

# **C21/0106/40/LL**

**Newid defnydd tir ar gyfer gosod 10 pod gwyliau ynghyd a newidiadau i fynedfa bresennol, creu llecynnau pasio, creu ffordd fynediad mewnol a thirlunio**

**Change of use of land for the siting of 10 holiday pods together with alterations to existing access, creation of passing places, creation of internal access road, and associated landscaping.**

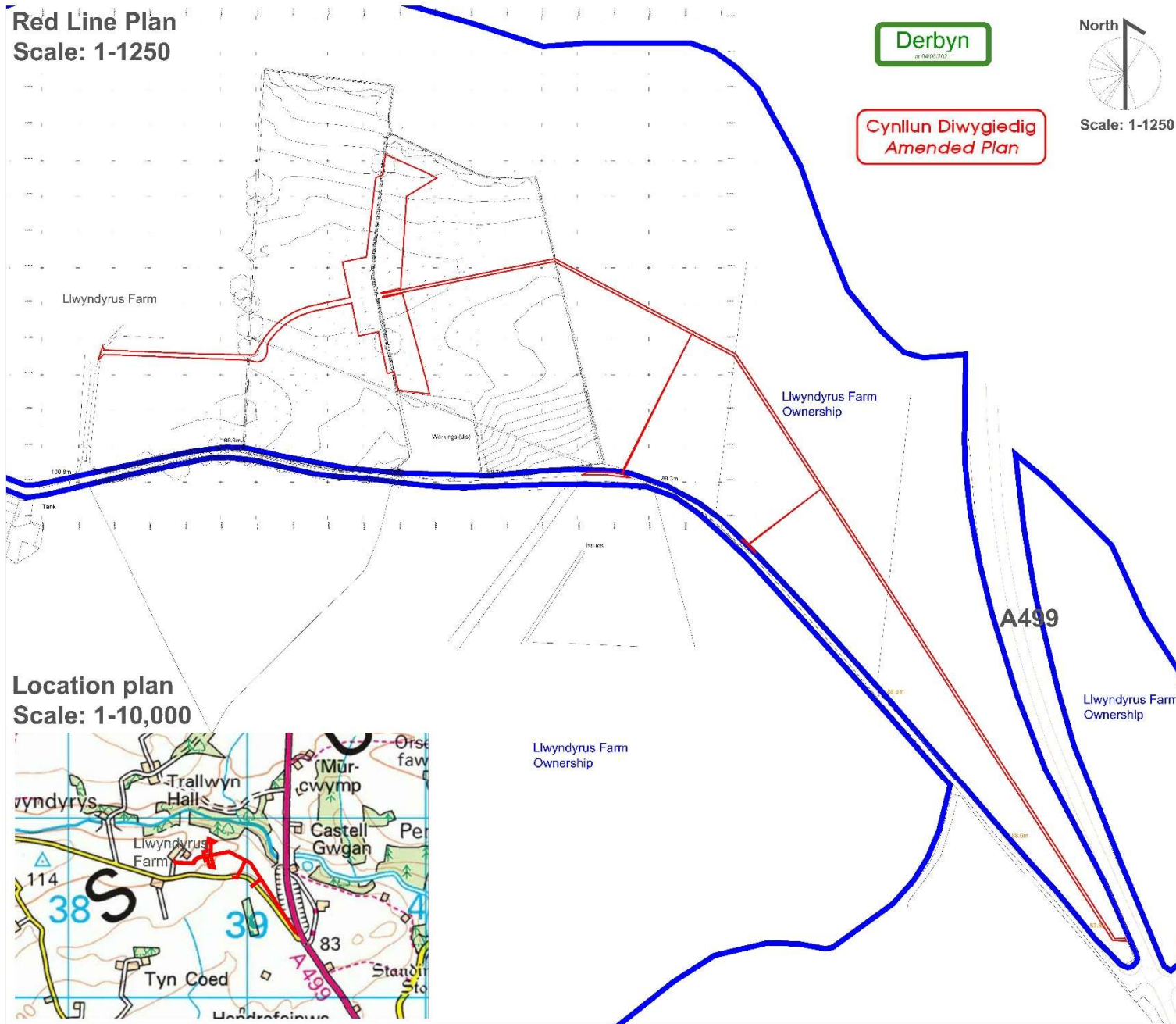
**Fferm Llwyndyrys, Llwyndyrys, Pwllheli, Gwynedd,  
LL53 6RH**

**Red Line Plan**  
Scale: 1-1250



**Cynllun Diwygiedig**  
**Amended Plan**

Scale: 1-1250



**Notes of replication:**  
These drawings are strictly for planning purposes. Do not build from/using these drawings. Consult a qualified engineer to ensure any built/proposed structures and vehicular and pedestrian tracks are fit for purpose.

Rev	Date	By	Notes
B	27-05-2021	RC	Adjustments
A	27-01-2021	RC	Blue Line Added

**Location plan**  
Scale: 1-10,000



Llywydyrus Farm Ownership

Llywydyrus Farm Ownership



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Designed By MH: Richard Cowley 07791585670  
richdesigner@hotmail.com

Job : Llywydyrus Farm  
Glamping  
Drawing Title: Red Line Plan  
Scale: Various@A1  
Status: Planning  
Drawn by: RC  
Date: 20-01-2021  
Revision: B  
Drawing Number: MH-082-01

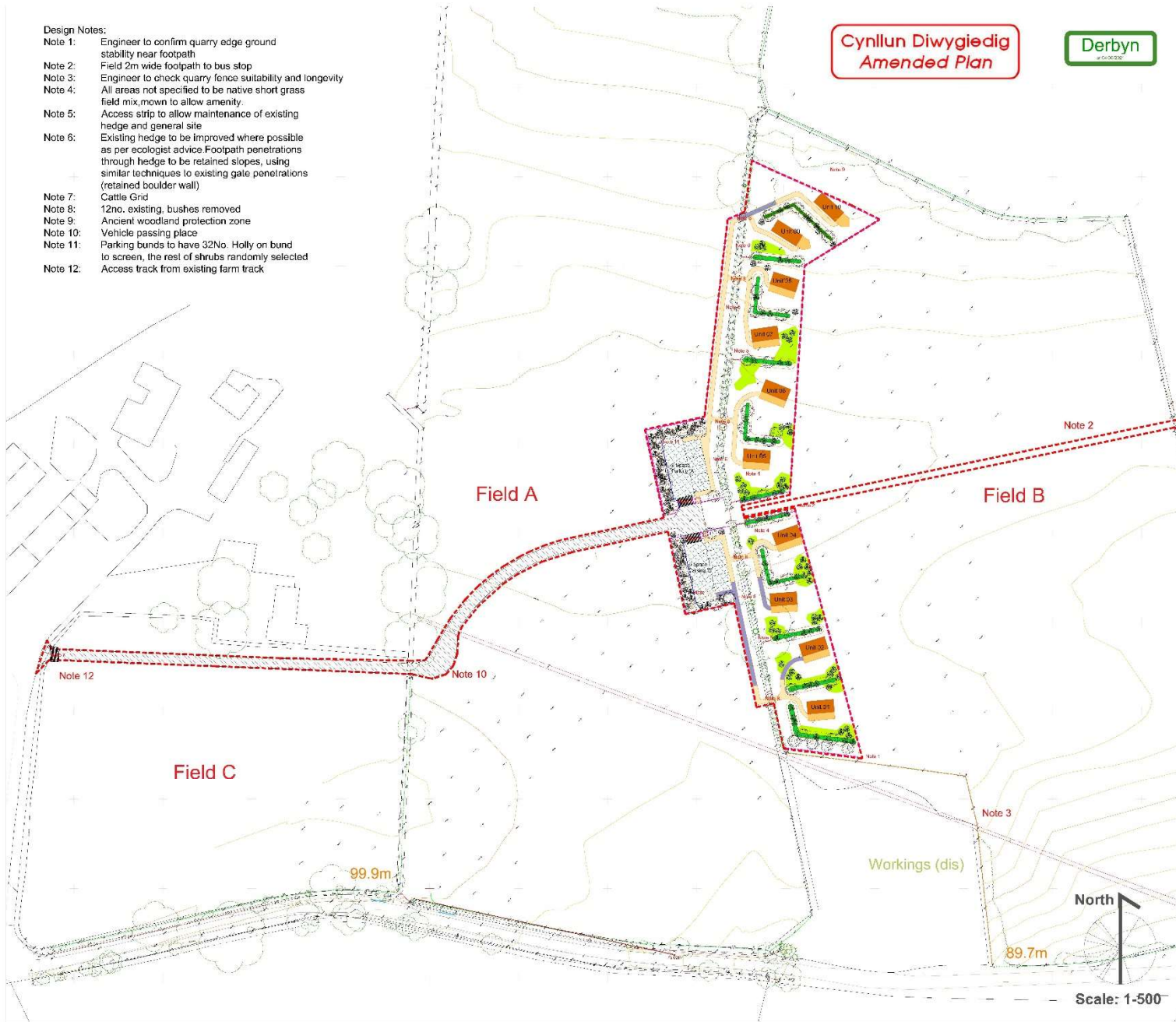
**Design Notes:**

- Note 1: Engineer to confirm quarry edge ground stability near footpath
- Note 2: Field 2m wide footpath to bus stop
- Note 3: Engineer to check quarry fence suitability and longevity
- Note 4: All areas not specified to be native short grass field mix, mown to allow amenity.
- Note 5: Access strip to allow maintenance of existing hedge and general site
- Note 6: Existing hedge to be improved where possible as per ecologist advice. Footpath penetrations through hedge to be retained slopes, using similar techniques to existing gate penetrations (retained boulder wall)
- Note 7: Cattle Grid
- Note 8: 12no. existing bushes removed
- Note 9: Ancient woodland protection zone
- Note 10: Vehicle passing place
- Note 11: Parking bunds to have 32No. Holly on bund to screen, the rest of shrubs randomly selected
- Note 12: Access track from existing farm track

**Cynllun Diwygiedig  
Amended Plan**



Refer to drawings:  
 MH-082-02 Masterplan  
 MH-082-03 Detailed Layout  
 MH-082-04 Planting Spec  
 MH-082-05 Typical Section  
 MH-082-06 Sustainable Travel



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**Designer Notes:**  
 Sensitive located units that have substantial native tree planting to improve the biodiversity.

Rev	Date	By	Notes
E	20-06-2021	RC	Path Aligned
D	18-05-2021	RC	Extra planting and screening
C	31-03-2021	RC	Unit adjustments and roads
B	27-01-2021	RC	Unit Adjustments
A	26-01-2021	RC	Highway added

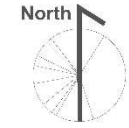


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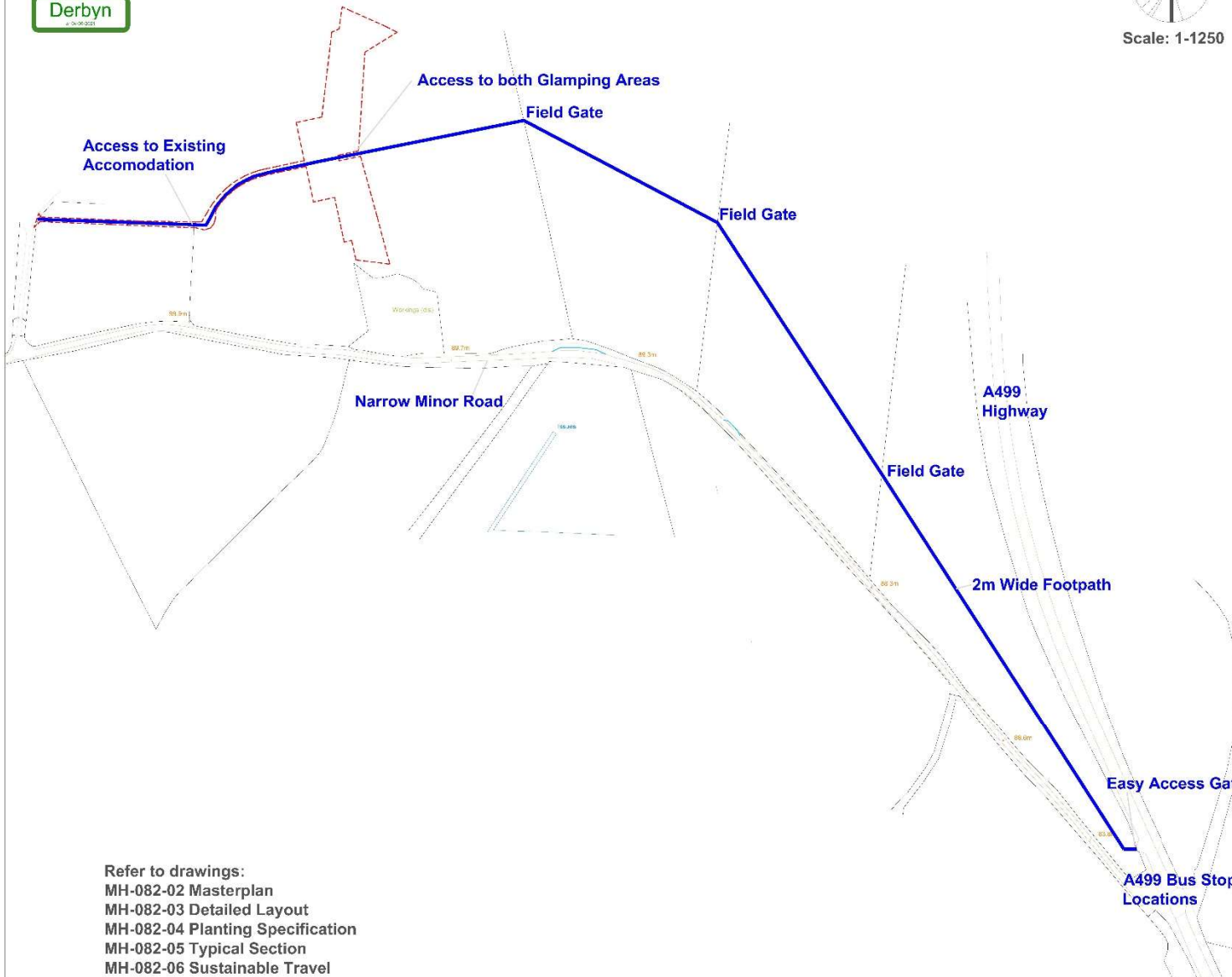
Job : Llwyrnyrus Farm  
 Glamping  
 Drawing Title: Masterplan  
 Scale: 1-500@A1  
 Status: Planning  
 Drawn by: RC  
 Date: 20-01-2021  
 Revision: E  
 Drawing Number: MH-082-02

Cynllun Diwygiedig  
Amended Plan

Derbyn  
15/09/2021



Scale: 1-1250



Refer to drawings:  
MH-082-02 Masterplan  
MH-082-03 Detailed Layout  
MH-082-04 Planting Specification  
MH-082-05 Typical Section  
MH-082-06 Sustainable Travel

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Rev	Date	By	Notes
A	27-05-2021	RC	Adjustments

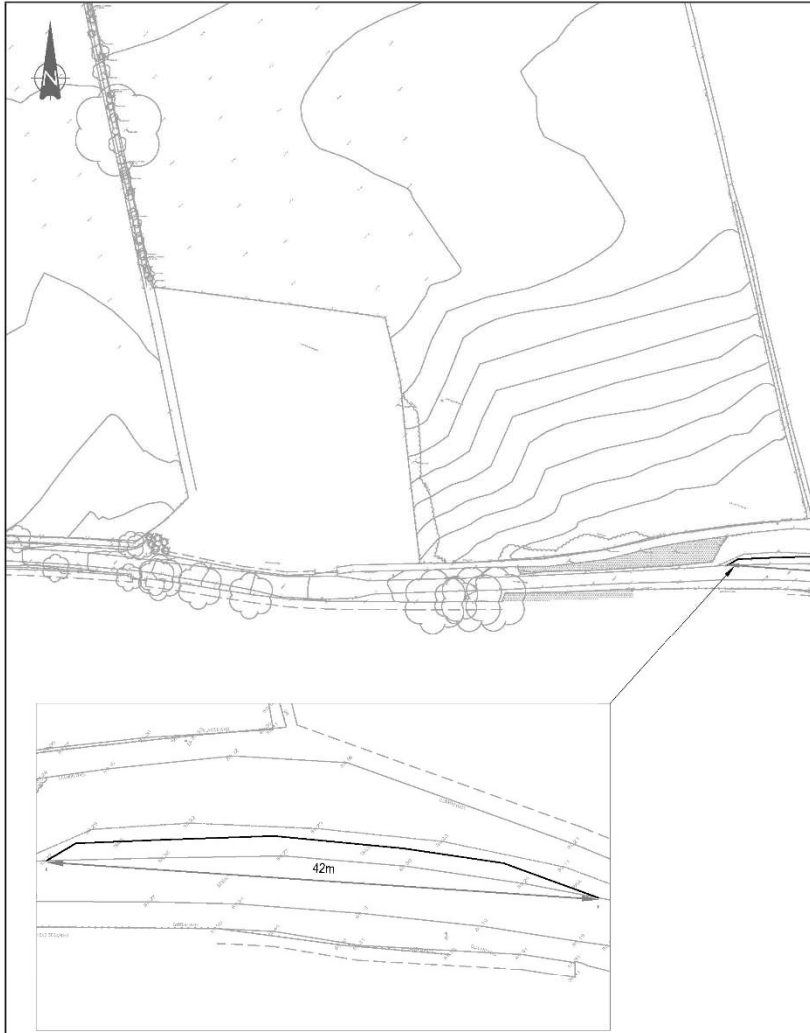


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Designed By MH: Richard Cowley 07791585670  
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Job :	Llwyndyrus Farm Glamping Sustainable Site
Drawing Title:	Access Plan
Scale:	1-1250@A1
Status:	Planning
Drawn by:	RC
Date:	20-01-2021
Revision:	A
Drawing Number:	MH-082-06

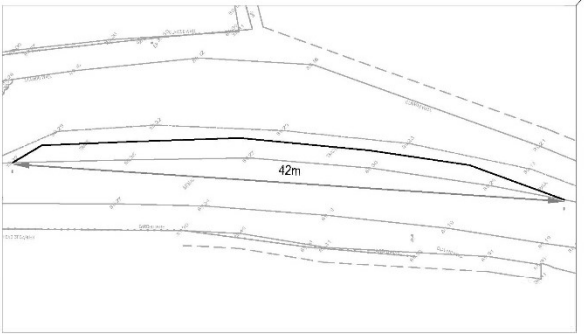




# Cynllun Diwygiedig Amended Plan

Derbyn  
as 04/06/2021

Existing farm gate set back from carriageway, space available for a vehicle to wait. Area to be formalised with new road surfacing (tarmac/hardcore) - detail TBC



KEY: ——— PROPOSED ROAD EDGE

P03	Updated to include farm gate	31/03/21	JA	DJ
P02	Updated TOPO	18/01/21	HD	DJ
Rev:	Description:	Date:	By:	Chkd:

GENERAL NOTES:



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Project:	LLWYNDYRUS FARM		Status:	PRELIMINARY	
Dwg Title:	PROPOSED PASSING PLACES		Drawn By:	HD	Checked By: DJ
			Designed By:	HD	Date: 31/03/21
			Scale:	1:1000	
Project No:	Originator:	Volume:	Level:	Type:	Role: Category / Number: Rev:
076319 - CUR - 00 - XX - DR - TP -					75002 - P03

I:\076319 - Llwyndyrus Farm\04-Production\AA-Models-Drawings\TP-CAD\075

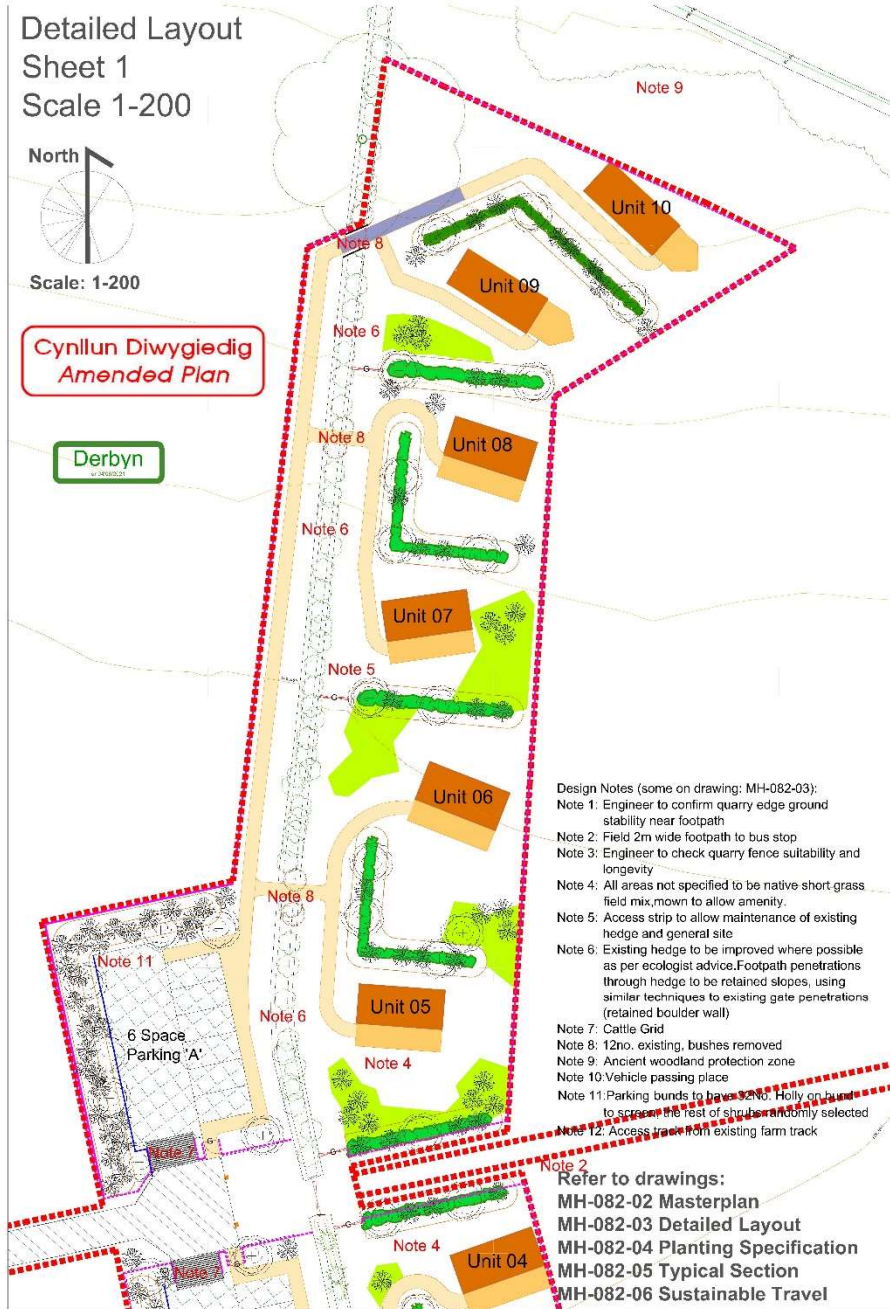
Detailed Layout  
Sheet 1  
Scale 1-200



Scale: 1-200

Cynllun Diwygiedig  
Amended Plan

Derbyn



- Design Notes (some on drawing: MH-082-03):
- Note 1: Engineer to confirm quarry edge ground stability near footpath
  - Note 2: Field 2m wide footpath to bus stop
  - Note 3: Engineer to check quarry fence suitability and longevity
  - Note 4: All areas not specified to be native short grass field mix, mown to allow amenity.
  - Note 5: Access strip to allow maintenance of existing hedge and general site
  - Note 6: Existing hedge to be improved where possible as per ecologist advice. Footpath penetrations through hedge to be retained slopes, using similar techniques to existing gate penetrations (retained boulder wall)
  - Note 7: Cattle Grid
  - Note 8: 12no. existing bushes removed
  - Note 9: Ancient woodland protection zone
  - Note 10: Vehicle passing place
  - Note 11: Parking bunds to have 92%o. Holly on bunds to screen the rest of shrubs and only selected to screen the rest of shrubs and only selected
  - Note 12: Access track from existing farm track

Refer to drawings:  
MH-082-02 Masterplan  
MH-082-03 Detailed Layout  
MH-082-04 Planting Specification  
MH-082-05 Typical Section  
MH-082-06 Sustainable Travel

Key

- Site boundary
- Proposed stock proof fencing
- Existing quarry fencing
- Proposed gate
- Proposed wooden sign post next to car parking areas
- Deck
- LUSHNA Suite Mezzanine Lux
- Deck
- Glamping Units

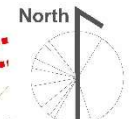
Refer to drawings:  
MH-082-02 Masterplan  
MH-082-04 Planting Specification



- Compacted crushed local stone aggregated vehicle track
- Re-enforced grass car parking bays 4m x 2.8m
- Compacted crushed local stone aggregated 1.2m wide footway
- Compacted crushed local stone 'No Dig Footpath' detail as per report: 21/AIA/Gwynedd/32
- Existing mature trees, thick under storey and hedgerows
- Proposed native tree (see planting schedule)
- Proposed native small/medium bush (see planting schedule)
- Proposed native hedge mix (see planting schedule)
- Proposed long grass wildflower area (see planting schedule) See Note 4
- Re-enforced 2m wide pedestrian footpath (see planting schedule)
- Cloddiau inspired earthworks 1m high, 0.8m wide top regraded soil sloped mounds with native hedge shrub mix, native hedge seed mixes and spot bush/tree planting (see planting schedule)

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Rev	Date	By	Notes
E	20-05-2021	RC	Path Alligned
D	18-05-2021	RC	Extra planning and screening
C	19-03-2021	RC	Unit Adjustments
B	27-01-2021	RC	Unit Adjustments
A	26-01-2021	RC	Highway added



Scale: 1-200

Detailed Layout  
Sheet 2  
Scale 1-200



Designed by MH: Richard Cowley 07791585670 richdesigner@hotmail.com

Job : Llwyndyr Farm Glamping  
Drawing Title: Detailed Layout  
Scale: 1-200@A1  
Status: Planning  
Drawn by: RC  
Date: 14-01-2021  
Revision: E  
Drawing Number: MH-082-03



**Cynllun Diwygiedig  
Amended Plan**

**Derbyn**



**Planting Specification Notes**

**Site Preparation**

Remove vegetation as necessary, stripping back land for cultivation.

**Trees**

Follow the BAU guidelines on the planting of trees. Plant standard trees into prepared pits, allowing at least 100mm wider and 100mm deeper than existing root structure, with sides roughened to allow optimum root growth and drainage of pit. Large stones and unwanted vegetative material to be removed. Tree pits to be backfilled with 180 ltr of tree planting compost mixed with excavated topsoil.

**Tree Staking**

Standard trees shall be provided with one tree stake. The overall length of the stake shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes are to be hammered into the ground before the tree is positioned in the pit. Each stake shall be white sections of softwood timber of 75 mm top diameter, pooled and pressure treated in accordance with BS 4072. A 100mm x 30mm section cross spar shall be fixed to the posts with galvanised nails. Ties shall be of a type approved by the Employer. One tie to be a rubber strap overlapped and fixed to the timber cross spar by galvanised clout nails. A rubber collar shall ensure that tree and stake do not touch in any place. Inspect stakes and tree ties once a year for 3 years, replacing any faulty units. Or similar approved.

**Hedge Planting**

Hedge plants to be transplants BS 3936 Part 1 with amendments by H.T.A., B.A.I., J., and N.F.U. To be 600-900mm high approx 7 plants per linear metre, notch planted. All cultivated areas to be 450mm wide, 300mm in depth. All vegetation in cultivated areas (including existing retained trees) to be felled prior to cultivation. Mutch to be 50-75mm deep sterilised spent mushroom compost or similar material to the approval of the supervising officer. To be applied after planting. Any earthworks to be allowed to settle before planting.

**Notch Bareroot/Hedgerow Planting**

Notch planting in a L, L, H cut, sufficient to accommodate whole root structure at a sufficient depth for total coverage. One planted free up notch, culling up. Whip planting to use tree shotters 0.6m high, 80mm green plastic tree shotters pegged into the ground with a stake. Ensure free natural movement of tree, checking there is no restriction to natural growth.

Larger standard trees to have 24" x 38mm spiral rabbit installed around base of tree. All standard trees to have 500m radius from stem, 75mm thick medium grade bark mulch, to be topped up to 75mm deep once a year for 3 years.

**Maintenance**

Replace any tree stock which has either failed/died or struggling with a like for like replacement after first year. Water when necessary in the first year until tree is established. All trees and shrubs to be inspected and pruned where necessary to ensure the healthy growth of stock for 5 years annually. After 5 years where appropriate thin trees to allow stronger specimens to establish.

Remove weeds by hand 5 times a year for 3 years around base of new trees in a 500mm radius from trunk.

**Plants/Trees - General**

Condition: Materially undamaged, sturdy, healthy and vigorous.  
Appearance: Of good shape and without elongated, hooked.  
Hardiness: Grown in a suitable environment and hardened.  
Health: Free from pests, diseases, discoloration, weeds and physiological disorders.  
Root system and condition: Balanced with branch system.  
Standard: The National Plant Specification.  
Species: True to name, native.  
Origin/Provenance: British grown.  
Definition: Origin and Provenance have the meaning given in the National Plant Specification.  
All which tree planting to be protected by rabbit guards.

**Wildflower Mixes**

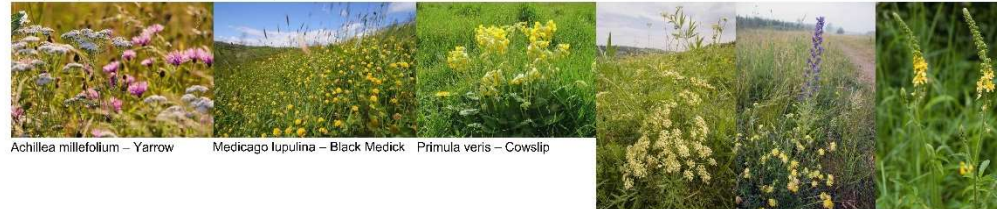
Seed Mixes See Key Detailed Layout MH 082 03  
Woodland Seed Mix for proposed and existing hedges where appropriate.  
Emorsgate EG1 'grass mixture for hedgerow and woodlands'. EG1 is a simple combination of low growing grasses that produce a short, open 'flower friendly' or similar approved by onsite ecologist.

Native Amenity Grass Mix: See Key Detailed Layout MH 082 03  
Seeding of grass open areas not keyed, using a mix containing wild flowers with benefits for pollinating insects. Emorsgate EM2 mix is a general mix available from Emorsgate, applied at a rate of 4g/m<sup>2</sup>. The bulk of the open space is likely to be mown regularly however the margins could be cut annually to develop a rich flora or similar approved by onsite ecologist.

Wildflower Area Mix: See Key Detailed Layout MH 082 03  
Emorsgate EM3P - SPECIAL GENERAL PURPOSE WILD FLOWERS  
This mixture contains a very wide range of flower species. It is useful for adding diversity to a site where conditions vary across it or similar approved by onsite ecologist. Existing grass land must NOT be sprayed off and should be kept.

All mixes to be planted, at rates per square metre and maintained as recommended by ecologist and seed mix producer.

**Example of plants in EM3 Special General Purpose Meadow Mixture**



Achillea millefolium – Yarrow      Medicago lupulina – Black Medick      Primula veris – Cowslip

Silaum silaus Pepper Saxifrage      Echium vulgare Viper's Bugloss      Agrimonia eupatoria Agrimony

**Native Hedgerow Mix**

Plant in a double staggered row at 7 per linear metre. 181 Lm total

Species	Common Name	Size	%mix	Total
Corylus avellana	Hazel	1+1 transplant 60-90	10%	127
Crataegus monogyna	Hawthorn	1+1 transplant 60-90	20%	254
Ilex aquifolium	Holly	1+1 transplant 60-90	10%	127
Prunus avium	Cherry	1+1 transplant 60-90	10%	127
Prunus spinosa	Blackthorn	1+1 transplant 60-90	20%	254
Rosa canina	Dog rose	1+1 transplant 60-90	10%	127
Sambucus nigra	Elder	1+1 transplant 60-90	10%	127
Sorbus aucuparia	Rosalea	1+1 transplant 60-90	10%	127

**Native Individual Tree Planting**

Plant in positions as indicated on drawing, randomly selecting varieties. Total 43 trees plus 10 extra for existing hedges.

Species	Common Name	Size	Girth	Total
Botula pendula	Silver Birch	BR 2.5-3m	6-8	5
Sorbus aria	White Beam	BR 2.5-3m	6-8	14
Sorbus aucuparia	Mountain Ash	BR 2.5-3m	6-8	17
Quercus petraea	Sessile Oak	BR 2.5-3m	6-8	17

**Native Shrub Mix**

Plant in positions as indicated on drawing, randomly selecting varieties, except in parking areas see Note 11. Total 136

Species	Common Name	Size	%mix	Total
Corylus avellana	Hazel	1+1 transplant 60-90	5%	4
Crataegus monogyna	Hawthorn	1+1 transplant 60-90	15%	4
Ilex aquifolium	Holly	1+1 transplant 60-90	10%	49
Prunus avium	Cherry	1+1 transplant 60-90	5%	6
Prunus spinosa	Blackthorn	1+1 transplant 60-90	15%	12
Rosa canina	Dog rose	1+1 transplant 60-90	10%	9
Sambucus nigra	Elder	1+1 transplant 60-90	15%	12
Sorbus aucuparia	Rosalea	1+1 transplant 60-90	5%	4
Prunus padus	Bird cherry	1+1 transplant 60-90	5%	4
Viburnum opulus	Guelder rose	1+1 transplant 60-90	10%	9
Malus sylvestris	Cribb apple	1+1 transplant 60-90	15%	9

"Wild plants are important. They clothe our landscape, support all animal life, and maintain our environment and climate in good order. Wild plants exist in their natural form; they and the plant communities in which they grow are a precious living link with the past and to the history of the British Isles." Emorsgate

Refer to drawings:  
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**MH-082-03 Detailed Layout**  
**MH-082-04 Planting Specification**  
**MH-082-05 Typical Section**  
**MH-082-06 Sustainable Travel**

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**Designer Notes:**  
 Sensitive located units that have substantial native tree planting to improved the bio-diversity.

Rev	Date	By	Notes
A	27-05-2021	RC	Amended for Masterplan 'E'



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Job : Llwyndyrus Farm Glamping  
 Drawing Title: Planting Spec  
 Scale: 1-500@A1  
 Status: Planning  
 Drawn by: RC  
 Date: 20-01-2021  
 Revision: A  
 Drawing Number: MH-082-04

































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