

Table 1: description and assessment of viewpoints and landscapes

Viewpoint	Location	Landscape Character Baseline conditions	Receptors	Visible (Y/N)	Description of extent of effect of approved tower on landscape	Magnitude of Effect	Effect on visual amenity	Change in description	Change in magnitude of effect	Significance of impact on visual amenity - additions/changes from original finding highlighted in red text	Impact Significance additions/changes from original finding highlighted in red text	Cumulative Impact with other towers additions/changes from original finding highlighted in red text
1	Triq Il-Fjorin, Victoria Gardens L/O Ibragg	Landscape of traditional agriculture in the foreground, the urban fabric of San Giljan in the background, with the sea in the far distance. Mercury Towers, Pender Gardens and the Hilton tower impinge on the skyline. Sensitivity: Medium given foreground	Typical townscape, frequented by general public and tourists.	Y	Upper two thirds of the proposed tower visible behind the St. Julians urban massing; close proximity	High	A substantial addition to a townscape dominated by modern urban massing of limited visual amenity	Upper two thirds of the proposed tower visible behind the St. Julians urban massing; more elongated than previous proposal	No change - High	Moderate to major significance (no change)	Moderate to major significance (no change)	Forms a cluster with the existing Pender gardens and Hilton & Mercury Towers, and eventually with the DB Tower. (no change)
2	Triq Ta' Giorni, Ta' Giorni	Townscape of San Giljan, dominated by dense urban massing, with the Mercury tower and Pender Gardens on the skyline. Church tower almost concealed by urban massing. Sensitivity: Low given dominant urban context	Typical townscape, frequented by general public and tourists.	Y	Upper two thirds of the proposed tower visible behind the St. Julians urban massing; close proximity	High	A substantial addition to a townscape dominated by modern urban massing of limited visual amenity	Upper two thirds of the proposed tower visible behind the St. Julians urban massing; more elongated than previous proposal	No change - High	Minor to moderate significance (no change)	Minor to moderate significance (no change)	Forms a cluster with the existing Pender gardens, DB Tower and the Mercury Tower. (no change)
3	Tower Road, Sliema	Townscape: Strategic view from Sliema promenade, with the seascape in the foreground allowing open views, and dense urban massing in the background, including the Hilton & Mercury towers on the skyline. No significant cultural elements in line of sight. Sensitivity: Low given dominant urban context	Typical coastal view, that is constantly in use (general public & tourists).	Y	About the upper half of the tower visible behind the San Giljan urban massing; close proximity	High	A visible addition to a townscape dominated by modern urban massing of limited visual amenity	About the upper half of the tower visible behind the San Giljan urban massing; close proximity	No change - High	Minor to moderate significance (no change)	Minor to moderate significance (no change)	Forms a cluster with the existing Hilton Tower, the Mercury Tower. (no change)
4	Oleander Street C/W Ivo Muscat Azzopardi Street, St Julians	Streetscape in San Giljan, dominated by typical urban fabric including Pender Gardens. No significant cultural elements in line of sight. Sensitivity: Low given dominant urban context	Typical streetscape that is constantly in use (general public & tourists).	Y	Most of the project visible behind the St. Julians urban area; close proximity	High	A substantial addition to a streetscape dominated by modern urban massing of limited visual amenity	A substantial addition to a streetscape dominated by modern urban massing of limited visual amenity	No change - High	Minor to moderate significance (no change)	Minor to moderate significance (no change)	Appears in immediate proximity to Pender gardens (no change)
5	Triq Dragunara, St Julians	Townscape of San Giljan, dominated by dense urban massing, with the Mercury tower in the background. No significant cultural elements in line of sight. Sensitivity: Low given dominant urban context	Typical coastal view, that is constantly in use (general public & tourists).	Y	Upper part of the tower visible behind the St. Julians urban massing; close proximity.	Medium	A visible addition to a townscape dominated by modern urban massing of limited visual amenity	A substantial addition to a streetscape dominated by modern urban massing of limited visual amenity	No change - Medium	Minor to moderate significance (no change)	Minor to moderate significance (no change)	Appears in immediate proximity to Mercury Tower (no change)
6	Martin Luther King Street, Pembroke	Landscape with rocky steppe and garigue in the foreground; urban fabric of Pembroke and San Giljan (Hilton & Mercury towers) dominate the skyline. No significant cultural elements in line of sight. Sensitivity: Medium given foreground	Strategic view from a location that is constantly in use (general public & tourists).	Y	Circa two thirds of the project visible behind the Pembroke urban area	High	A substantial additional detail is added to the urban massing.	Circa two thirds of the project visible behind the Pembroke urban area	No change - High	Moderate to major significance (no change)	Moderate to major significance (no change)	Forms a cluster with the existing Hilton Tower, the DB tower and the Mercury Tower. (no change)

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7	Top of the World, Ghaxqet L-Ghajin, Gharghur	Panoramic view from the Gharghur ridgetop, with the following landscape elements: - rocky garigue and steppe in the foreground - urban areas associated with Bahar ic-Caghaq and Madliena on the ridge, which conceals the harbours urban fabric from view. Cultural elements include the walls and other structures contiguous with Fort Madliena further north. Sensitivity: High given panoramic views and sensitive elements in the foreground	Strategic view from a location that is constantly in use (general public & tourists).	N	Not visible from this location	Absent	None	The top floors of the tower now visible from this location, on the skyline	Medium magnitude as the scale of the proposed development is limited in relation to the extent of visibility, but impinges on the skyline.	Not significant in the original proposal - now Moderate to major significance	Not significant in the original proposal - now Moderate to major significance	Other towers are not visible from this location
8	Belvedere in Triq Misrah Mallia, Valletta	Panoramic view of Marsamxett harbour, with Manoel Island in the foreground. The seascape allows open views, while the landscape is dominated by the dense urban massing of the Gzira-Sliema area. Manoel Island constitutes a significant cultural element, as are views of church spires. Sensitivity: High given panoramic views and sensitive elements of cultural heritage	Strategic view from a location that is constantly in use (general public & tourists).	y	Circa half of the project visible in the distance, behind the Sliema urban massing.	Medium	An additional detail is visible on the skyline behind the Sliema urban massing.	Circa half of the project visible in the distance, behind the Sliema urban massing.	No change - Medium	Moderate significance (no change)	Moderate significance (no change)	Forms a cluster with the existing Hilton Tower, the DB tower and the Mercury Tower. Development on the Tigne peninsula more prominent here.
9	Triq Rinella, Kalkara Bay, Kalkara	Panoramic view of the Valletta bastions and skyline, and coastal seascape. Sensitivity: High given panoramic views and sensitive elements of cultural heritage	Strategic view from a location that is constantly in use (general public & tourists).	N	Not visible from this viewpoint	Absent	None	The top floors of the tower now visible from this location, on the skyline	Medium magnitude as the scale of the proposed development is limited in relation to the extent of visibility, but impinges on the skyline.	Not significant in the original proposal - now Moderate to major significance	Not significant in the original proposal - now Moderate to major significance	Towers in the Sliema area are visible over the Valletta skyline from this viewpoint; towers from the St. Julians area are not visible. Top of the tower now impinges on the skyline.

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10	Mdina Belvedere in Triq Il-Villegaignon, Mdina	Panoramic view, with traditional agriculture dominating the foreground. Distant views are dominated by urban development, with the main conurbation around the harbour areas to the south-east, and the urban mass of Mosta and Naxxar to the west, separated by some limited open spaces. Specific elements: main features are the trees forming part of the Ta Qali complex and along main road. Other elements include sports facilities, and the quarry in Naxxar, and the Hilton tower along the skyline. Cultural elements such as churches can be distinguished, but tend to be subsumed within the urban fabric. Sensitivity: High given panoramic views and sensitive elements in the foreground	Strategic view from a location that is constantly in use (general public & tourists). Sensitivity: High Significance: High	Y	Circa half of the project discernable against the skyline of long-distance view	Low	An additional detail is visible on the skyline/sea	No change	No change	Minor to moderate significance (no change)	Minor to moderate significance (no change)	Forms a cluster with the existing Hilton Tower, the DB tower and the Mercury Tower. (no change)
11	Fort St. Angelo, Vittoriosa	Panoramic view of the iconic Valletta skyline and urban fabric. The foreground is dominated by the marine seascape. Cultural elements such as fortifications and churches can be distinguished, and are an integral part of the visual interest. Sensitivity: High given panoramic views and sensitive elements	Strategic view from a location that is constantly in use (general public & tourists). Sensitivity: High Significance: High	N	Not visible from this location	Absent	None	No change	No change	Not significant	Not significant	Not visible from this location
12	Gardjola Gardens (Senglea)	Panoramic view of the iconic Valletta skyline and urban fabric. The foreground is dominated by the marine seascape. Cultural elements such as fortifications and churches can be distinguished, and are an integral part of the visual interest. Sensitivity: High given panoramic views and sensitive elements	Strategic view from a location that is constantly in use (general public & tourists). Sensitivity: High Significance: High	N	Not visible from this location	Absent	None	No change	No change	Not significant	Not significant	Not visible from this location