

# Town & Country Planning Act 1990 Section 77 Anglesey County Council Planning Application by Anglesey Boat Company Ltd.

Gallows Point Marina Report L6805/  
X/00/513782

## 2. The Site & Surroundings

### Contents

### Planning Policy

- 2.1 The application site is located approximately 1km away from Beaumaris, to the west beyond Gallows Point. It is bounded to the east by the Point, to the north by the A545 and extends into the Strait, approximately along the mean low water mark. The coastline immediately to the west of the site is an area of extensive woodland that also covers the rising land to the north of the A545.
- 2.2 The dense woodland effectively screens views of the site from the A545 when approaching from the west. The site becomes apparent on emerging from the woodland. Short range open views of the site are obtained from the highway for a distance of approximately 200m. Here the A545 runs alongside the site's northern boundary, between the woodland and, to the east, commercial development on the Point.
- 2.3 Most of the site consists of the inter-tidal foreshore at Gallows Point. The foreshore comprises a mixture of shingle, rock and mud flats.
- 2.4 Immediately to the east of the site is Gallows Point spit. This extends into the Strait from the A545 for a distance of approximately 220m. Its southern extremity apart, the headland is developed and occupied by a variety of commercial and recreational buildings, almost entirely used for maritime activities.
- 2.5 Nearest the highway is a petrol filling station, with canopy and a large forecourt. The station has ancillary retail buildings for the sale of chandlery and fishing equipment. Adjoining the petrol filling station is the ABC Boatyard. These modern buildings are of an industrial appearance and are used for boat repair and maintenance. The buildings are surrounded by boats in storage or awaiting repair.

- 2.6 Beyond the petrol filling station towards Beaumaris, extending southwards along the spit, there is a complex of over 20 buildings of varying age, condition and construction. These are utilised for maritime activities, including repairs, maintenance and storage of boats on land owned by Ynys Môn County Council. Most of the buildings are of a utilitarian appearance and some are dilapidated, although still in use. There is extensive boat storage on land outside the buildings.
- 2.7 The spit forms the western boundary of Beaumaris Bay and serves to contain it. The bay is well used by up to 200 swinging moorings for boats and yachts and is skirted to the north by the A545, which enters the town some 250m eastwards of the spit.
- 2.8 At **the western** approach to the town is a relatively modern housing estate, Cae Mair, built during the 1970s. Beyond lie the predominantly 18th and 19th buildings, which form the core of the designated Conservation Area. The Gallows Point spit and the marine buildings upon it curtail views of the Strait to the west from the town.
- 2.9 The proposed site of the marina covers some 5 ha of the inter-tidal and sub-tidal parts of Area No 4 of the Several Fishery Order, a mussel lay licenced to Mr A Wilson.
- 2.10 The application site lies within the Anglesey Area of Outstanding Natural Beauty, and it borders the Traeth Lavan (Lavan Sands) Special Protection Area, a Site of Special Scientific Interest, and lies within the proposed Menai Strait Marine Nature Reserve (See map Doc CD 16).
- 2.11 An accompanied close inspection on the site was carried out on 28 July 2000, during one of the lowest tides of the year. The site and surroundings were viewed on foot and from the Strait during a boat trip on 3 August 2000. The position of the proposed marina was also inspected unaccompanied from a number of viewpoints, selected by the parties; namely, Beaumaris Pier, Menai Bridge, Garth/Bangor Pier (day and night), Hirael Bay, Aber (including the minor roads within Snowdonia National Park), Aber Ogwen, the foreshore at Lavan Sands and Llanfairfechan. In addition, Fryars Bay to the north east of Beaumaris, the existing yacht marinas at Conwy, Dinorwic and Pwllheli, and the National Watersports Centre at Plas Menai were visited.