Gelli Farm, Llansantffraid Glyn Ceiriog

PLANNING APPLICATION

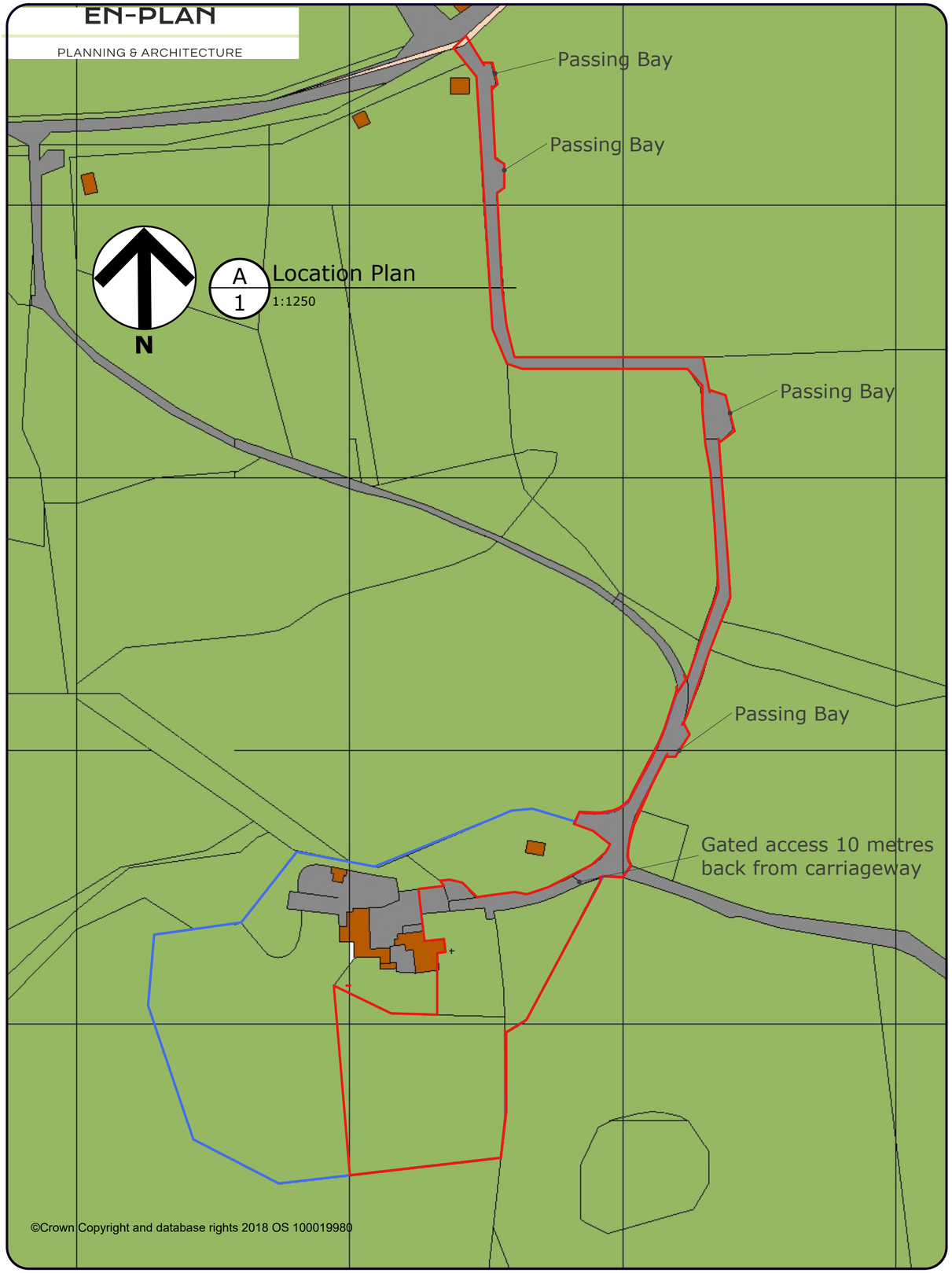
NEW CAMPING PODS AND CAMPING SITE

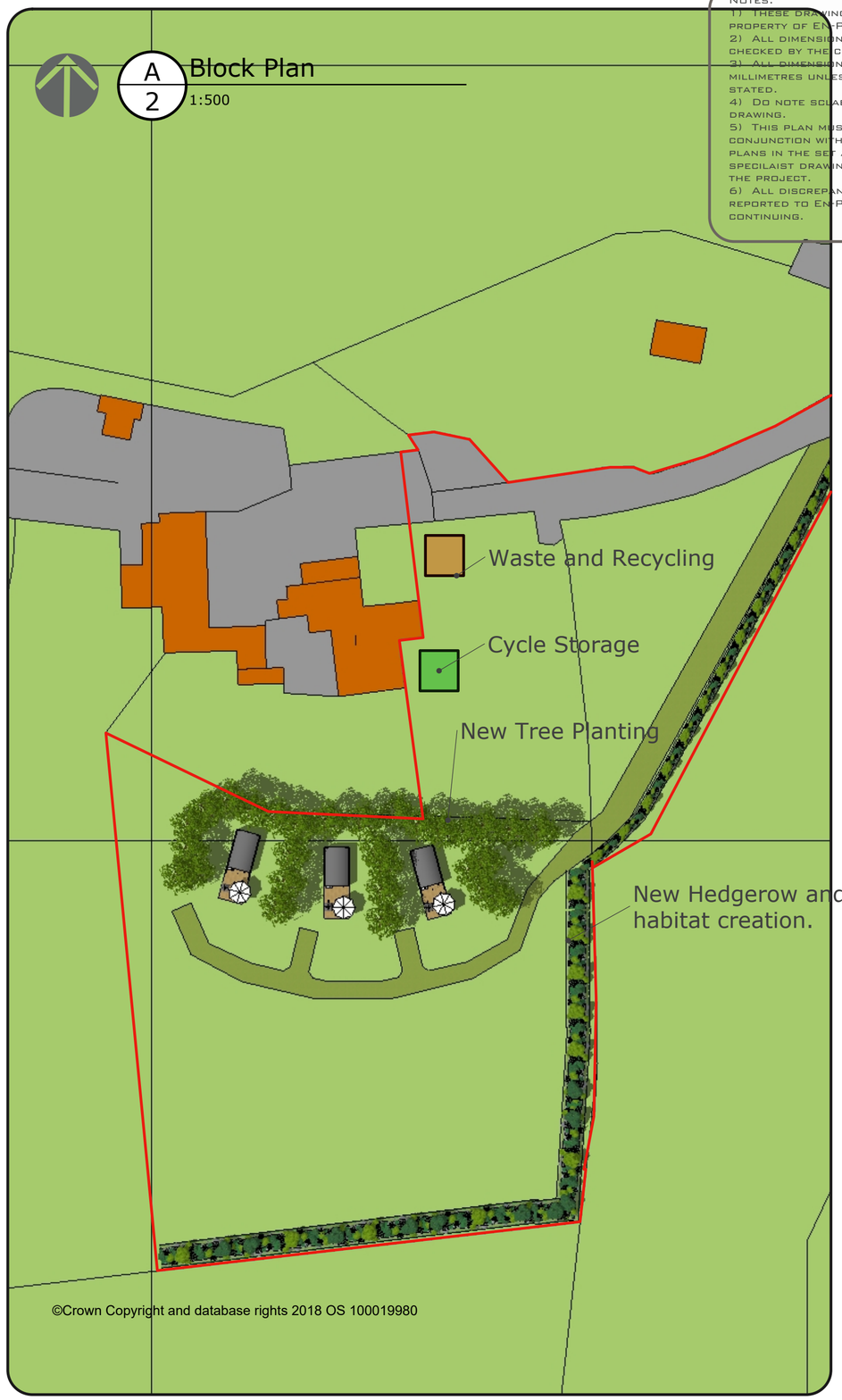
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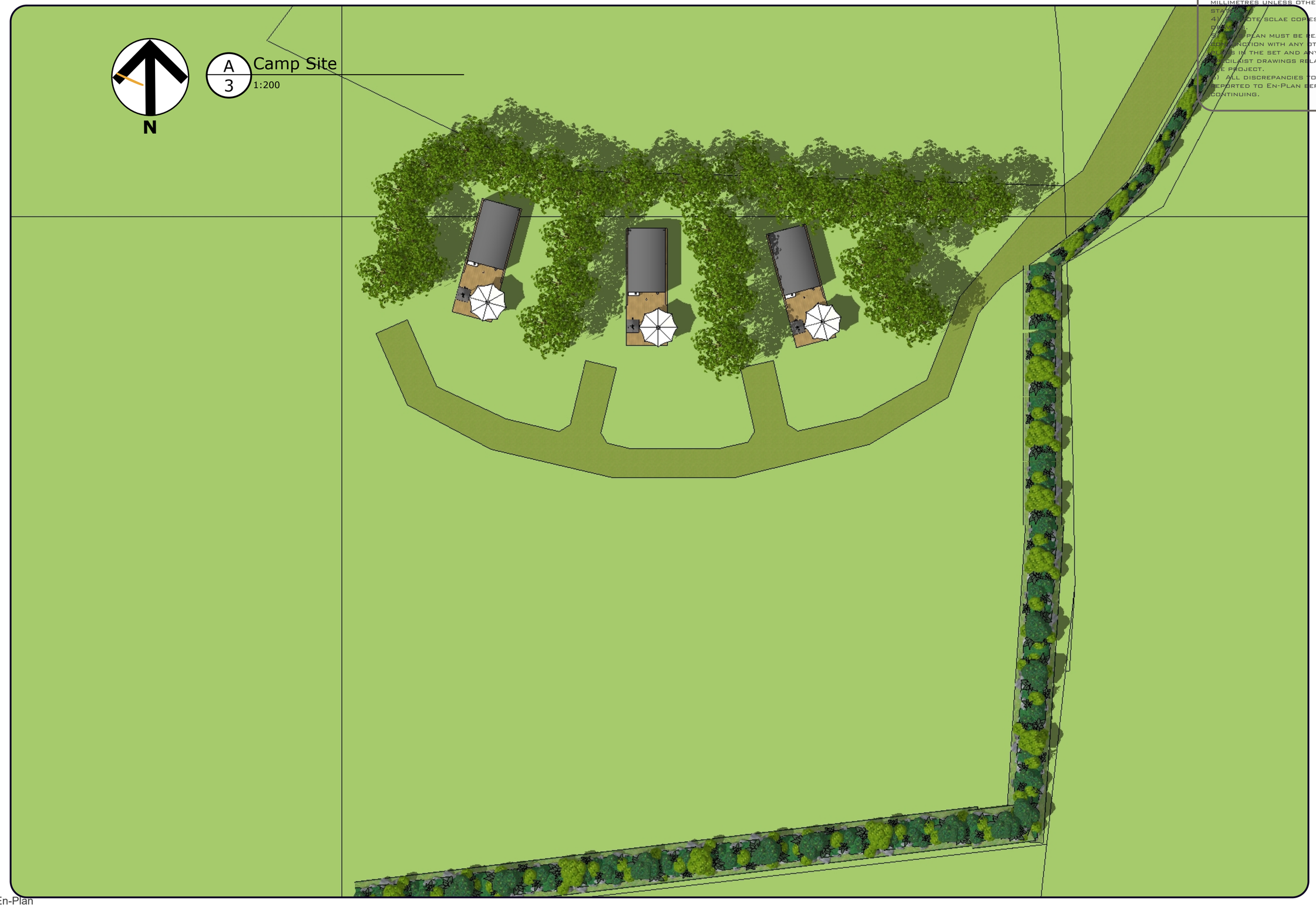
09.02.2025 | Gelli Farm | A 01

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N

A
3
Camp Site
1:200



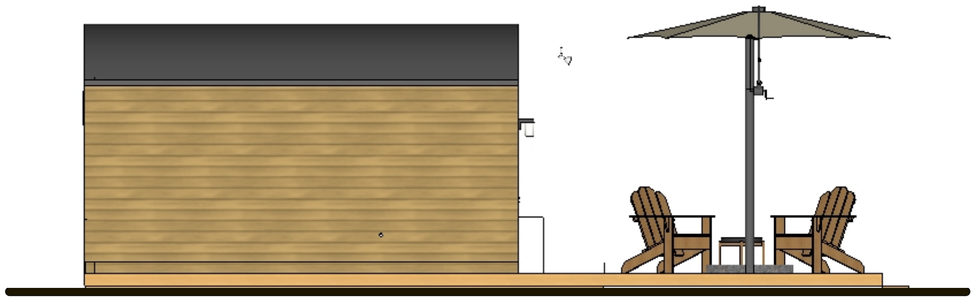
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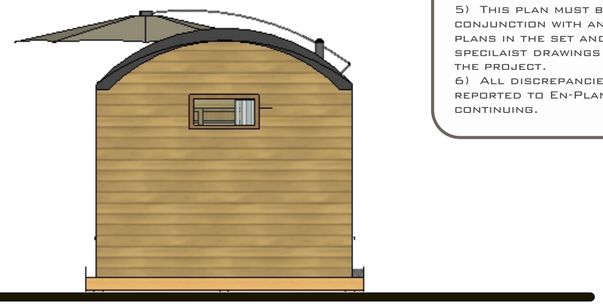
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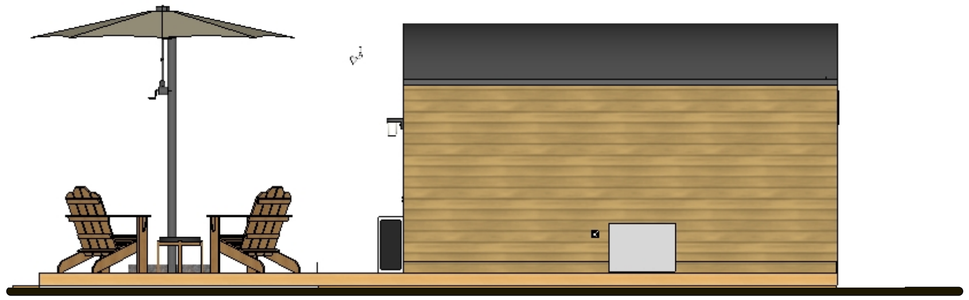
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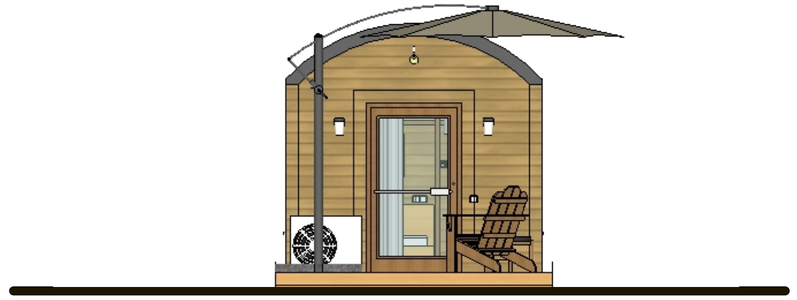
A 4 Side Elevation
1:50



A 5 Rear Elevation
1:50

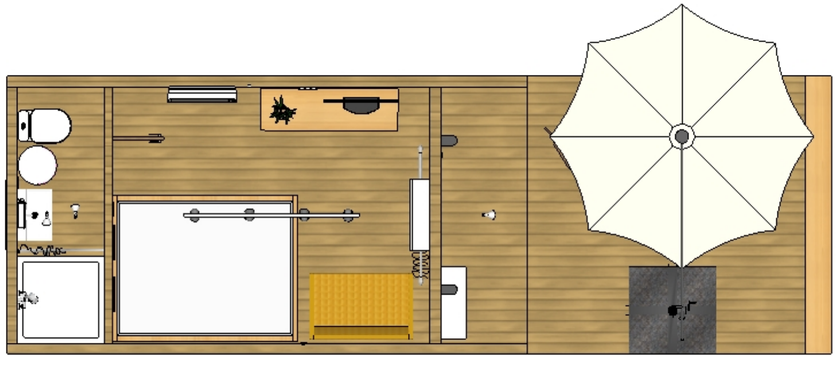


A 6 Side Elevation
1:50



A 7 Front Elevation
1:50

A 8 Floor Plan
1:50



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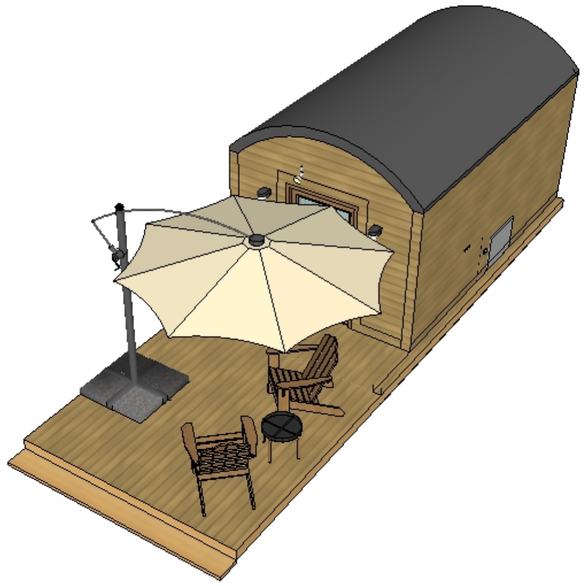
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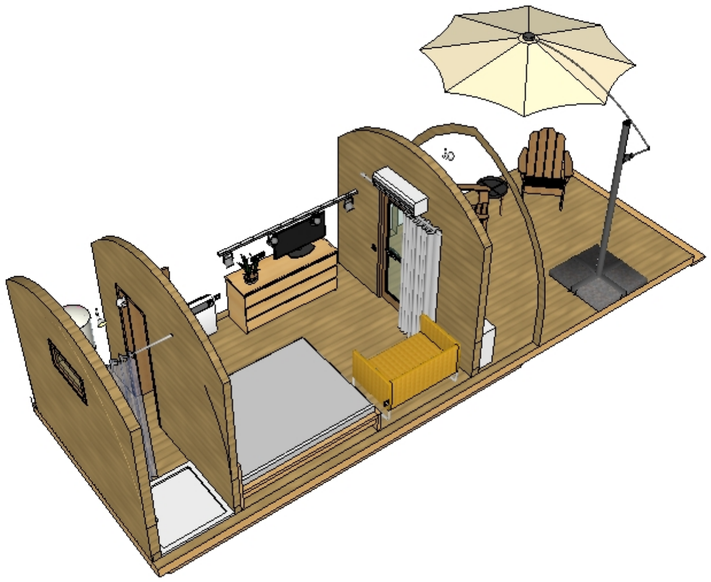
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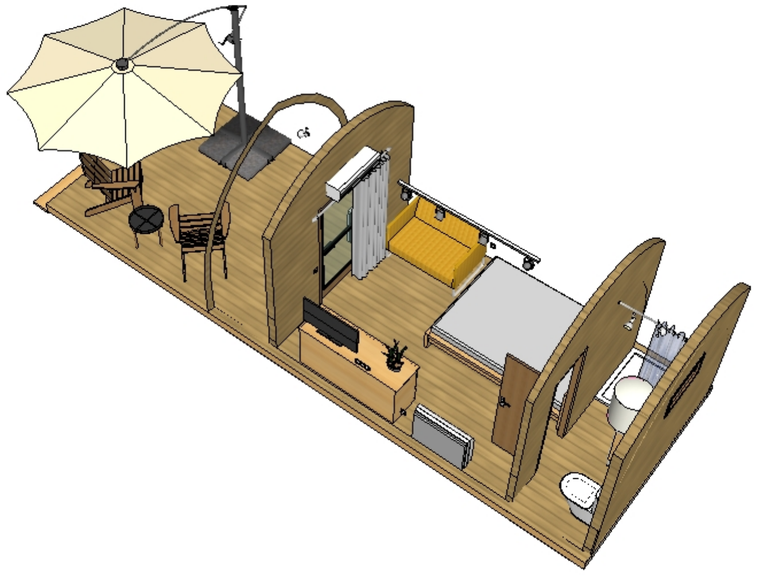
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A/9 Green Infrastructure

1:500

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Green Infrastructure Statement

The land was formerly grazed grassland .

As the previous permission shave been implemented it is not considered that the existing site contains any ecological assets.

Enhancements Proposed

Birds
It is recommended that a range of woodcrete boxes are erected on and in the new and existing buildings to provide an enhancement for passerine birds, and a selection of the following would be appropriate:

- 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a westerly, northerly or easterly aspect.

Bats
It is recommended that provision be made for roosting opportunities for bats with the erection of at least one woodcrete bat box on the southern gable end of the new and existing buildings at a height of 3-4m.

Reptiles

Hibernicula introduced at points shown.

Monitoring
Failing boxes or enhancements will be replaced at the cost of the developer if deterioration or damage is noted within five years post-development.



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A/9 Visibility Splays

1:500

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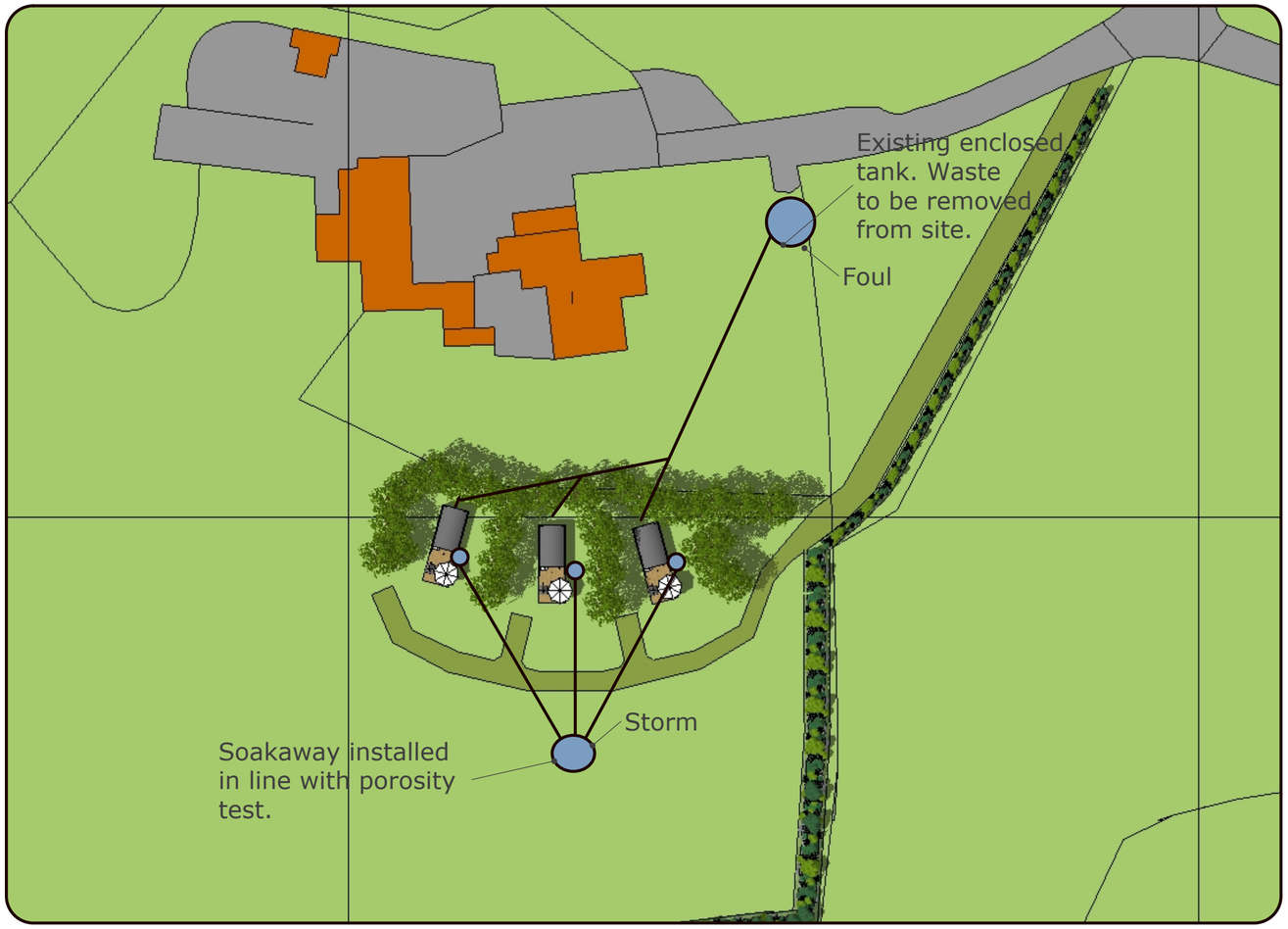
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A10 Drainage Strategy

1:500



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11
Camp Site
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A/12 Campsite
Not to scale



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