and the effects that altering the Historic Character Area concerned has on the whole of the historic landscape area in the Register concludes that the **overall direct and indirect impacts on the Historic Landscape are Very Slight with the site itself being assessed as of Low Relative Importance in most ASIDOHL2 categories**. Two categories – those of ‘Potential’ [Low to Moderate] and ‘Amenity’ [Moderate] are considered to have a higher score as there is some scope for future historic landscape study and analysis and some elements of public educational and recreational amenity could be developed as part of the proposed open space proposals within the site.

9.14 In view of the conclusions reached that potential impacts are of neutral effect, of no adverse effect or very slight across the range of designations and assets that have been evaluated in detail, **the application proposal is considered to be in compliance with Theme 5, sub-theme SO17 and Policy PS20 of the adopted Development Plan. The proposed scheme is also considered to be fully in accord with PPW, TAN 24 ‘The Historic Environment’ and the relevant national and local guidance.**

# Appendix A

## Preliminary Layout Plan





**3D SKETCH VIEW 1**



**3D SKETCH VIEW 2**



NO. 0000000000 0000 00 0000  
 P1: SAUNDY DEVELOPMENT CONSULTING SAUNDY MON 10



0 5 10 15 20 25 m  
 1:5000 - W.A.D.

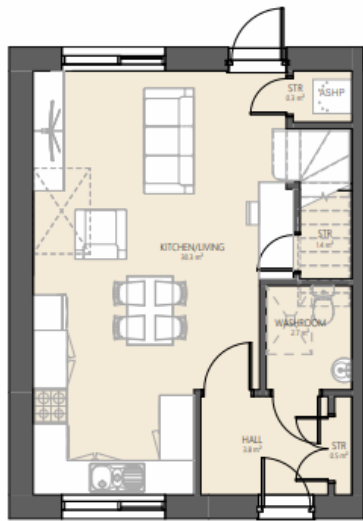
**sa** saer architects

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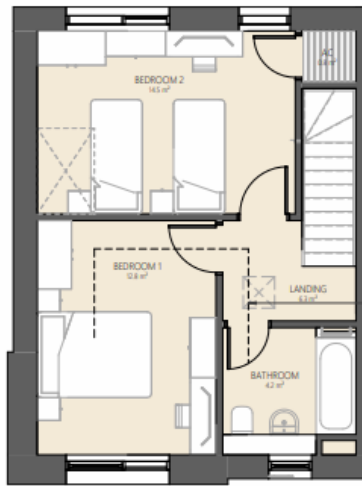
PROJECT:  
 NEW BUILD HOUSING AT  
 MAES MONA, AMLWCH

CLIENT:  
 CYNGOR SIR YNYS MON

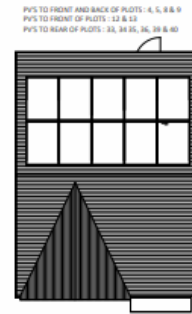
DRAWINGS TITLE:  
 PROPOSED 3D VIEWS



**GROUND FLOOR**  
SCALE: 1:50



**FIRST FLOOR**  
SCALE: 1:50



**ROOF PLAN**  
SCALE: 1:100

4P2B STORAGE (2.64m²)

NAME	AREA	VOLUME	COMMENTS
00 - GROUND FLOOR			
STR	13.3 m²	37.7 m³	
STR	35.5 m²	112.5 m³	
STR	12.2 m²	36.6 m³	
01 - FIRST FLOOR			
AC	33.8 m²	113 m³	
	8.1 m²	23.7 m³	

4P2B-GIA

FLOOR	AREA
GROUND FLOOR	81.5 m²
FIRST FLOOR	81.5 m²
	82.8 m²



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PROVISIONS ON THIS PLAN ARE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. A REPRESENTATIVE OF THE LOCAL AUTHORITY MUST BE PRESENT AT THE BUILDING WORK. THIS DRAWING IS UNLESS OTHERWISE STATED FOR INFORMATION ONLY.

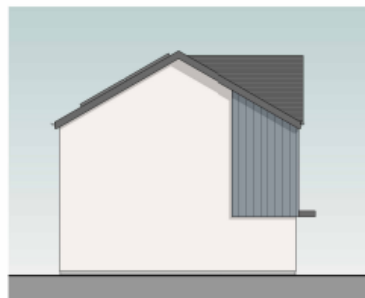
PROJECT:  
**MAES MONA, AMLWCH**

CLIENT:  
**CYNGOR SIR YNYS MON**

DRAWING TITLE:  
**4P2B HOUSE PLANS AND ELEVATIONS**



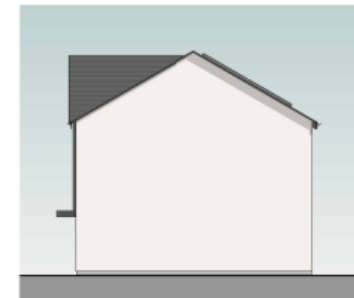
**FRONT ELEVATION**  
SCALE: 1:100



**SIDE ELEVATION PLOTS**  
SCALE: 1:100



**REAR ELEVATION**  
SCALE: 1:100



**SIDE ELEVATION PLOTS**  
SCALE: 1:100