



ABERDEEN HARBOUR
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APPENDIX 17-A LAND/SEASCAPE & VISUAL AMENITY SIGNIFICANCE OF EFFECT TABLES



17-A LAND/SEASCAPE AND VISUAL AMENITY SIGNIFICANCE OF EFFECT TABLES

17-A.1/2 LAND/SEASCAPE

Table 17A.1 and Table 17A.2 summarise the potential effects on land/seascape during site preparation, demolition and construction and operation. Land/seascape elements with grey shading within the table are the views that are considered to be affected by significant effects and are summarised within Chapter 17 reporting.

Table 17A.1: Potential effects on the land/seascape

Potential Effects on the Land/Seascape – Construction Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Construction	Magnitude of Change	Significance of Effects	Mitigation
Inventory of Gardens and Designed Landscapes – Duthie Park	High	The development proposals would not change the setting of Duthie Park, a nationally designated landscape. This is due to its location on the north side of the River Dee, some distance from the site, and the screening caused by intervening topography.	No Change There would be no change to the key characteristics of the landscape.	No Effect	None required.
National Cycle Network Route 1/ North Sea Trail	High (Nationally designated route)	The route mirrors that of Core Path 78, but runs along the local coastal road. Access would be disrupted by the development proposals during construction as the new harbour entrance and access arrangements to St Fittick's Road and Greyhope Road are installed.	Medium	Moderate Adverse [Temporary & Permanent]	Provide temporary access arrangement/ diversions whilst construction takes place.
Catalogue of Rights of Way (CROW) - GC31	High (Nationally designated route)	Initial stages of site preparation and construction would affect route – GC31. The proposed southern breakwater access road would cross directly over GC31 path at the headland of Greg Ness.	Low	Moderate Adverse [Temporary & Permanent]	Provide temporary access arrangement/ diversions whilst construction takes place.
Core Path No. 78	Medium Locally designated route in the Core Plan.	The route travels along Greyhope Road and then joins CROW GC31 and follows the coast line from Greg Ness round Nigg Bay and out to Girdle Ness headland. Changes to St Fitticks road in Nigg Bay and the construction of the main entrance and security gate would directly affect the Path of No78. The experience of this route would also change with construction activity going on out in the bay (breakwaters) and adjacent to the shoreline.	Medium	Moderate Adverse [Temporary & Permanent]	Provide temporary access arrangement/ diversions whilst construction takes place, and new road layout is installed.

Table 17A.1: Potential effects on the land/seascape continued

Potential Effects on the Land/Seascape – Construction Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Construction	Magnitude of Change	Significance of Effects	Mitigation
Local Nature Reserves – Kincorth Hill and Donmouth	High	The nature reserves contribute to the character of the landscape with regard to their habitats and management. However, the development proposals would not change this character due to distance and physical separation provided by Tullos Hill.	No Change There would be no change to the key characteristics of the landscape.	No Effect	None required.
Existing vegetation	Low	During construction, the development would change the vegetation characteristic within the west corner of the existing golf course to create the realigned Greyhope Road and new entrance area. This would involve changes to the short mown grass characteristic of the golf course and surrounding bank vegetation of gorse and bramble. The West Quay would also remove the existing ground hugging vegetation/tufted coastal meadow grass along the current Nigg Bay beach.	Negligible The key elements of the proposals would lead to no discernible change to the key characteristics of the landscape character.	Negligible	Mitigation generally not required – where possible reinstatement of disturbed ground should match surrounding vegetation mix.
Geological SSSI – Nigg Bay	High	The development proposals would include dredging works that would create an entrance channel into the new harbour area. Part of the proposals for the new channel would be close to the south eastern part of the SSSI. There would not be any temporary direct or indirect impacts on the geological characteristics of the SSSI during construction.	No Change There would be no change to the key characteristics of the SSSI.	No Effect	None required.
Nigg Bay topography	Medium	Dredging of the bay and cutting into the local rock formations beneath the water would transform the underwater topography of the Bay. Monopiles and some grading of the slopes on the sea eastern side of the bay in the vicinity of the SSSI would alter the existing character of the bay rock formations under the water. However, this would not change the key characteristics of the SSSI.	Medium	Moderate Adverse [Although the dredging activities would be temporary, the effects would be of a permanent nature]	Limited scope for mitigation

Table 17A.1: Potential effects on the land/seascape continued

Potential Effects on the Land/Seascape – Construction Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Construction	Magnitude of Change	Significance of Effects	Mitigation
Landform and topography	Low	During construction, the development proposals would locally change the landform from west of Walker Park to the water treatment works in the east. The construction of the new quays would involve stabilisation of existing cliffs and the interruption of beach and intertidal zone. The realigned Greyhope Road would modify the undulating nature of the southern golf course removing some of the existing topography to provide level access. While the North Quay would alter the rocky shoreline to create a level deck structure. The area of West Quay would be disrupted in order to construct the deck. Localised changes to Greg Ness to provide a level access route off the Coast Road and infill material to construct the south breakwater. The surrounding topography would be generally unaffected by the site proposals.	Medium Key local landform, topography and coastal features would be affected.	Moderate Adverse [Although the dredging activities will be temporary, the effects will be of a permanent nature]	Limited scope of mitigation - where possible reinstatement of disturbed ground should match surrounding topography.
Land/sea use	Medium	A few local fisherman still use the bay for fishing and traditionally the area would have supported both agriculture and fishing activities. The construction of the harbour in Nigg Bay would interrupt and terminate fishing activity.	Medium	Minor Adverse [Temporary & Permanent]	Limited scope of mitigation during construction, however the opportunities for enhanced fish breeding sites when complete.
Area 23: Girdle Ness/ Nigg Bay	Medium	This LCA covers the area of the site and is defined as an open character landscape. The proposals would affect the perceived open nature of the landscape and relationship of sea to coastline in Nigg Bay. This would result in a change of form, where open exposed shoreline would change to developed quay area. In the short term during the demolition and construction, a welfare and batching plant would be located on Girdle Ness creating a feature out of context with the current character of the area. The setting of the Bay and its key features (natural/exposed) would change.	Very High The proposal would introduce prominent features which would be inconsistent with the existing character and would affect large areas of the landscape.	Major Adverse [Temporary & Permanent]	Limited scope for mitigation.

Table 17A.1: Potential effects on the land/seascape continued

Potential Effects on the Land/Seascape – Construction Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Construction	Magnitude of Change	Significance of Effects	Mitigation
Area 24: Kincorth and Tullos Hill	Medium	The proposed development would have no effect on this Landscape Character Area (LCA), due to the separation afforded from the site through the landform/topography which makes up the defining character of the area. Doonies Hill on the edge of the Coast Road/railway line provides part of the separation.	No Change	No Effect	None required.
Area 25: Doonies to Cove Coast	High	Only the proposed southern portion of the development proposal falls within this LCA. The development would not change the overall perception of the topography and the character of the coastal cliffs. However, the new access road to the southern breakwater would alter local land level. The construction of the southern breakwater would mean an extension of Greg Ness headland with ballast brought in to form the breakwater. The breakwater would be a wide linear formation jutting out from the cliffs in a north-east direction and would contrast with the more rugged coastline features. There would be no change to the dominant open agricultural character on the cliff tops. However, the area associated with the southern access road, would be disrupted.	Low	Minor Adverse [Temporary]	Limited scope of mitigation.
Local Landscape Character (LLC) & Local Coastal Character (LCC)	Medium	The proposals would affect the perceived open nature of the landscape and relationship of sea to coastline in Nigg Bay. This would result in a change of form, where open exposed shoreline would change to developed quay area. In the short term during the demolition and construction, a welfare and batching plant would be located on Girdle Ness creating a feature out of context with the current character of the area. The setting of the Bay and its key features (natural/exposed) would change.	Very High	Major Adverse [Temporary & Permanent]	Limited scope for mitigation.

Table 17A.2: Potential effects on the land/seascape

Potential Effects on the Landscape – Operational Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Operational	Magnitude of Change	Significance of Effects	Mitigation
Inventory of Gardens and Designed Landscapes – Duthie Park	High	The development proposals would not change the setting of this nationally designated landscape or affect features within the site, once operational. This is mainly due to its location on the north side of the River Dee, distance from site, and the nature of the topography surrounding the development site.	No Change There would be no change to the key characteristics of the landscape.	No Effect	None required.
Access - National Cycle Network Route 1 [NCN1]/ Eurovelo 12/ North Sea Trail	High (Nationally designated route)	This access would be affected by the development proposals as the new harbour entrance and access arrangements to St Fittick's Road and Greyhope Road would alter the route and change the coastal experience of this stretch of the route. However, it would continue uninterrupted and would only be a short stretch of the overall route.	Medium Some change to the experience of the route for a short stretch.	Moderate Adverse [Temporary & Permanent]	Limited scope for mitigation
Catalogue of Rights of Way (CROW) - GC31	High (Nationally designated route)	Once the site is operational, access would be restored along the original route of the CROW. The experience of this route would however change, with a greater proportion of built features which change the elements of Nigg Bay. Although the rugged character of the rocky Greg Ness headland would be retained, maintaining the overall coastline character of the CROW.	Medium	Moderate Adverse [Temporary & Permanent]	Limited scope for mitigation
Core Path No. 78	Medium (Regionally designated route)	The route which travels along Greyhope Road and then joins with CROW GC31 following the coast line would be affected during the operation of the development. The changes to the junction with St Fittick's road would mean that the existing route would remain diverted once the new main entrance and security gate are installed to the new harbour. The experience of this route would also change as the aspect changes from natural coastline to an urban harbour, and a greater proportion becoming a road route.	Medium	Moderate Adverse [Temporary & Permanent]	Where possible, any diversions to be rural in character and off-road.
Local Nature Reserve – Kincorth Hill	High	The development proposals would not change the setting of this LNR, due to distance, as well as separation and natural screening provided by Tullos Hill.	No Change	No Effect	None required.

Table 17A.2: Potential effects on the land/seascape continued

Potential Effects on the Landscape – Operational Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Operational	Magnitude of Change	Significance of Effects	Mitigation
Local Nature Reserve - Donmouth	High	The development proposals would not change the setting of this LNR, due to distance, as well as the existing context of open seascape in between Nigg Bay and the natural screening provided by Girdle Ness headland.	No Change	No Effect	None required.
Existing vegetation	Low	The development would affect the vegetation characteristic within the west corner of the existing golf course to create the realigned Greyhope Road and new entrance area. This would involve changes to the short mown grass characteristic of the golf course and surrounding bank vegetation of gorse and bramble. The West Quay would also remove the existing ground hugging vegetation/ tufted coastal meadow grass along the current Nigg Bay beach.	Negligible The key elements of the proposals would not lead to a discernible change to the key characteristics of the landscape character.	Negligible	Mitigation generally not required – where possible reinstatement of disturbed ground should match surrounding.
Geological SSSI – Nigg Bay	High	The development proposals would include dredging works that would create an entrance channel into the new harbour area. Part of the proposals for the new channel would be close to the south eastern part of the SSSI. There would not be any permanent direct or indirect impacts on the geological characteristics of the SSSI.	No Change	No Effect	None required.
Nigg Bay topography	Medium	The dredged channels and cuts into the local rock formations beneath the water would transform the underwater topography of the Bay. Monopiles and some grading of the slopes on the sea eastern side of the bay in the vicinity of the SSSI would alter the existing character of the bay rock formations under the water. However, this would not change the key characteristics of the SSSI.	Medium	Moderate Adverse [Permanent]	Limited scope for mitigation.

Table 17A.2: Potential effects on the land/seascape continued

Potential Effects on the Landscape – Operational Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Operational	Magnitude of Change	Significance of Effects	Mitigation
Landform and topography	Low	The development proposals would change the local landform from west of Walker Point to the water treatment works. The proposed new quays would cut into the existing cliff faces. Within the area of the main entrance, the harbour would extend to the edge of the golf course, introducing engineered retaining features. The realigned Greyhope Road would modify the undulating nature of the southern golf course, flattening the topography. North Quay would alter the rocky shoreline to create a level deck structure. Nigg Bay beach would be removed and the area of West Quay levels to create one level deck structure with the North Quay. Localised changes to Greg Ness to provide a level access route off the Coast Road and infill material to construct the south breakwater. However, the topography outside the development boundary would be generally unaffected by the site proposals.	High Numerous key characteristics would be affected.	Moderate Adverse [Permanent]	Limited scope of mitigation.
Land/sea use	Medium	A few local fisherman still use the bay for fishing and traditionally the area would have supported both agriculture and fishing activities. The operation of the harbour in would terminate fishing activity within the bay.	Medium	Minor Adverse [Permanent]	Limited scope of mitigation
Area 23: Girdle Ness/ Nigg Bay	Medium	This LCA covers the area of the site, and is defined as an open character landscape. The proposals would affect the perceived open nature of the landscape and relationship of sea to coastline in Nigg Bay. This would result in a change form, where open exposed shoreline would change to developed quay area. The setting of the Bay and its key features (natural/ exposed) would change.	Very High The proposal would introduce prominent features which would be inconsistent with the existing character and would affect large areas of the landscape.	Major Adverse [Permanent]	Limited scope for mitigation.
Area 24: Kincorth and Tullos Hill	Medium	The proposed development would have little effect on this landscape character area, due to the separation afforded from the site through the landform/topography which makes up the defining character of the area. Doonies Hill on the edge of the Coast Road/railway line provides part of the separation.	Negligible	Negligible	None required.

Table 17A.2: Potential effects on the land/seascape continued

Potential Effects on the Landscape – Operational Phase					
Land/Seascape Element	Sensitivity	Description of Effects – Operational	Magnitude of Change	Significance of Effects	Mitigation
Area 25: Doonies to Cove Coast	High	Only the proposed southern portion of the development proposal falls within this LCA. The development would not change the overall perception of the topography and the character of the coastal cliffs. However, the new access road to the southern breakwater would alter local land level. The southern breakwater would mean an extension of Greg Ness headland. The breakwater would be a wide linear formation jutting out from the cliffs in a north-east direction and would contrast with the more rugged coastline features. There would be no change to the dominant open agricultural character on the cliff tops.	Low	Minor Adverse [Permanent]	Limited scope of mitigation.
Local Landscape Character (LLC) & Local Coastal Character (LCC)	Medium	The proposals would affect the perceived open nature of the landscape and relationship of sea to coastline in Nigg Bay. This would result in a change form, where open exposed shoreline would change to developed quay area. The setting of the Bay and its key features (natural/ exposed) would change.	Very High The proposal would introduce prominent features which would be inconsistent with the existing character and would affect large areas of the landscape.	Major Adverse [Permanent]	Limited scope for mitigation.

17-A.3/4 VISUAL AMENITY

Table 17A.3 and Table 17A.4 summarise the potential effects on selected representative views during site preparation, demolition and construction and operation. Viewpoints with grey shading within the table are the views that are considered to be affected by significant effects and are summarised within Chapter 17 reporting. These tables should be read alongside **Figures 17.4a to 17.4l: Photomontage Viewpoints.**

Table 17A.3: Potential effects on the visual amenity

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 1	View from internal road within Girdle Ness/ Balnagask Golf Course up from club house, looking southeast towards the site.	Golf course users	Medium	During the initial site preparation, and construction phases a number of floating platforms (drilling/ explosives), dredging vessels and service boats would be using the area. This would increase the sea based activity in and around the bay. The construction of the proposed north and south breakwaters would follow the dredging activity. The building of the southern breakwater would be the most visible as it would be seen extending Greg Ness headland. As it extends out, the breakwater would appear to enclose the area of Nigg Bay by creating a visible barrier to the bay mouth. The north breakwater construction activity would just be visible in the centre of the view. The realigned Greyhope Road would also become more prominent within the view as it is currently partial screened. The new highway arrangement would create a junction just below St Fittick's church and the construction of this junction would be visible in the mid ground to the right of the view. Also within this area the construction of the Gatehouse and West Quay would be partially visible (partly obscured by topography). The views out to Girdle Ness lighthouse are free from interruption from this location. However, the temporary construction compound and batching plant would partially interfere with these views.	Medium Construction activities would partially alter the existing mid distance view.	Moderate Adverse (Temporary)
Viewpoint 2	View from footpath along the various coastal walking and cycling trails.	Recreational users	Medium	The view of Nigg Bay is partially screened by Greyhope Road and Breeze Cottage. During the initial stages a larger number of ships using the area would be perceived as dredging takes place, and the building up of the proposed north and south breakwaters. The southern breakwater would be the most dominant within the view as the angle of the breakwater comes off the Greg Ness headland, extending approximately 2 m above sea level. The north breakwater would be just visible behind the corner of Greyhope Road.	Medium Construction activities alter the existing mid distance view.	Moderate Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 3	View from Greyhope Road in front of Sea Breeze Cottage looking south towards the site.	Pedestrians on footpath.	Medium	During the initial stages the larger number of ships using the area would be perceived as dredging takes place, and the building up of the proposed north and south breakwaters. The southern breakwater would be visible within the view as the angle of the breakwater comes off the Greg Ness headland along the horizon, extending approximately 2 m above sea level. The north breakwater would become a dominant feature as it juts out from the shoreline centrally in the view. The North Quay would be out of sight behind the cliffs to the right of the view. The construction of the South-east Pier would be visible as it sits out in the middle of the bay and construction activity on West Quay would be visible in the distance at the base of the cliffs below the Coast Road on Greg Ness headland.	High	Major Adverse (Temporary)
		Motorists on Greyhope Road including Commuters/ residents/ tourists	Medium		High	Major Adverse (Temporary)
		Residents of Sea Breeze Cottage	High		High	Major Adverse (Temporary)
Viewpoint 4	View from car park opposite Nigg Bay off Coast Road looking east into the site.	Stationary motorists, recreational/ tourists purposes	Medium	This area would form part of the site boundary, and part of the North Quay. The car park would be removed, Greyhope Road diverted to join with St Fittick's Road and the Coast Path amended to follow the new road alignment. In front of the view there would be the wide hard standing area of the North Quay reaching up to the shoreline to the north. West Quay is angled towards the south in the direction of water treatment works and would be just in the view at the bottom of Tullos Hill.	High	Major Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 5	View from Coast Road at entrance to treatment works, looking north-east.	Motorists on Coast Road including Commuters/ residents/ tourists	Medium	Dredging works and vessels bringing materials for the breakwaters would be noticeable from this viewpoint. The north breakwater would become a prominent feature along the horizon extending to central position within the view. There would be an oblique view of the South Breakwater extending from the Greg Ness headland. Much of the coastline to the centre right of the image would be retained with minimal intrusion, however the north end of West Quay is apparent as well as North Quay. Just below the Lighthouse the corner of the North Quay turns to the East Quay running parallel with the breakwater. The Coast Road would be retained however the junction with the new harbour entrance and Gatehouse would be visible to the left of the view.	High	Major Adverse (Temporary)
		Workers within treatment works	Very low		Low	Minor Adverse (Temporary)
Viewpoint 6	View from picnic area/ car park off Coast road adjacent to Doonies Rare breeds farm, looking north	Stationary motorists, recreational/ tourists purposes in picnic area	Medium	Doonies Hill screens views to the north. The site and associated activities are not visible from this location.	No change	No Effect
		Tourist/ visitors to Rare breeds farm	Low			
Viewpoint 7	View from coast footpath northeast of Cove Bay settlement, looking north	Recreational users	Medium	The site and associated activities are not visible from this location.	No change	No Effect

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 8	View from Hareness Road looking north-east towards the site	Workers within Altens industrial estate	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists on Hareness Road including commuters, visitors	Low			
Viewpoint 9	View from Tullos Hill looking north-east towards the site	Leisure/recreational users of open space and nature reserve	Medium	Extensive views out over the North Sea. However, site works and construction activity would not be visible from this location due to intervening topography which screen off Nigg Bay. The vantage point provides a view of the headland of Girdle Ness with the Lighthouse. The only visible area during the construction period would be the batch plant and welfare facilities next to Girdle Ness Lighthouse, which would be visible to its western side.	Very Low Due to the effects of topography screening the view. The accommodation camp by the lighthouse on Girdle Ness would be diminished in size due to the distance.	Minor Adverse (Temporary)
Viewpoint 10	View from Abbotswell Crescent looking north-east towards the site.	Residents of Abbotswell Crescent	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 11	View from Abbotswell Crescent looking north-east towards the site.	Residents of Abbotswell Crescent	Very low	From ground level no views into Nigg Bay. During site works and construction the batching plant besides the Girdle Ness Lighthouse and welfare facilities would be partly screened from view as a result of local landform and intervening buildings. The upper storey of the dwellings from this position along Abbotswell Crescent may have an elevated position and views down into Nigg Bay, however the extent of the proposals visible would not be greatly increased due to the distance from the site.	Very Low Some construction related activities would introduce some minor temporary changes in the view.	Negligible

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 12	View from Rockall Place looking east towards the site.	Residents of Rockall Place	very low	Views out to sea, glimpsed through the built form of neighbouring flats. Views of the proposed construction works would be barely visible from this location. Natural screening is also provided by existing vegetation in and around the residential area.	Very Low Occasional glimpse of construction activity	Negligible
Viewpoint 13	View from Balnagask Road looking southeast towards the site	Residents of Balnagask Road	Low	At ground level, partial glimpses of Nigg Bay possible and occasional views between buildings. From some flats with south-west facing windows unobscured views of the site would be possible. Construction activity at the southern and western ends of the development would be visible where glimpsed between buildings. For residents, construction activity would be notable in the view.	Medium Notable alteration to the existing view	Moderate Adverse (Temporary)
		Motorists driving along Balnask Road	Low		Very Low Occasional glimpse of construction activity.	Negligible
Viewpoint 14	View from Balnagask Circle looking east towards the site.	Residents of Balnagask Circle	Low	The construction of the north breakwater would be on the horizon, and would extend from the shoreline adjacent to the Lighthouse. The sea would be just visible beyond the finished height of the breakwater, but construction activity would disrupt this view. The construction work on the North and West Quays would be visible as would the main entrance and gatehouse area. The diverted Greyhope Road as it joins with St Fittick's Road would be barely noticeable, due to the flat nature of the land. The batching plant and welfare facilities next to the Lighthouse would be screened from view due to the topography on the southern side of Girdle Ness.	High Construction activity would be dominant in the view, fundamentally changing the focus and natural characteristics of the view.	Moderate Adverse (Temporary)
		Balnagask Park visitors/users	Low		High Construction activity would be dominant in the view, fundamentally changing the focus and natural characteristics of the view.	Moderate Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 15	View from St Fittick's Road, on edge of Balnagask Golf Course looking south-east towards the site	Motorists traveling eastern towards the Coast Road	Low	During dredging for the new harbour, vessels would be clearly seen within the view. Construction of the breakwaters would also be visible as they contain the extent of Nigg Bay. As the north and south breakwaters are constructed, they would appear to converge at the centre of the bay creating a linear wall feature enclosing the bay. East Quay and south-east Pier would be prominent in the mid distance. The most prominent element in the view would be the Gatehouse and West Quay area located at the current end of St Fittick's Road. North Quay would be screened by intervening landform. The works compound beside the Lighthouse would also be screened from view.	High The view would be fundamentally changed as a result of the proposed development.	Moderate Adverse (Temporary)
Viewpoint 16	View from footpath looking southeast towards the site.	Visitors to St Fittick's Church	Medium	Greyhope Road would be seen with the junction with St Fittick's Road not far south from this view. The most prominent element in the view would be the Gatehouse and West Quay area located at the current end of St Fittick's Road as it creates a larger area of hardstanding. During dredging for the new harbour, vessels would be clearly seen within the view. Construction of the breakwaters would also be visible as they contain the extent of Nigg Bay. As the north and south breakwaters are constructed, they would appear to converge at the centre of the bay creating a linear wall feature enclosing the bay. East Quay and South-east Pier would be prominent in the mid distance. The most prominent element in the view would be the Gatehouse and West Quay area located at the current end of St Fittick's Road. North Quay would be screened by intervening landform. The works compound beside the Lighthouse would also be screened from view.	High The view would be fundamentally changed as a result of the proposed development.	Moderate Adverse (Temporary)
Viewpoint 17	View from unclassified road near Fairley Road looking south- east towards the site	Residents	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists for access to dwellings and bus route	Low			

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 18	View from Kincorth Hill	Leisure/ recreational users of open space and nature reserve	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 19	View from unclassified road near the A90 looking north-east towards the site.	Residents near Tollohill Wood	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists including residents.	Low			
Viewpoint 20	View from Arbroath Way looking north-east towards the site.	Residents along Arbroath Way	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Residents of Kincorth Land Tower	Very low			
Viewpoint 21	View from public footpath adjacent to Esplanade and Beach Ballroom, looking south towards the site.	Pedestrians including residents and tourists.	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 22	View from the Esplanade and public footpath near to Donmouth Nature Reserve at mouth of River Don, looking south-west.	Motorists along Coast Road including Commuters/ residents/ tourists	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Pedestrians	Medium			

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 23	View from Coastal Path CP78 at Greg Ness looking north	Recreational users	Medium	Most of the proposed harbour development would be visible from this location as the viewpoint provides a wide perspective round most of Nigg Bay. In the mid distance on the right is Girdle Ness and the Lighthouse, and on the left, the residential area of Balnagask. The construction compound and batching plant would be visible on the headland. The north breakwater would be seen head on, with the South-east Pier enclosing the bay in the middle of the view. The south breakwater is just out of view to the right. Parts of the West and North Quays would be visible to the left of the view. Dredging activity and then construction of the breakwaters and quays would be in full view from this location. However, the coastal cliffs on the north side of Greg Ness would screen part of West Quay and the South-east Pier would screen parts of North Quay. Therefore the later stages of construction, including the deck structures and tanks would be partly screened. The Gatehouse and new entrance would be just about visible to the left. Dredging and other vessels would be seen at close quarters, entering and leaving the bay from this position.	High Construction activity would form the dominant focus and fundamentally change the view.	Moderate Adverse (Temporary)
Viewpoint 24	View from lay-by on Coast Road, adjacent to signal mast/ View from railway line	Motorists along Coast Road/ Railway users including Commuters/ residents/ tourists	Medium	Dredging works and shipping vessels bringing materials for the breakwaters would be noticeable from this viewpoint. North breakwater would become a prominent feature, enclosing the bay. The construction of North and East Quays would be clearly visible with the expansive concrete deck structures extending out into the bay. South breakwater would be out of sight behind the cliffs to the right of the view. The junction with the new harbour entrance and Gatehouse would be just visible to the left of the view. The construction compound and batching plant would be visible on the headland.	High The view would fundamentally change as a result of the construction activities.	Major Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 25	View from footpath on Tullos Hill looking north-east towards the site	Leisure/recreational users of open space and nature reserve	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 26	View from sea, looking south-west towards the site	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, especially of the western and southern beach and Greg Ness headland. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background. Initial construction activities would be the dredging vessels, drilling rigs and barges bringing in material to construct the breakwaters. As the north breakwater is constructed it would enclose the bay and screen off views of construction activities on the landward side. As the water and composite bulk tanks are built they would appear above the north breakwater. The quayside cranes and lighting columns would also be visible. The south Breakwater would extend out from the land giving an oblique view to the left. The existing buildings around the Girdle Ness Lighthouse would partially screen the construction compound and batching plant on the headland.	High The view would fundamentally change as a result of the construction activities.	Moderate Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 27	View from sea, looking west towards the site.	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, providing views of the whole beach and both Girdle Ness and Greg Ness headlands. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background, with the tower blocks breaking the horizon. Initial construction activities would be the dredging vessels, drilling rigs and barges bringing in material to construct the breakwaters. As the north breakwater is constructed it would enclose the bay and screen off views of construction activities on the landward side. As the water and composite bulk tanks are built they would appear above the north breakwater. The quayside cranes and lighting columns would also be visible. The south breakwater would extend out from the land and would be seen head on. Some of the construction compound and batching plant on the Girdle Ness headland would be visible.	High The view would fundamentally change as a result of the construction activities.	Moderate Adverse (Temporary)
Viewpoint 28	View from sea, looking north-west towards the site	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, especially of the western and southern beach and Greg Ness headland. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background. These tower blocks and others further afield in Aberdeen, break the horizon and bring the urban form into view. Initial construction activities would be the dredging vessels, drilling rigs and barges bringing in material to construct the breakwaters. The south breakwater would extend out from the land cutting off all views into the bay and from this angle would be perceived as joining the two headlands. The height of the breakwater and its proximity to the viewpoint would mean that it would screen construction activities within the new harbour. The quayside cranes and lighting columns would just be visible above the breakwater. The construction compound and batching plant on the headland would be partially visible, but some distance away.	Medium Construction activities would alter the existing mid distance view. However, once the South Breakwater is constructed, all other activity would be screened.	Moderate Adverse (Temporary)

Table 17A.3: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity - Construction Phase						
Viewpoint	Description	Visual Receptors	Sensitivity of Visual Receptor	Description of Effects - Construction	Magnitude of Change	Visual Effect
Viewpoint 29	View from Tullos Circle opposite Torry Academy looking east towards the site	Residents on Tullos Circle and Academics from Torry Academy.	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect

Table 17A.4: Potential effects on the visual amenity

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 1	View from internal road within Girdle Ness/ Balnagask Golf Course up from club house, looking south-east towards the site.	Golf course users	Medium	The south breakwater would be the most visible breakwater from this viewpoint. It would appear to enclose the area of Nigg Bay by creating a visible barrier to the bay mouth. The north breakwater would just be visible in the centre of the view. Tall lighting columns and the occasional crane on West Quay would be visible. The realigned Greyhope Road would also be prominent within the view, although over time the trees planted within St Fitticks Community Park would grow up to obscure the view of the road. The new junction just below St Fittick's church would be just visible in the mid ground to the right of the view. Also within this area the construction of the Gatehouse and West Quay would be partly visible (partly obscured by topography). The views out to Girdle Ness lighthouse are free from interruption from this location. Sea based activity in and around the bay would increase with ships docking and exiting the harbour. Whilst in dock only the upper parts of the ships would be visible whilst docked at the North and East Quays. If a ship is docked at West Quay it would interrupt views towards Greg Ness.	Medium The expansive view would remain with open views out to the headlands and sea beyond. There would be a notable alteration to the centre view as a result of the Southern Breakwater and temporary impact of visiting vessels	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
Viewpoint 2	View from footpath along the various coastal walking and cycling trails.	Recreational users	Medium	The view of Nigg Bay is partially screened by Greyhope Road and Breeze Cottage. The South Breakwater would be the most dominant within the view as the angle of the breakwater comes off the Greg Ness headland, at a height of approximately 2 m above sea level. The north breakwater would be just visible behind the corner of Greyhope Road. Vessels entering and exiting the harbour would be seen in close proximity at this viewpoint.	Medium The expansive view would remain with open views out to Greg Ness and out to sea. There would be a notable alteration to the centre view as a result of the Southern Breakwater and temporary impact of visiting vessels.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 3	View from Greyhope Road in front of Sea Breeze Cottage looking south towards the site.	Pedestrians on footpath.	Medium	The south breakwater would be visible within the view as the angle of the breakwater comes off the Greg Ness headland along the horizon, extending approximately 2 m above sea level. The north breakwater would be the dominant feature as it juts out from the shoreline centrally in the view. North Quay would be out of sight behind the cliffs to the right of the view. The construction of the South-east Pier would be visible as it sits out in the middle of the bay and West Quay would be visible in the distance at the base of the cliffs below the Coast Road on Greg Ness headland.	High	Major Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
		Motorists on Greyhope Road including Commuters/ residents/ tourists	Medium		High	Major Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
		Residents of Sea Breeze Cottage	High		High	Major Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 4	View from car park opposite Nigg Bay off Coast Road looking east into the site.	Stationary motorists, recreational/ tourists purposes	Medium	This area would form part of the site boundary and part of the North Quay. In front of the view would be the wide hard standing area of the North Quay reaching up to the shoreline to the North and West Quay, angled towards the south in the direction of the water treatment works just in the view at the bottom of Tullos Hill. All of the inner harbour area would be visible. However as the viewing area would be removed during construction and the location of the viewpoint would no longer be publically accessible at all times, the operational development of the harbour would have maximum impact on this viewpoint.	Very High Location of viewpoint would not be publically accessible post completion – total loss.	Major Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
Viewpoint 5	View from Coast Road at entrance to treatment works, looking north-east.	Motorists on Coast Road including Commuters/ residents/ tourists	Medium	The north breakwater would become a prominent feature along the horizon extending to central position within the view and blocking views out to sea. Just below the Lighthouse the corner of the North Quay turns to the East Quay running parallel with the breakwater. The new harbour entrance and Gatehouse would be visible to the left of the view. Lighting columns, occasional dockside cranes and the water and composite bulk tanks would all be noticeable within the view. There would be temporary effects arising from vessels entering and exiting the harbour and docking. Ships docked at North and East Quay's would be in the mid distance. If a cruise liner were to dock at West Quay, the view would be obscured.	High The view would be fundamentally changed when compared to the pre-development view.	Major Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
		Workers within treatment works	Very low		Low Most operational activities would not be viewed as the treatment works are screened by bunding and vegetation. However, the view would be altered.	Minor Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 6	View from picnic area/ car park off Coast road adjacent to Doonies Rare breeds farm, looking north	Stationary motorists, recreational/ tourists purposes in picnic area	Medium	Doonies Hill screens views to the north. The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Tourist/ visitors to Rare breeds farm	Low			
Viewpoint 7	View from coast footpath northeast of Cove Bay settlement, looking north	PRoW users	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 8	View from Hareness Road looking north- east towards the site	Workers within Altens industrial estate	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists on Hareness Road including commuters, visitors	Low			
Viewpoint 9	View from Tullos Hill looking north-east towards the site	Leisure/ recreational users of open space and nature reserve	Medium	Extensive views out over the North Sea. However, intervening topography screens off a large part of Nigg Bay. The vantage point provides a view of the headland of Girdle Ness with the Lighthouse. The breakwaters, tall elements within the harbour (tanks/ shipping etc) would only be partially visible.	Low	Minor Adverse (Permanent)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 10	View from Abbotswell Crescent looking north-east towards the site.	Residents of Abbotswell Crescent	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 11	View from Abbotswell Crescent looking north-east towards the site.	Residents of Abbotswell Crescent	Very low	The site and associated activities are generally not visible from this location. However, the upper parts of the dockside cranes and vessels in dock may just be visible.	Very Low The proposed development would introduce change in the existing view that is barely distinguishable from surroundings.	Negligible
Viewpoint 12	View from Rockall Place looking east towards the site.	Residents of Rockall Place	Very low	Natural screening is provided by existing vegetation in and around the residential area. Views out to sea can be glimpsed through the built form of neighbouring flats. The occasional dockside crane, lighting column or part of a breakwater may just be visible. When a vessel is in the harbour the upper parts would be visible within these glimpsed views. If a cruise ship is docked at West Quay, some views out to sea may be obscured.	Very Low Occasional glimpse of dockside infrastructure and temporary views of vessels	Negligible

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 13	View from Balnagask Road looking southeast towards the site	Residents of Balnagask Road	Low	At ground level, partial glimpses of Nigg Bay possible and occasional views between buildings. From some flats with south-west facing windows unobscured views of the site would be possible. Operational activity at southern and western ends the development would be visible where glimpsed between buildings. For residents, dockside infrastructure and operational activity would be notable in the view.	Medium Notable alteration to the existing view.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
		Motorists driving along Balnask Road	Low		Very Low Occasional glimpse of operational activity and dockside infrastructure.	Negligible
Viewpoint 14	View from Balnagask Circle looking east towards the site.	Residents of Balnagask Circle	Low	The north breakwater would be on the horizon and would extend from the shoreline adjacent to the Lighthouse. The sea would be just visible beyond the breakwater, but vessels within the harbour would disrupt this view. The composite bulk and water tanks on the North Quay would be visible as would the main entrance and gatehouse area. The south breakwater would be partly screened from view due to the topography on the southern side of Girdle Ness.	High The new harbour and associated operational activities would be dominant in the view, changing the focus and natural characteristics of the view.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
		Balnagask Park visitors/ users	Low		High The new harbour and associated operational activities would be dominant in the view, changing the focus and natural characteristics of the view.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 15	View from St Fittick's Road, on edge of Balnagask Golf Course looking south-east towards the site	Motorists traveling eastern towards the Coast Road	Low	The north and south breakwaters would appear to converge at the centre of the bay creating a linear wall feature enclosing the bay. East Quay and South-east Pier would be prominent in the mid distance. The most prominent element in the view would be the Gatehouse and West Quay area located at the current end of St Fittick's Road. North Quay would be screened by intervening landform. Vessels docking within the harbour would interrupt the view. A cruise liner docked at West Quay would block views out to sea and of Greg Ness.	High The view would be fundamentally changed as a result of the proposed development.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
Viewpoint 16	View from footpath looking southeast towards the site.	Visitors to St Fittick's Church	Medium	The north and south breakwaters would appear to converge at the centre of the bay creating a linear wall feature enclosing the bay. East Quay and South-east Pier would be prominent in the mid distance. The most prominent element in the view would be the Gatehouse and West Quay area located at the current end of St Fittick's Road. North Quay would be screened by intervening landform. Vessels docking within the harbour would interrupt the view. A cruise liner docked at West Quay would block views out to sea and of Greg Ness.	High The view would be fundamentally changed as a result of the proposed development.	Moderate Adverse (Permanent) (Ships entering and exiting the harbour and whilst stationary at the docks would be a temporary impact)
Viewpoint 17	View from unclassified road near Fairley Road looking south- east towards the site	Residents	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists for access to dwellings and bus route	Low			
Viewpoint 18	View from Kincorth Hill	Leisure/ recreational users of open space and nature reserve	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 19	View from unclassified road near the A90 looking north-east towards the site.	Residents near Tollohill Wood	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Motorists including residents.	Low			
Viewpoint 20	View from Arbroath Way looking north-east towards the site.	Residents along Arbroath Way	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Residents of Kincorth Land Tower	Very low			
Viewpoint 21	View from public footpath adjacent to Esplanade and Beach Ballroom, looking south towards the site.	Pedestrians including residents and tourists.	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 22	View from the Esplanade and public footpath near to Donmouth Nature Reserve at mouth of River Don, looking south-west.	Motorists along Coast Road including Commuters/ residents/ tourists	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
		Pedestrians	Medium			

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 23	View from Coastal Path (CP78) at Greg Ness looking north	Recreational users	Medium	Most of the harbour development would be visible from this location as the viewpoint provides a wide perspective round most of Nigg Bay. In the mid distance on the right is Girdle Ness and the Lighthouse and on the left, the residential area of Balnagask. The north breakwater would be seen head on, with the South-east Pier enclosing the bay in the middle of the view. The south breakwater is just out of view to the right. Parts of the West and North Quays would be visible to the left of the view. The coastal cliffs on the north side of Greg Ness would screen part of West Quay and the South-east Pier would screen parts of North Quay. Therefore some of the operational activities within the harbour would be partly screened. The water and composite bulk tanks, occasional dockside crane and lighting columns would be partly visible above the breakwaters. The Gatehouse and new entrance would be just about visible to the left. Vessels would be seen at close quarters, entering and leaving the bay from this position.	High Operational activity would form the dominant focus and fundamentally change the view.	Moderate Adverse (Permanent)
Viewpoint 24	View from lay-by on Coast Road, adjacent to signal mast/ View from main line railway	Motorists along Coast Road & Rail users including Commuters/ residents/ tourists	Medium	The north breakwater would become a prominent feature, enclosing the bay. North and East Quays would be clearly visible with the expansive concrete deck structures extending out into the bay. South breakwater would be out of sight behind the cliffs to the right of the view. The junction with the new harbour entrance and Gatehouse would be just visible to the left of the view. Vessels within the harbour would disrupt the view of the bay, but views out to sea would still be possible.	High Notable alteration to the existing view	Major Adverse (Permanent)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 25	View from footpath on Tullos Hill looking north-east towards the site	Leisure/recreational users of open space and nature reserve	Medium	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect
Viewpoint 26	View from sea, looking south-west towards the site	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, especially of the western and southern beach and Greg Ness headland. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background. The north breakwater would enclose the bay and screen off views of any harbour side activity. The water and composite bulk tanks would be visible above the North Breakwater. The quayside cranes and lighting columns would also be visible. The South Breakwater would extend out from the land giving an oblique view to the left. Vessels would be seen coming and going from the harbour entrance and would be seen in context with the main harbour area for Aberdeen to the right of the view.	Medium Notable alteration to the existing view	Minor Adverse (Permanent)
Viewpoint 27	View from sea, looking west towards the site.	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, providing views of the whole beach and both Girdle Ness and Greg Ness headlands. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background, with the tower blocks breaking the horizon. The north breakwater would enclose the bay and screen off harbour side activity. The water and composite bulk tanks would appear above the north breakwater. The quayside cranes and lighting columns would also be visible. The south breakwater would extend out from the land and would be seen head on. Vessels would be seen coming and going from the harbour entrance and would be seen in context with the main harbour area for Aberdeen to the right of the view.	Medium Notable alteration to the existing view	Minor Adverse (Permanent)

Table 17A.4: Potential effects on the visual amenity continued

Potential Effects on Visual Amenity – Operational Phase						
Viewpoint	Description	Visual Receptors	Sensitivity	Description of Effects - Operational	Magnitude of Change	Visual Effect
Viewpoint 28	View from sea, looking north-west towards the site	Leisure/tourist users, and other commercial vessels.	Low	The view into Nigg Bay is extensive, especially of the western and southern beach and Greg Ness headland. The three tall blocks of flats and other residential areas in Balnagask are prominent in the background. These tower blocks and others further afield in Aberdeen, break the horizon and bring the urban form into view. The south breakwater would extend out from the land cutting off all views into the bay and from this angle and would be perceived as joining the two headlands. The height of the breakwater and its proximity to the viewpoint would mean that it would screen harbour side activities within the new harbour. The quayside cranes and lighting columns would just be visible above the breakwater. Vessels would be seen coming and going from the harbour entrance and would be seen in context with the main harbour area for Aberdeen to the right of the view.	Medium Notable alteration to the existing view	Minor Adverse (Permanent)
Viewpoint 29	View from Tullos Circle opposite Torry Academy looking east towards the site	Residents on Tullos Circle and Academics from Torry Academy.	Very low	The site and associated activities are not visible from this location.	No change There would be no change in the view.	No Effect