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Proposed Extension to Existing Holiday Home Park

Gellidywyll Holiday Home Park, Llandinam

PLANNING STATEMENT

Full Planning Application

September 2023

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Address of site:

Gellidywyll Holiday Home Park,
Llandinam,
Caerwsws,
Powys,
SY17 5DJ.

Grid reference: X (Eastings): 303565 Y (Northings): 290172

Background.

This application is for a proposed extension to the existing holiday home park at Gellidywyll Holiday Home Park, Llandinam to provide an additional 9no units, based on 6no single static caravan pitches & 3no double unit Chalet's, each with associated parking.

Existing access from the A470 highway, road access within the site & foul drainage are all present.

Existing Site Context

The site is located 0.1 miles from the A470 highway and approximately 1.3 miles from the nearby village of Llandinam to the south and Caersws to the north.

Proposals

This application is for the extension of the existing caravan park to provide an additional 9no units, based on 6no single static caravan pitches & 3no double unit Chalet's, each with associated parking.

Environmental sustainability

The proposal has been designed with biodiversity in mind.
All existing trees and hedgerows on the existing site are to be retained.

The site proposed for the development is currently agricultural grazing fields. As part of this application addition landscaping is to be provided. All new planting will be native species, and will include trees, new hedgerows and shrubs as part of the overall development.

These landscaping measures will provide ecological enhancement to the site in general and will benefit the biodiversity and environmental sustainability of the Holiday Home Park as a whole and in turn, the wider area. The landscaping scheme also serves to provide screening which, in conjunction with the natural contours of the site will serve to integrate the proposed new units into the landscape. This will ensure the development is low lying and does not impact the surrounding areas.

Movement to, from and within the development

Existing access is already available by a well-defined junction from the adjacent A470 highway.
Road access within the site is also present & the connection to the proposed area of the park extension is already served by an existing road up to the associated boundary, making for easy connection pending planning approval.

Boundary Treatment

Stock fence is currently bordering land in client ownership. This will be continued in conjunction with the outlined landscaping proposals bordering the Holiday Home Park.

Scale

The scale of the site is relative to the existing Holiday Home park.

Each new unit pitch is provided parking and surrounding amenity space in correlation to the spaces afforded the existing caravan pitches.

Appearance

The appearance of the completed site would provide a continuation of the philosophy behind the setting out of the existing park and its existing unit pitches.

This continuation of the existing design philosophy allows for the proposed new space's to tie-in with the existing, without greatly altering or affecting the existing appearance of the park.

Community Safety

Landscaping has been carefully designed to encourage natural surveillance, which is further afforded by the design principals introduced to the site layout. The layout also ensures that privacy is not infringed.

Economic Development

The development serves to strengthen the economic stability of this established business through the generation of wealth, jobs and income, and that this is done in a socially balanced & environmental sustainable way.

The works contribute to the extension of an existing high quality holiday static caravan site and protection of the surrounding environment and landscaping features.

Social, Community and Cultural Sustainability

The development serves to contribute to the future sustainability of the site. The proposed extension of the caravan park will help sustain and enhance the Park, that will in turn serve to strengthen the Park business within the community and as an area for holidaymakers to visit and stay.

Waste Management

The additional 9no units / pitches would be incorporated into the existing sustainable principles for waste management provided at the site, predominantly the recycling of materials to help reduce the amount of waste to land fill.

Agricultural Land

The land proposed for the highlighted holiday park extensions is not considered to be of any high agricultural value and as the application site borders the edges of the existing holiday home park, it therefore makes for the ideal area to provide an extensions to the existing park and its amenities as discussed in this document.

Safeguarding the Landscape

The proposals highlight the protection of existing hedgerows as well as the planting of additional trees and hedgerows.

Safeguarding Biodiversity and Natural Habitats

The existing land proposed to be utilized for the extension of the holiday home park and its amity facilities is currently agricultural and used for grazing of sheep as well as silage; inevitably, cutting for silage transforms the habitat so that most species cannot survive.

The proposed transformation of this area, to be adopted into the curtilage of the holiday home park safeguards the existing hedgerows as well as providing further planting of additional trees and hedgerows to the application site's boundaries; this will allow local biodiversity to flourish along the hedgerows through the natural habitats that they provide, thus affording the opportunity for wild flora and fauna to develop.

Planting of indigenous short growing shrubs, to include:

Spindle - *Euonymus europaeus*
Rowan - *Sorbus aucuparia*
Holly - *Ilex aquifolium*
Elder - *Sambucus nigra*
Beech - *Fagus sylvatica Purpurea*
Alder - *Inus glutinosa*
Bird Cherry - *Prunus padus*
Wild Privet - *Ligustrum vulgare*

Planting of SAB Areas, as outlined on associated drawings:

Any excess rainwater from kerb-side, roads and other hard-standing areas etc. are to be discharge to specially created SAB areas, which have been formed to provide a natural sloped area around a Stormcrate soakaway system. See drawings for full details. Planting to these areas to include:

Water Forget-me-not
Water mint
Brooklime
Marsh Foxtail


Protected Species

The land is currently open agricultural land with low ecological value that currently cannot support most species due to grass cutting for silage. It is therefore not expected that any protected species are to be found within this application site.



Mitigation measures are implemented to protect the existing hedgerow as well as the planting of new trees and hedgerows to enhance biodiversity and the ecological value of the site as part of the proposed holiday home park extension.

In addition, additional bat & bird boxes will be installed on land in the Client's ownership:

Provide & fix the following BAT boxes:

- 2no 'Schwegler IFD' bat boxes 
Each box to be positioned on a tree to areas as highlighted, south facing & at a height of 2.5 - 3m.

Provide & fix the following BIRD boxes:

- 2no Schwegler 'Nest Box 2GR (oval) 
- 1no RSPB 'robin and wren diamond nestbox' 
Each box to be fitted on a tree to areas as highlighted, south facing & at a height of 5m.



Existing Site
Gellidywyll Holiday Home Park

Proposed Application Site
Extension to existing

Bat & Bird boxes

CONCLUSIONS

- The proposals have been designed to meet the relevant policies, taking into account all unique site factors that have a bearing on the application.
- The site layout, scale and overall context of the proposals have been designed to suit the local vernacular of the existing caravan park. The application site also takes its design cues from the form and sitting utilised throughout the existing park.
- The site has an existing water supply connection which can be extended to provide for the additional proposed caravan pitches.
- Sewage waste will connect to the existing system, which has adequate capacity.
- Existing hedgerows are being protected with new tree and hedgerow planting proposed as part of the overall plan scheme.
- Biodiversity enhancement measures have been included to help maintain and develop existing wildlife habitats in the area.

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