
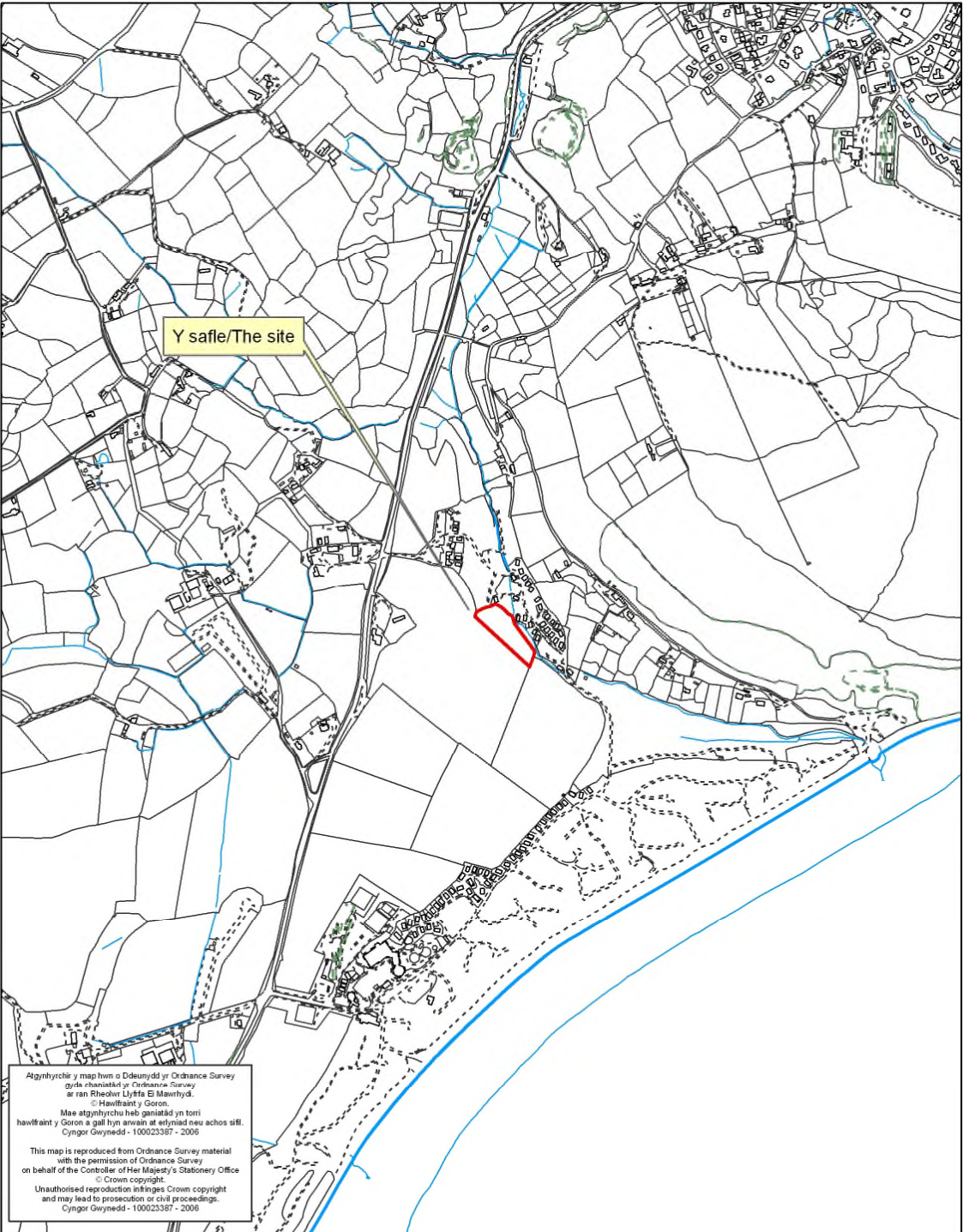


Number: 4

 Rhif y Cais / Application Number : C14/0772/39/LL
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PLANNING COMMITTEE	DATE: 02/03/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C14/0772/39/LL
Date Registered: 08/08/2014
Application Type: Full - Planning
Community: Llanengan
Ward: Abersoch

Proposal: CHANGE OF PART OF USE OF A FIELD TO EXTEND THE BOUNDARY OF A CARAVAN SITE TO RELOCATE SIX HOLIDAY CARAVAN PITCHES AND LOCATE FOUR ADDITIONAL HOLIDAY CARAVANS, TOGETHER WITH LANDSCAPING AND ENVIRONMENTAL IMPROVEMENTS

Location: HAULFRYN TALYFAN, ABERSOCH, PWLLHELLI, LL537UD

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

1. Description:

1.1 On 3 November 2014 the Planning Committee resolved to postpone a decision on the application in order to give consideration to amended plans and to undertake a site visit. The site visit was conducted on 24 November 2014.

1.2 The proposal involves changing the use of part of a field to extend the boundary of the existing holiday caravan site in order to re-locate six static holiday caravans from the existing site together with the siting of four additional static holiday caravans. The proposal would involve re-locating six static holiday caravans from higher ground within the boundary of the existing holiday caravan site to the application site which is located on lower ground. Two specific caravans have been identified to be re-located and four groups of other caravans have been identified. One caravan from each group will be re-located. This application is part of a scheme to upgrade the entire caravan site. The proposal therefore includes an intention to extend the boundary of the site in order to site a total of ten static caravans (six caravans from the existing site and four additional caravans). The proposal would involve creating additional space within the existing caravan park and between units along with the siting of static holiday caravans of higher quality on the land. As part of the proposal, it is intended to landscape along the boundary (approximately 130 metres long) of the proposed extended land site along with blocks and bands of planting between units and in the centre of the site. This landscaping would include a mixture of species including blackthorn, wild cherry, hazel, hawthorn, holly and ash. It is also intended to landscape within the existing site. This landscaping includes bands of landscaping to the front of terraces which run from north to south through the caravan site. These landscaping bands would vary in length from approximately 60 metres to approximately 110 metres. Where space allows, it is intended to include a traditional stone wall and plant in the centre of it and in those parts which are more limited it is intended to use a post and rail fence with the planting located along the fence line. It is also intended to have blocks of additional landscaping in other parts within the existing caravan park. Also, as part of the improvements, it is intended to strengthen the planting along the boundary of the field adjacent to the A499 from where part of the Talyfan caravan site is currently seen while travelling along the A499. Since the application was submitted the layout of the site has been amended so that the holiday caravans on the extended site are located further away from the existing caravans in the existing caravan park. In light of moving the proposed holiday caravans further away, the route of the road that would service the extended site has also been re-located further away from the existing caravans enabling the inclusion of further landscaping between the current and proposed caravans.

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1.3 The site is located in the countryside near the A499 between Abersoch and Llanbedrog. The site is located within an Area of Outstanding Natural Beauty. The application site currently forms part of a field which is located at the bottom of an incline and is therefore on a lower level than the majority of the existing caravan site. There is permission to site 118 static holiday caravans on the site currently.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

B8 - THE LLŶN AND ANGLESEY AREAS OF OUTSTANDING NATURAL BEAUTY (AONB) - Safeguard, maintain and enhance the character of the Areas of Outstanding Natural Beauty by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features of the site in accordance with the statutory requirements of the Countryside and Rights of Way Act 2000.

POLICY B27 – LANDSCAPING SCHEMES - Ensure that permitted proposals incorporate high quality soft/hard landscaping which is appropriate to the site and which takes into consideration a series of factors aimed at avoiding damage to recognised features.

POLICY B29 – DEVELOPMENT ON LAND AT RISK OF FLOODING - Manage specific developments in the C1 and C2 flood zones and direct them towards suitable land in zone A unless they conform with a series of criteria relevant to the features on the site and to the purpose of the development.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY D17 – UPGRADING OF EXISTING STATIC HOLIDAY CARAVAN AND HOLIDAY CHALET SITES - Proposals to upgrade existing static holiday caravan and chalet sites through minor extensions, relocations, small increase in numbers, exchanging touring pitches for static holiday caravan units will be approved if they conform to criteria regarding improving the range and quality of accommodation and facilities; substantial and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape; and the increase in numbers is commensurate with the scale of any improvements to the site.

Supplementary Planning Guidance – Holiday Accommodation (2011)

2.3 National Policies:

Planning Policy Wales, 7th Edition, November 2014
 Technical Advice Note 13 – Tourism

Technical Advice Note 15 – Development and Flood Risk

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3. Relevant Planning History:

3.1 There is considerable history to the application site and the most recent applications were:-

C06D/0116/39/LL – Extend holiday period for static caravan site to ten and a half months from 1 March of one year to 10 January the following year - approved 17 May 2006.

C14/0306/39/LL - Amend condition 3 of planning permission C06D/0116/39/LL in order to use the site for holiday use throughout the year - approved 26 June 2014.

4. Consultations:

Community/Town Council: Object based on an already excessive number of caravans on site, but there is support to re-locating.

Transportation Unit: It is not intended to make a recommendation as it is supposed that the proposed development would not have a detrimental impact on any road or proposed road.

Welsh Water: Suggest that conditions relating to surface water, foul water and land drainage be included on any permission.

Caravan Officer: Approve. It is believed that approving this application would lead to cohesion on areas within the site that need cohesion.

AONB Unit: Talyfan is a significant holiday park between Abersoch and Llanbedrog on the southern coast of the Llŷn Peninsula. The site is visible from some parts locally and is prominent from nearby high ground and in particular Mynydd Tir y Cwmwd and the National Coastal Path on that land. The Warren Holiday Park is nearby which is also of a significant size.

The site is within the Area of Outstanding Natural Beauty and paragraph 5.3.6 of Planning Policy Wales (2014) states “National Parks and AONBs are of equal status in terms of landscape and scenic beauty and both must be afforded the highest status of protection from inappropriate developments. . . In National Parks and AONBs, development plan policies and development control decisions should give great weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of these areas.”

The proposal to upgrade the terraces, provide better landscaping and to select less glaring colours for the units is supported. However, the proposal in question would involve extending the boundary of Talyfan Holiday Park to agricultural land in the countryside. This would increase the surface area of a site which is already significant in a national protected landscape. Therefore, there is concern that the development will increase the impact of Talyfan Holiday Park on the character and views of the AONB, contrary to national and local policies.

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- Fire Officer: No observations.
- Natural Resources Wales: Referring to the Flood Consequence Assessment (Thomas Mackay Ltd, Talyfan Holiday Park, Abersoch, dated January 2015) in response to our letter dated 11 December 2014. The Flood Consequence Assessment has shown that the consequence of floods on the site of the application can be controlled in an acceptable manner. Therefore, we withdraw our objection to the proposal.
- Biodiversity Unit: The proposal to extend the site into agricultural grazing land has been improved. This is of very low biodiversity value. I am supportive of the proposal to plant a new hedge of indigenous trees on the new boundary. I have no biodiversity related concerns regarding the work and no further observations to make.
- Drainage Unit (Gwynedd Consultancy): Not received.
- Public Consultation: A notice was posted on the site and nearby residents were notified. The notice period has come to an end and several objections to the proposal were received, but three of those objections have recently been withdrawn. The objections on grounds of material planning matters include:
- A need to safeguard the AONB.
 - Not a small extension.
 - The proposal does not offer significant or permanent improvements to the design, layout and appearance of the site and its setting in the landscape.
 - Proposal to re-locate less desirable plots which is therefore more problematic for the applicant to ensure that they are sold.
 - The stream between the field and the caravan site forms a natural boundary.
 - A loss of agricultural land.
 - No benefit for the economy or the area.
 - Affects water voles.
 - Flood matters that would worsen as a result of creating hard standings, parking spaces and an additional road.
 - The proposal places more pressure on infrastructure provisions such as sewerage, drains, electricity and gas which are already under pressure.
 - The applicant could upgrade units in their existing plots and within the boundary of the existing site.
 - Misleading pictures have been submitted as part of the application which show the Warren site and not Talyfan.
 - Loss of privacy for some of the existing caravans at Talyfan.
 - Noise and disturbance during the construction period.
 - Safety matters as more traffic would be using the

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road through the caravan site.

The following observations were also received that are not material planning matters:

- Losing the view of open fields from the existing caravans near the boundary of the extended site.
- Individual caravan owners on site have not been informed of the application.
- Matters involving caravan contract/licence with the applicant.
- A desire to increase the size of the business is behind the application.

5. Assessment of the material planning considerations:

The principle of the development

5.1 There are several policies within the Gwynedd Unitary Development Plan that are relevant in determining the application. The main policy to consider when assessing the principle of the development is policy D17. The policy permits applications for upgrading existing static sites, minor extensions to the land area, relocating units or for a minor increase in numbers provided that the three relevant criteria can be conformed to. The proposal includes an intention to relocate units from prominent locations to less conspicuous locations, an increase in the number of holiday static caravan units and also an extension to the land area of the site. The policy does not refer to the percentage increase in terms of land area. The extension would be an increase of around 11% of land area and therefore in context of the current site it would not be a substantial extension to the existing site. It is therefore considered that the proposed extension to the land area of the site would be a small extension to the site.

5.2 **Point 1 of the Criteria:** that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site. The proposal involves re-locating six caravans from the existing caravan park to a part of a field which is adjacent to the site along with the siting of four additional caravans. Approving the application would mean that additional landscaping would be undertaken within the application site and on its boundary, within the existing caravan site and in particular on some of the terraces and also near a field which is in the applicant's ownership and abuts the A499. Re-locating six caravans would also mean that there would be more space between existing caravans. Also, as part of the programme to upgrade the site, it is intended to exchange the outdated holiday caravans which are of a light colour for more modern units. These new caravans would be of environmental colours and a condition could be imposed on the planning permission in terms of agreeing on the exact colour. Therefore, it is considered that the proposal demonstrates an attempt to improve the range and quality of facilities and experiences offered to visitors in accordance with the requirements of criterion 1.

5.3 **Point 2 of the Criteria:** that the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape. The proposal will involve adding to the landscaping within and around the site. The site is fairly extensive and it is understood that this is part of an attempt to upgrade and enhance the site. The application site is located near the boundary of the existing caravan park. The land which is to be extended measures approximately 130 metres x 35 metres. This land is

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on an incline with the land in its entirety on a lower level than the majority of the existing caravan site and the application site itself falls approximately 4 metres from the north-western end to the south-eastern end. The proposal would therefore enable the re-location of units from more prominent sites on the terraces to the lower land which is the subject of this application. It is intended to undertake extensive landscaping within and on the outskirts of the application site using indigenous species. Due to its location on lower ground and the intention to landscape, it is not considered that the proposal would affect the setting of the caravan site in the landscape. As previously noted, it is also intended to undertake additional planting along the terraces and add a band of trees and hedges on the boundary of the field which is located adjacent to the A499 and which would be a means of improving distant views of the site from the A499. It is therefore considered that the proposed landscaping would be of assistance to improve the quality and image of the caravan park in the landscape. The proposal would also be a means of improving the internal appearance of the site for its users. It is considered that the proposal complies with criterion 2 of policy D17.

- 5.4 **Point 3 of the Criteria:** that any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site. The existing planning permission for the site is for 118 static caravans and increasing this by four caravans would equate to a 3.3% increase which falls within the guidelines in policy D17 in terms of an increase in numbers. It is considered that the improvements outlined above are in keeping with the increase of four additional caravans sought in this application and that the proposal, therefore, complies with criterion 3 of Policy D17.

Visual amenities

- 5.5 Policy B8 of the GUDP assesses the impact of developments on AONB areas. The observations of the AONB Unit on the proposal were received and they are supportive of the proposal to upgrade the terraces, introduce enhanced landscaping and select less glaring colours for the units. However, the AONB Unit is concerned that increasing the surface area of the site would increase the impact of Talyfan Holiday Park on the character and views of the AONB. Despite the proposal increasing the size of the caravan site, it is not considered that it would be possible to undertake improvements such as the ones intended here within the boundary of the existing caravan site. The proposal would add significantly to the existing landscaping within and on the outskirts of the site and would be of assistance in seeking to reduce the visual impact of the caravan park on the landscape. The land intended for the extension of the park is on a lower level and therefore not as visible in the landscape and re-locating six caravans from the higher terraces within the existing site would certainly improve the image of the site. Despite an increase in the surface area, it is not considered that this, due to the improvements proposed, would have a significant impact on the landscape of the AONB. It is considered that the improvements proposed, including extensive landscaping, would be of assistance to improve the image and appearance of the site in the protected landscape. Consequently, it is not considered that the proposal for re-locating and increasing the number of units to land which is directly adjacent to the existing caravan site would have a detrimental impact on the AONB. Therefore, it is considered that the proposal complies with policy B8 of the GUDP.
- 5.6 The plans and details submitted provide details of the proposed landscaping. The proposed landscaping appears to be acceptable and suitable to the site and therefore complies with the requirements of policy B27 of the GUDP.

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General and residential amenities

5.7 There are a few dwellings in the vicinity of the caravan site. As the caravan site is well established it is not considered that the proposed changes would have a detrimental impact on the visual amenities of neighbouring residents compared with the current situation. Also, it is not considered that an increase of four caravans would significantly increase traffic using the adjacent roads. It is considered that the proposal complies with Policy B23 of the GUDP.

5.8 Several objections to the proposal were received by occupants of static caravans on the existing site. These objections include concerns in terms of a loss of views and loss of privacy. Loss of views is not a planning matter. In terms of loss of privacy, pitch 1 of the proposed development would be around 12 metres away from pitches 26 and 27 of the existing pitches with the proposed caravan sited in a different way to the existing caravan and there would be an element of landscaping between them. It is considered that this is reasonable. There are greater distances between the remaining existing caravans and the proposed caravans with the road of the site and landscaping between them. Also, in essence, it is not considered that privacy and over-looking between caravans on the same site is a planning matter, but rather a matter for the owners of the site and how they develop it. However, as explained above it is considered that this proposal is acceptable in terms of privacy. Objections were also received regarding the increase in traffic within the site. The proposal intends to increase the number of units on site from four, and it is not considered that it would substantially increase the traffic that would exist within the site. The proposal would mean extending the site road to serve the extension to the site, and while this would increase traffic in one part of the site it is likely to lead to a reduction in traffic in other parts as a result of re-locating the units. Also, since the application has been submitted, the location of the road has been moved further away from some existing caravans in response to some of the objections. As this is a private development, it is considered that complaints about the travelling method through the site are once again matters for the owners of the site. It is also realised that there would be noise and disturbance during the construction period, but this is true of any development and would only be temporary.

Transport and Access Matters

5.9 Policy CH33 of the GUDP involves assessing proposals in terms of their effect on road safety. A private road serves the site from the adjacent county road. There would be an increase of four caravans located on-site but it is not considered that this would impact road safety. The Transportation Unit has no concerns regarding the proposal. It is considered that the proposal is acceptable in terms of Policy CH33 of the GUDP.

Flooding matters

5.10 Several images were received from objectors which showed floods on site. In light of receiving these images, Natural Resources Wales and the Drainage Unit (Gwynedd Consultancy) were contacted. Natural Resources Wales requested that the applicant provided a Flood Consequence Assessment for the site. A Flood Consequence Assessment was received from the applicant and were consulted with again. Confirmation was given from Natural Resources Wales that the Flood Consequence Assessment that was submitted had shown that the flood consequences on site could be controlled in an acceptable manner, and therefore Natural Resources Wales withdrew its objection. The proposal is not located within any flood zone as identified by the development advice maps that are linked to Technical Advice Note 15: Development and Flood Risk. It is therefore considered as a result of this and the fact that the Flood Consequence Assessment has shown that on-site flood consequences

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could be controlled in an acceptable manner, that the proposal is acceptable in terms of the advice given in Technical Advice Note 15 and Policy B29 of the GUDP.

Biodiversity matters

- 5.11 Objections have referred to water voles using the stream near the site. The Biodiversity Unit and Natural Resources Wales were consulted on the application. Natural Resources Wales has not voiced any biodiversity concerns but recommends contacting with our internal ecological consultant. The Biodiversity Unit was consulted and it considers that the site is of very low biodiversity value. It supports planting a new hedge of indigenous trees on the new boundary, and the Biodiversity Unit does not have any concerns regarding the work or any further observations to make. Therefore, it is not considered that the proposal has implications for biodiversity.

Planning History

- 5.12 On 26 June 2014 application no. C14/0306/39/LL was approved in order to allow a holiday season of 12 months for the caravan park. It is therefore considered, as part of the current application, that conditions should be imposed to ensure that the caravans are for holiday use only but that the caravan park can be open throughout the year.

6. Conclusions:

- 6.1 The proposal here is to extend the boundary of the existing caravan site to relocate six caravans from the existing site and site four additional caravans. It is intended to undertake improvements as part of the proposal which would also be an opportunity to be able to comply with the requirements of the licence. It is considered that the proposal is acceptable and that it would not have a detrimental effect on the visual amenities of the area which is also an AONB. It is not considered that the proposal would have a detrimental impact on road safety. Based on the above, it is considered that the proposal is in accordance with relevant local and national policies.

7. Recommendation:

- 7.1 To approve:
1. Commencement within five years.
 2. In accordance with plans.
 3. Limit the numbers on the caravan site in its entirety to 122.
 4. Restrict the use of the caravans to holiday use only.
 5. Keep a register of names of owners / occupiers and their main home address.
 6. Agree on the type and colour of every new or replacement caravan located on the site.
 7. Complete the landscaping work in accordance with the details submitted.
 8. Restoration scheme for the plots that are to be re-located.
 9. Disposal of surface and foul water separately from the site.
 10. No surface water to connect directly or indirectly with the public sewer system.
 11. No land drainage discharge to be allowed to connect directly or indirectly with the public sewer system.



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Location Plan for identification purposes only. Not to scale.



Atgynhyrchir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llysofa Eil Mawrhyd.
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A499

8 AWST 2014

Llanbedrog

Beach path

Path over Llanbedrog Headland

Park entrance

Quarry Beach

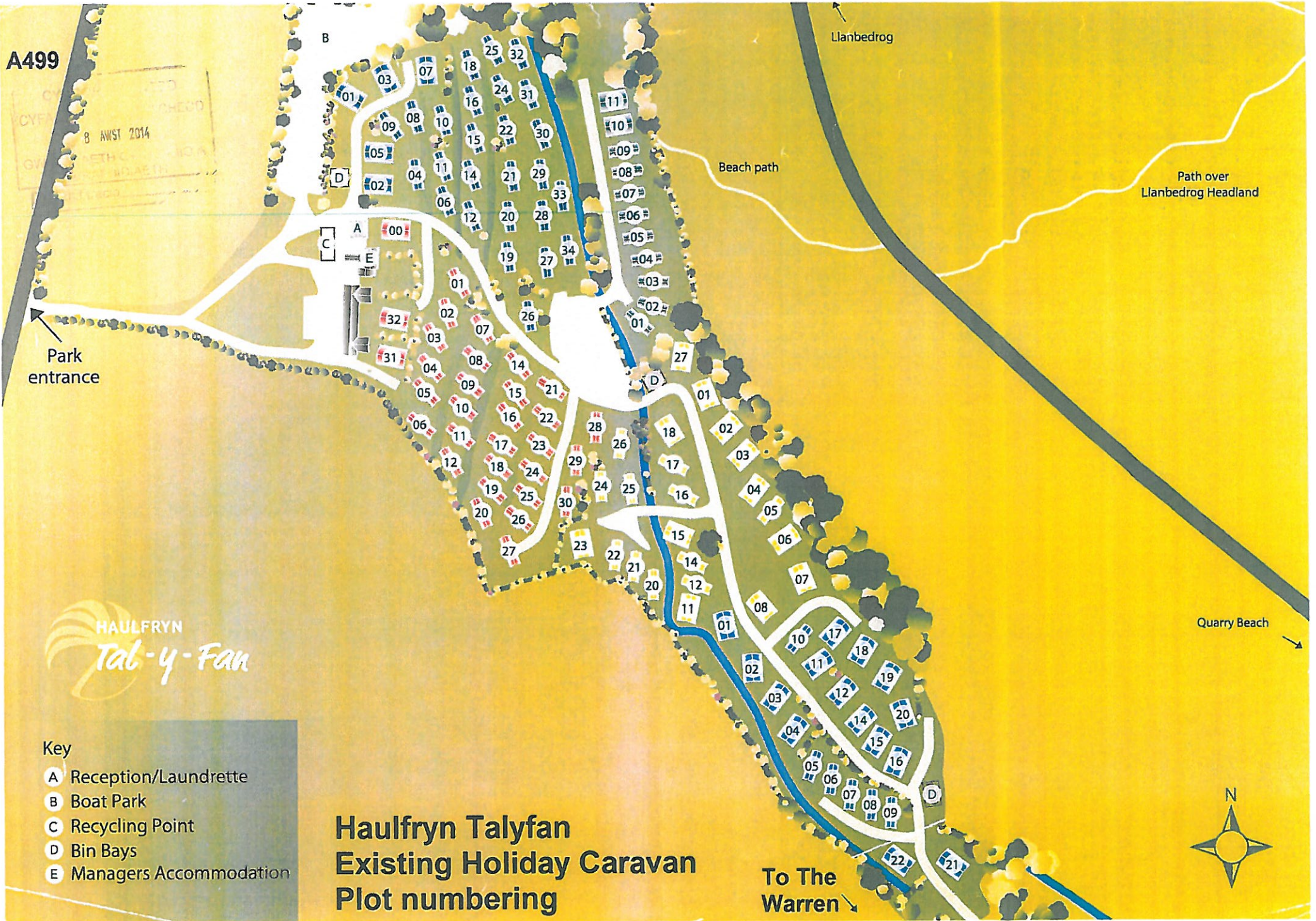


Key

- A Reception/Laundrette
- B Boat Park
- C Recycling Point
- D Bin Bays
- E Managers Accommodation

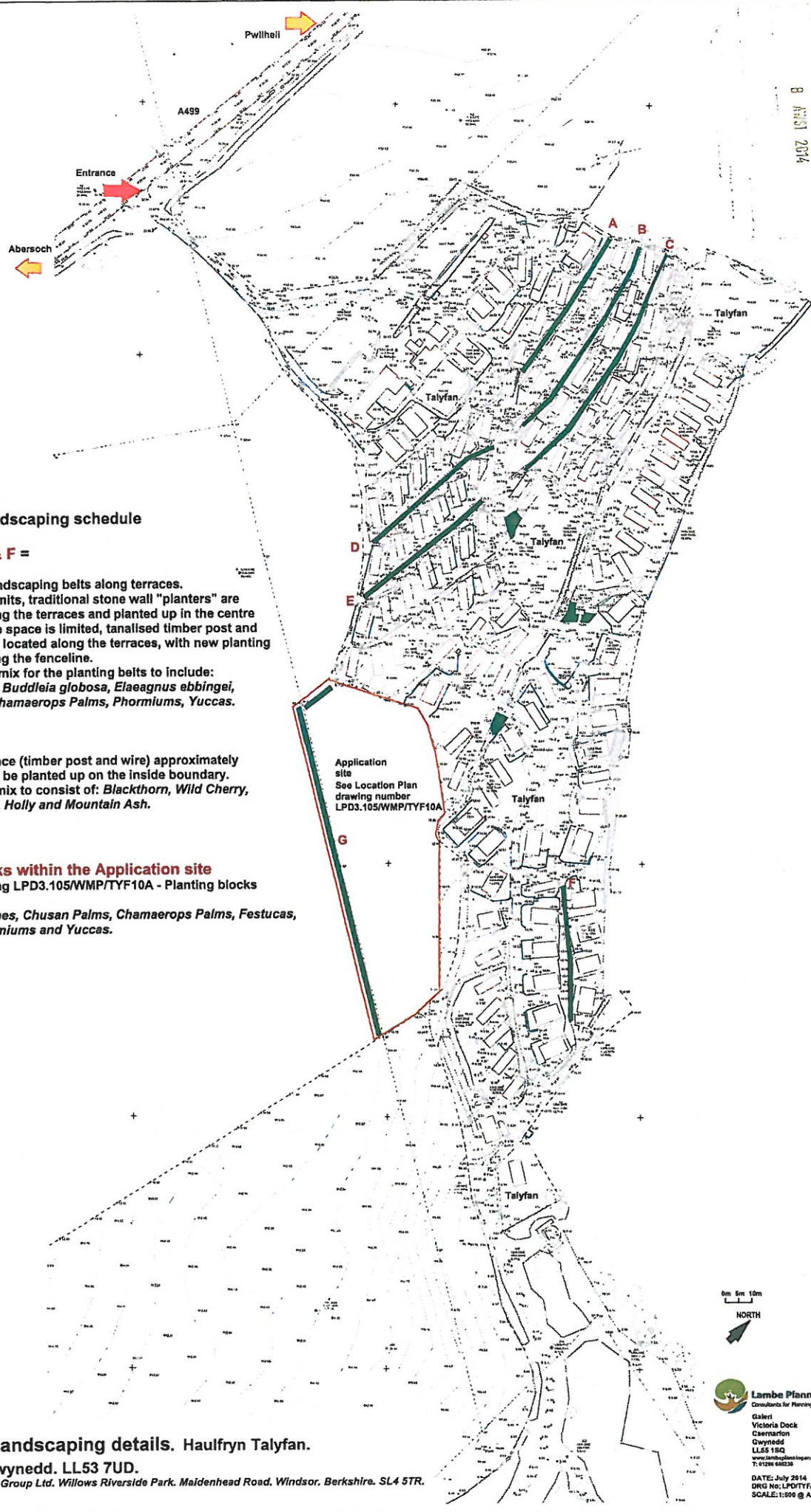
Haulfryn Talyfan Existing Holiday Caravan Plot numbering

To The Warren



NATIONWIDE SURVEYS	
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100	1:10,000

B AHS1 2014



Proposed Landscaping schedule

A, B, C, D, E & F =

Proposed new landscaping belts along terraces. Where space permits, traditional stone wall "planters" are to be located along the terraces and planted up in the centre of the wall. Where space is limited, tanalised timber post and rail fences will be located along the terraces, with new planting belts located along the fenceline. Planting species mix for the planting belts to include: *Buddleia davidii*, *Buddleia globosa*, *Elaeagnus ebbingei*, *Chusan Palms*, *Chamaerops Palms*, *Phormiums*, *Yuccas*.

G =

New boundary fence (timber post and wire) approximately 130m in length, to be planted up on the inside boundary. Planting species mix to consist of: *Blackthorn*, *Wild Cherry*, *Hazel*, *Hawthorne*, *Holly* and *Mountain Ash*.

Planting blocks within the Application site

See layout drawing LPD3.105/WMP/TYF10A - Planting blocks to consist of: *Astelias*, *Cordylines*, *Chusan Palms*, *Chamaerops Palms*, *Festucas*, *Heucheras*, *Phormiums* and *Yuccas*.

Application site
See Location Plan
drawing number
LPD3.105/WMP/TYF10A



Proposed landscaping details. Haulfryn Talyfan.
Abersoch. Gwynedd. LL53 7UD.
Applicant: Haulfryn Group Ltd. Willows Riverside Park. Maidenhead Road. Windsor. Berkshire. SL4 5TR.

Lambe Planning & Design
Consultants for Planning, Design and Landscape
Galeri
Victoria Dock
Cleworthon
Gwynedd
LL55 1BQ
www.lambeplanninganddesign.co.uk
T: 01286 482338
DATE: July 2014 © Copyright
DRG No: LPD/TYF/PLP1
SCALE: 1:800 @ A1 Format

Proposed Plan - boundary landscaping details.

Haulfryn Talyfan. Abersoch. Gwynedd. LL53 7UD.

Applicant: Haulfryn Group Ltd. Willows Riverside Park. Maidenhead Road.

Windsor. Berkshire. SL4 5TR.

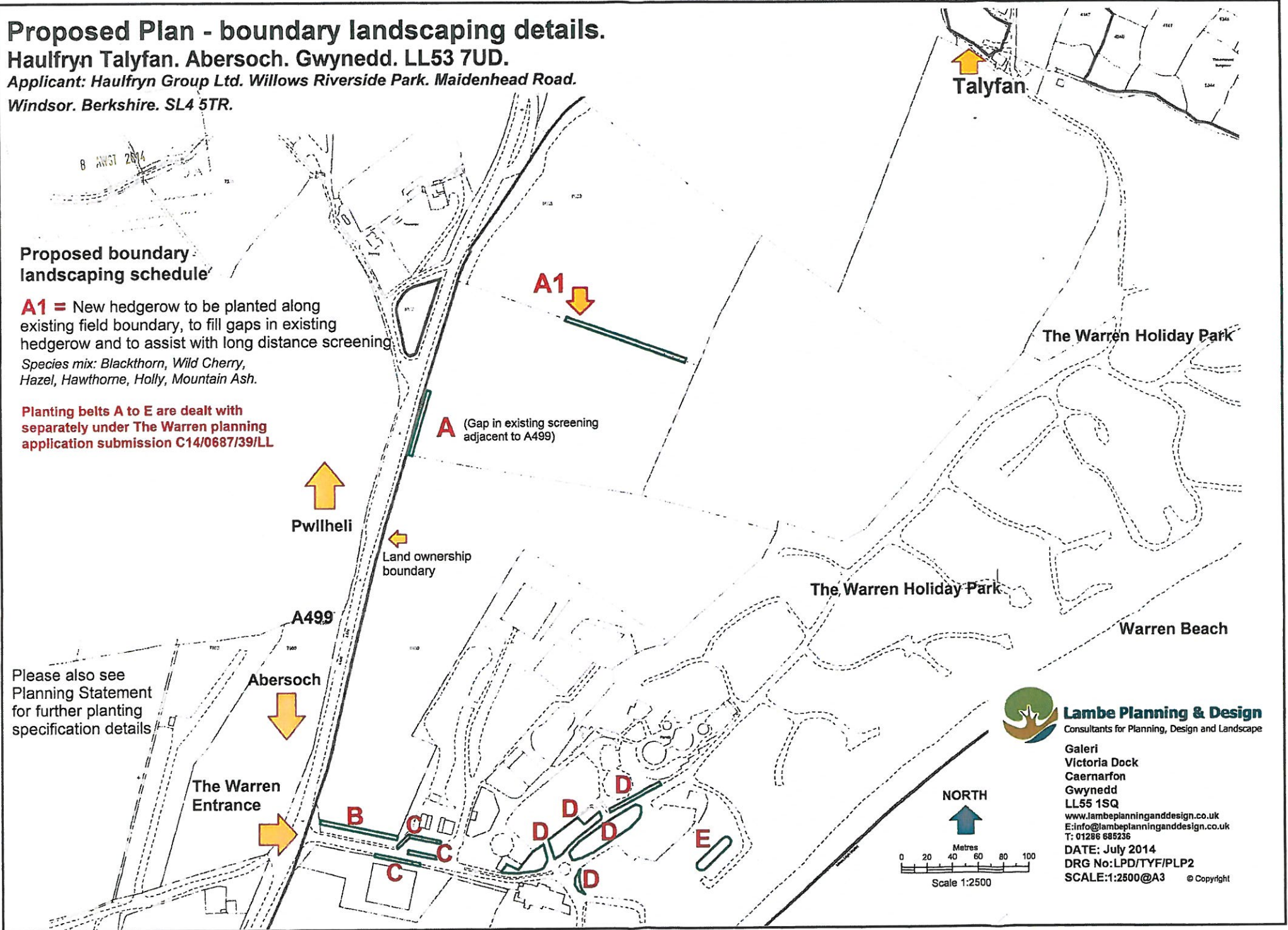
Proposed boundary landscaping schedule

A1 = New hedgerow to be planted along existing field boundary, to fill gaps in existing hedgerow and to assist with long distance screening.

Species mix: Blackthorn, Wild Cherry, Hazel, Hawthorne, Holly, Mountain Ash.

Planting belts A to E are dealt with separately under The Warren planning application submission C14/0687/39/LL

Please also see Planning Statement for further planting specification details



Talyfan

The Warren Holiday Park

The Warren Holiday Park

Warren Beach

Pwllheli

Abersoch

The Warren Entrance

A (Gap in existing screening adjacent to A499)

Land ownership boundary

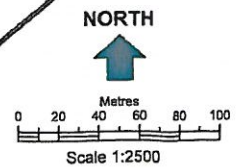


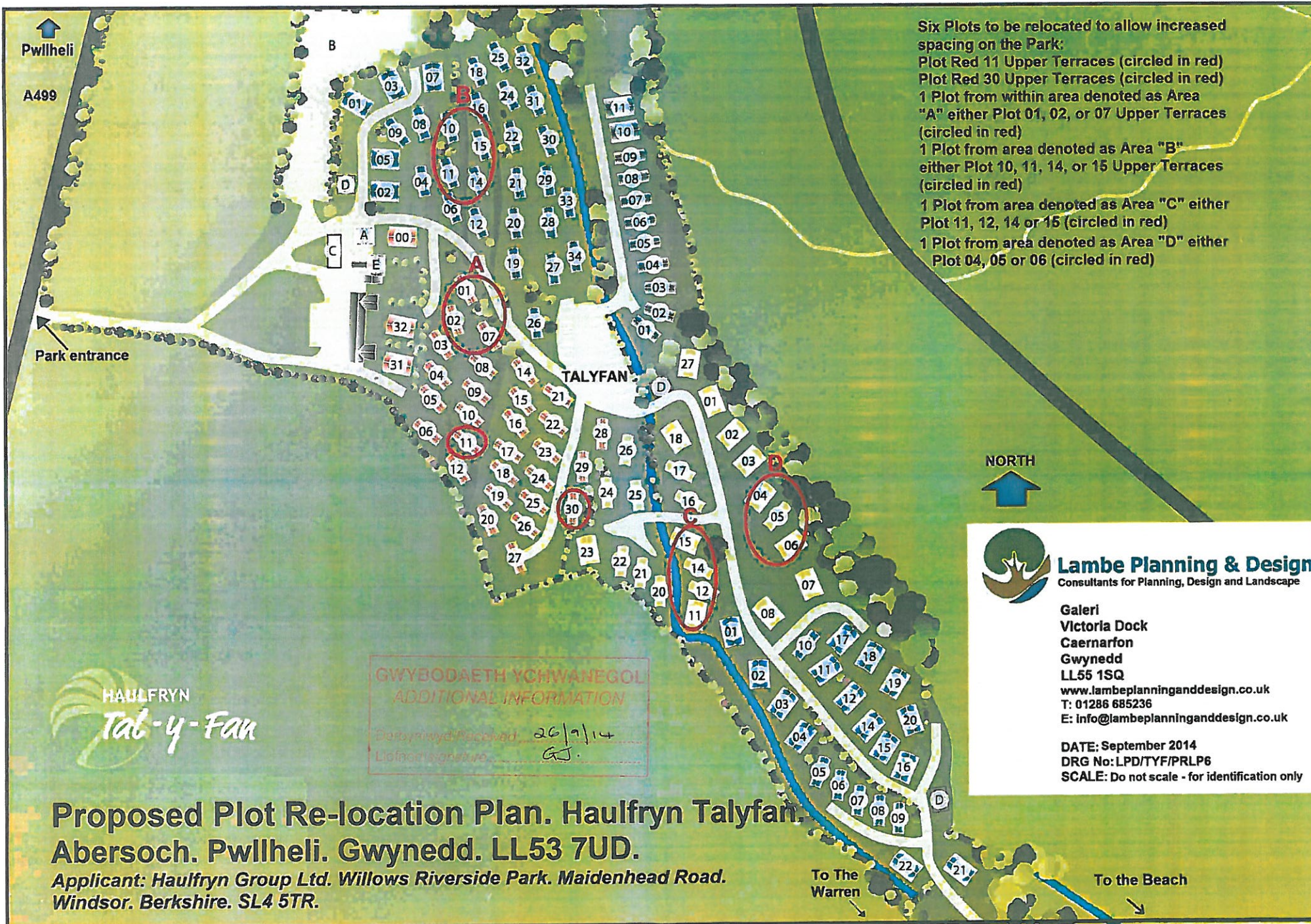
Lambe Planning & Design
Consultants for Planning, Design and Landscape

Galeri
Victoria Dock
Caernarfon
Gwynedd
LL55 1SQ

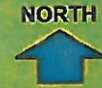
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DATE: July 2014
DRG No: LPD/TYF/PLP2
SCALE: 1:2500@A3 © Copyright





Six Plots to be relocated to allow increased spacing on the Park:
 Plot Red 11 Upper Terraces (circled in red)
 Plot Red 30 Upper Terraces (circled in red)
 1 Plot from within area denoted as Area "A" either Plot 01, 02, or 07 Upper Terraces (circled in red)
 1 Plot from area denoted as Area "B" either Plot 10, 11, 14, or 15 Upper Terraces (circled in red)
 1 Plot from area denoted as Area "C" either Plot 11, 12, 14 or 15 (circled in red)
 1 Plot from area denoted as Area "D" either Plot 04, 05 or 06 (circled in red)



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DATE: September 2014
 DRG No: LPD/TYF/PRLP6
 SCALE: Do not scale - for identification only

HAULFRYN
Tal-y-Fan

GWYBODAETH YCHWANEGOL
 ADDITIONAL INFORMATION
 Derbynwyd Pwllheli 26/9/14
 Llofnodir yw GJ.

Proposed Plot Re-location Plan. Haulfryn Talyfan.
Abersoch. Pwllheli. Gwynedd. LL53 7UD.
 Applicant: Haulfryn Group Ltd. Willows Riverside Park. Maidenhead Road.
 Windsor. Berkshire. SL4 5TR.

To The Warren

To the Beach

Talyfan - Existing Holiday Park



Higher ground

Slope

Slope

Slope

Lower lying flat land



Proposed timber post and wire boundary fence approximately 130m in length with a new screening belt to be planted up on the inside boundary. Species mix of Blackthorn, Wild Cherry, Hazel, Hawthorne, Holly and Mountain Ash

The new boundary hedge will provide a new wildlife corridor and additional habitat areas

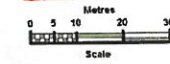
Existing field boundary hedge

To The Warren

CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyshire Revised 21/10/14

Landscape No. 03



LEGEND

- Proposed new planting belts and blocks
- Proposed planting beds with rounded glacial gravel mulch finish
- Low level lighting bollard 900mm tall

NORTH



Layout based upon A&A 11/06/2010 Revision B



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DATE: October 2014
DRG No: LPD/3.105/WMP/TYF10PB
SCALE: 1:500@A1

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Proposed Layout. Change of Use planning application for the re-location of 6 Holiday Caravan plots and 4 additional Holiday Caravan plots, together with landscape and environmental improvements at Haulfryn Talyfan. Abersoch. Gwynedd. LL53 7UD.
Applicant: Haulfryn Group Ltd. Willows Riverside Park. Maidenhead Road. Windsor. Berkshire. SL4 5TR.