

**Assessment of the significance of the  
impact of development on historic  
landscape areas**

**(ASIDOHL)**

**Land at Queens Road, Llandudno  
(Concluding Statement only\*)**



**October 2024**

\*Full ASIDOHL report available upon request

## **1 Concluding statement**

- 1.1. This assessment concludes that residential development within the site would result in slight (adverse) effect on the Creuddyn Historic Landscape Area and a slight (adverse) effect on the Llandudno Historic Landscape Character Area, both within the Creuddyn and Arllechwedd Registered Historic Landscape. In relation to the overall value of the historic landscape area on the register this effect is very low and the key attributes that contribute to the special interest of the area are essentially unchanged.
- 1.2. The site comprises land to the east and west of Wormhout Way, south of Queens Road, on the southern edge of Llandudno, within Llandudno Community. The site is currently in use as agricultural land with a field pattern that retains elements shown on the mid-19th century tithe map and dates to a period of enclosure of mid-19th century date or earlier. The site is to the north of the Gloddeath Park Registered Park and Garden and close to grade II listed farmhouse at Fferm, and the scheduled Iron Age or Roman Coed Gaer Hut Circle. The Bryniau Tower (scheduled monument and grade II listed) is also within 1km of the site.
- 1.3. However, the topography of the area includes the lower lying land of the site and the limestone ridge to the south and east which prevents intervisibility between the site and a number of the historic assets within the historic landscape area, also there are considerable areas of woodland that provide additional screening of the site, particularly in views from Gloddaeth.
- 1.4. The urban development of Llandudno to the north is modern and separates the site from the historic core of the Llandudno and the important late Victorian and Edwardian architecture within the town. The key attribute of the Llandudno Historic Landscape Area is its architecture which is typical of a Victorian seaside resort. This character is not present within or close to the site, and would not be impacted.
- 1.5. Important elements of the Creuddyn Historic Landscape Area include views from Bryniau Tower, the parkland at Gloddaeth and the scattered farmsteads and limestone walls. None of these are present within the site and these attributes would not be impacted.
- 1.6. Consequently an assessment of only slight harm to Creuddyn and Llandudno Historic Landscape Areas and a very low impact to the Creuddyn and Arllechwedd Registered Historic Landscape has been concluded, applying the ASIDOHL assessment technique.