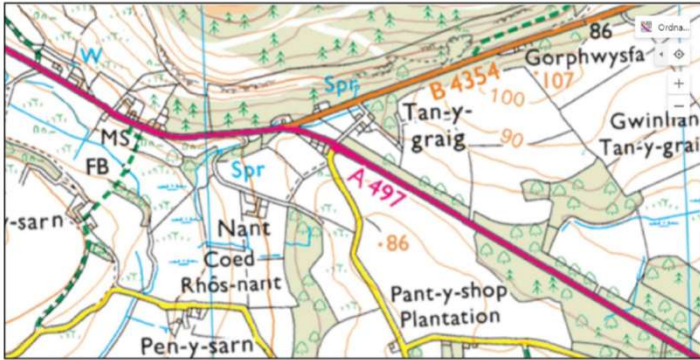
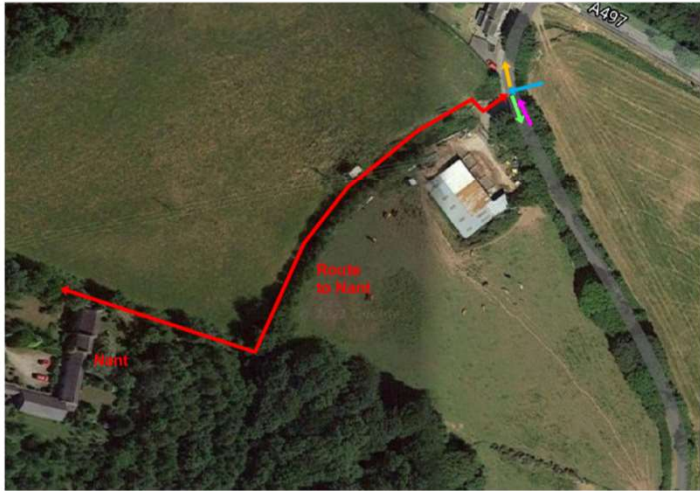


Drive → access from A497 via hard core track to parking at front of Nant + Nant Bach.

Drains → surface water drains from field at rear and side of Nant + Nant Bach via ditch to 3 sides. 2 open streams, 1 is concealed via drainage soak away pipe + drainage stone + landscaped over.

Proposed Eco Campsite, Nant, Boduan, Pwllheli LL53, Site Plan & Landscaping
Planning Application Reference: PP-09916563
Alternative Entrance/Exit through adjoining farmland



Alternative route to Nant utilising Right of Way exiting on side road off A497. Vehicle track to be constructed from Nant over field to exit gate. Currently 14ft wide grass track raised above the level of the surrounding field. Improvements to gate and exit to be undertaken by Civils Contractor including new hard standing. This route offers access to a much less well used country road with users able to turn left and join the A497 at the nearby junction. Sighting is excellent in both directions from the exit.

Key

NOT TO SCALE

Drawing No.

PP-09916563-JC-002

File Directory/Name

PP-09916563-JC-002 Version A02.doc

Title Nant, Boduan Alternative Entrance

Produced JLM 10/01/22

Checked JC 10/01/22

Current Version

A02

**GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION**



**Proposed Eco Campsite, Nant, Boduan, Pwllheli LL53, Site Plan & Landscaping
Planning Application Reference: PP-09916563**

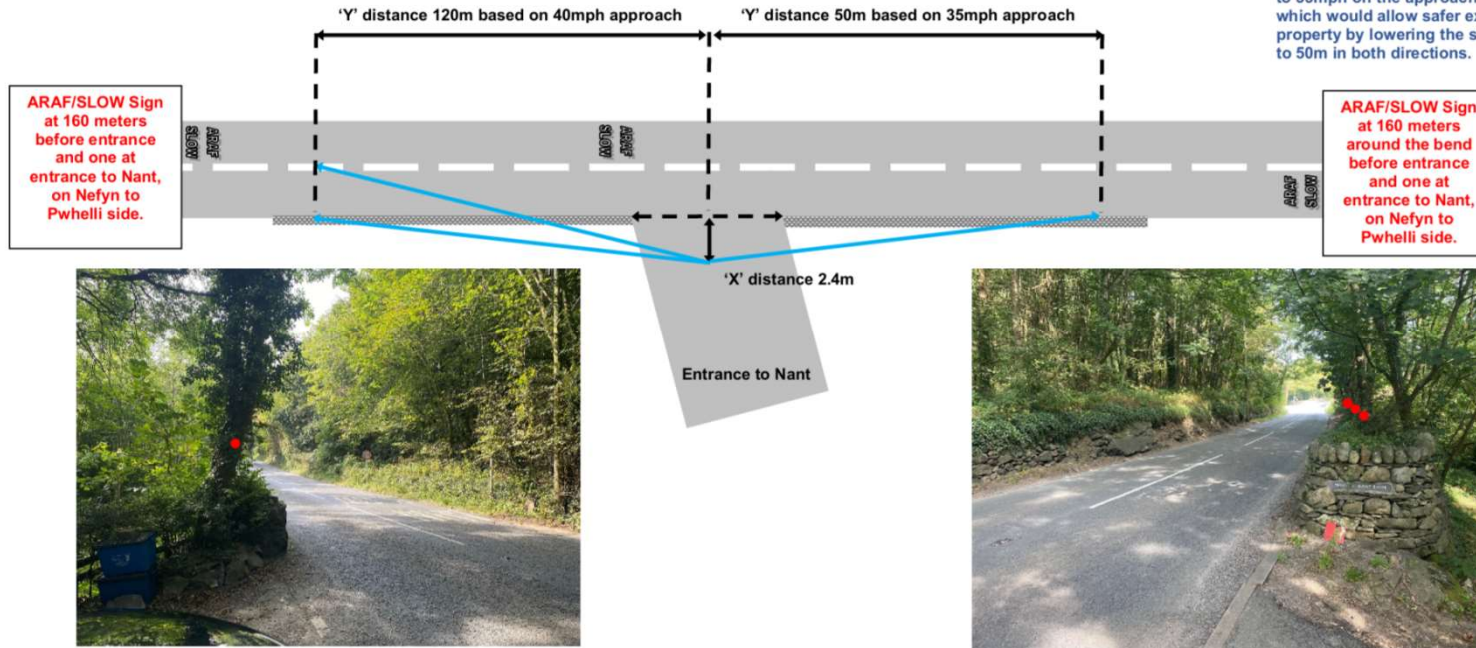
Alternative Measures/Mitigations

Due to topography of the road and surrounding land without changes to the carriageway improvement to the proposed SSD cannot be made due to the maximum available sighting of 130m toward Nefyn and 100m towards Pwllheli. Alternative mitigation measures could be implemented including additional warning signage such as 'Warning Concealed Entrance' on both approaches on the A497 or the speed of the carriageway could be lowered for a short distance to 35mph on the approach from both directions which would allow safer exit/entrance to the property by lowering the stopping sighting distance to 50m in both directions.

Available sighting from Nant entrance in the direction of Nefyn is 130m

Carriageway Speed limit is 50mph, based on approaches around the bends from both directions and drivers slowing to negotiate the bends 40mph has been used to calculate the Stopping Sighting Distance (SSD) of 120m for the approach from Nefyn and 35mph has been used to calculate the Stopping Sighting Distance (SSD) of 50m for the approach from Pwllheli. On observation drivers approach slower than these speeds.

Available sighting from Nant entrance in the direction of Pwllheli is 100m due to tight left hand bend



ARAF/SLOW Sign at 160 meters before entrance and one at entrance to Nant, on Nefyn to Pwllheli side.

ARAF/SLOW Sign at 160 meters around the bend before entrance and one at entrance to Nant, on Nefyn to Pwllheli side.



Looking towards Nefyn
Left-hand visibility splay



Looking towards Pwllheli
Right-hand visibility splay

1 x tree to be cut down by professional business as on main road connecting Nefyn to Pwllheli. Vegetation will be removed up to 1m back from the carriageway for a distance of 3m with measures implemented to prevent grow back. The wall will also be lowered to 0.6m to improve visibility. These measures will remove any obstruction to vision for oncoming traffic on the A497 and guests leaving Nant.

3 x trees to be cut down by professional business as on main road connecting Nefyn to Pwllheli. Vegetation will be removed up to 1m back from the carriageway for a distance of 3m with measures implemented to prevent grow back. The wall will also be lowered to 0.6m to improve visibility. These measures will remove any obstruction to vision for oncoming traffic on the A497 and guests leaving Nant.

Key

- Removal of tree
- ▨ Wall

NOT TO SCALE

Drawing No.

PP-09916563-JC-001

File Directory/Name

PP-09916563-JC-001 Visibility Splays A3 Version A02.doc

Title Nant, Boduan Visibility Splays

Produced JLM 17/11/21

Checked JC 17/11/21

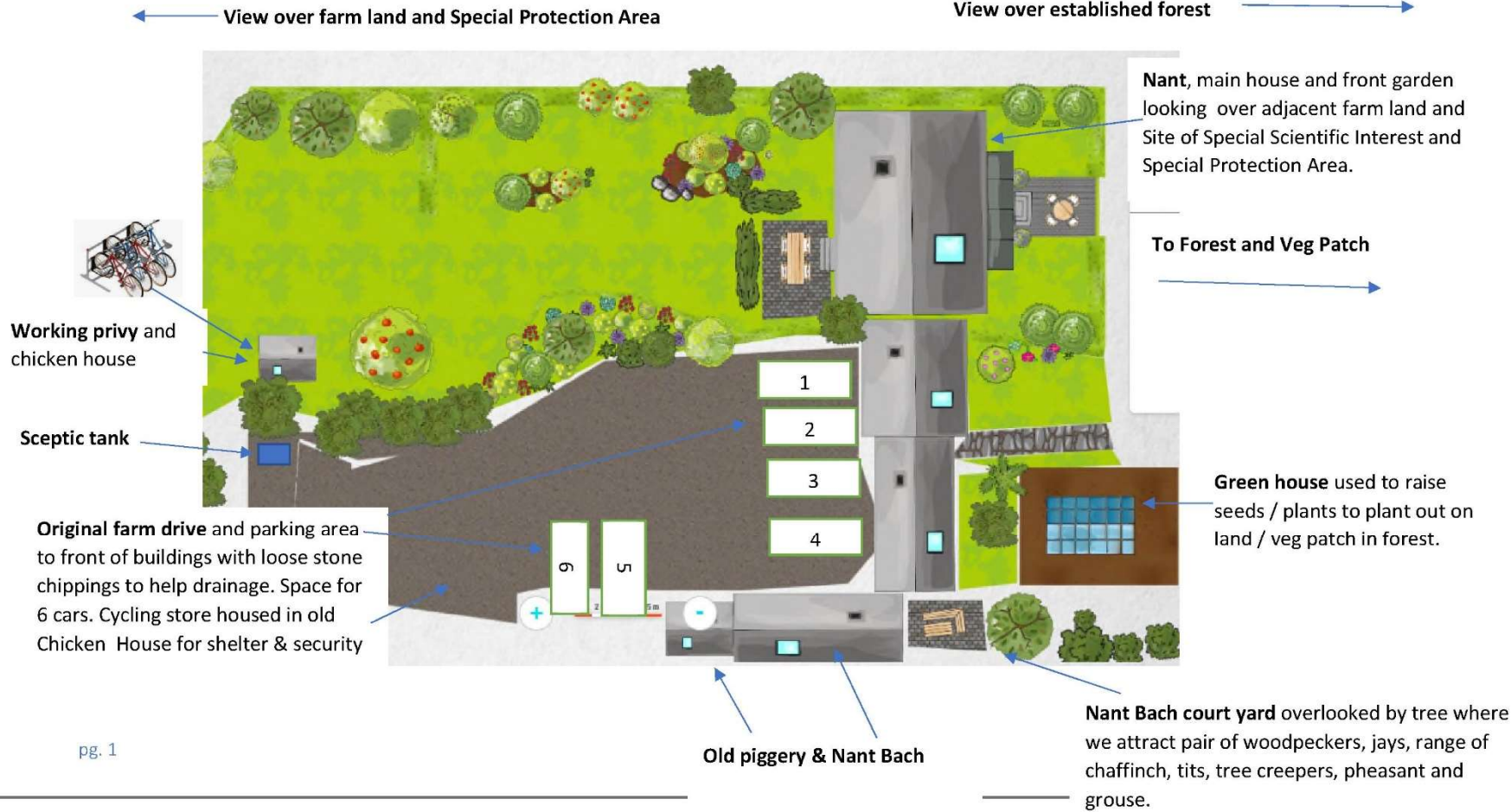
Current Version

A02

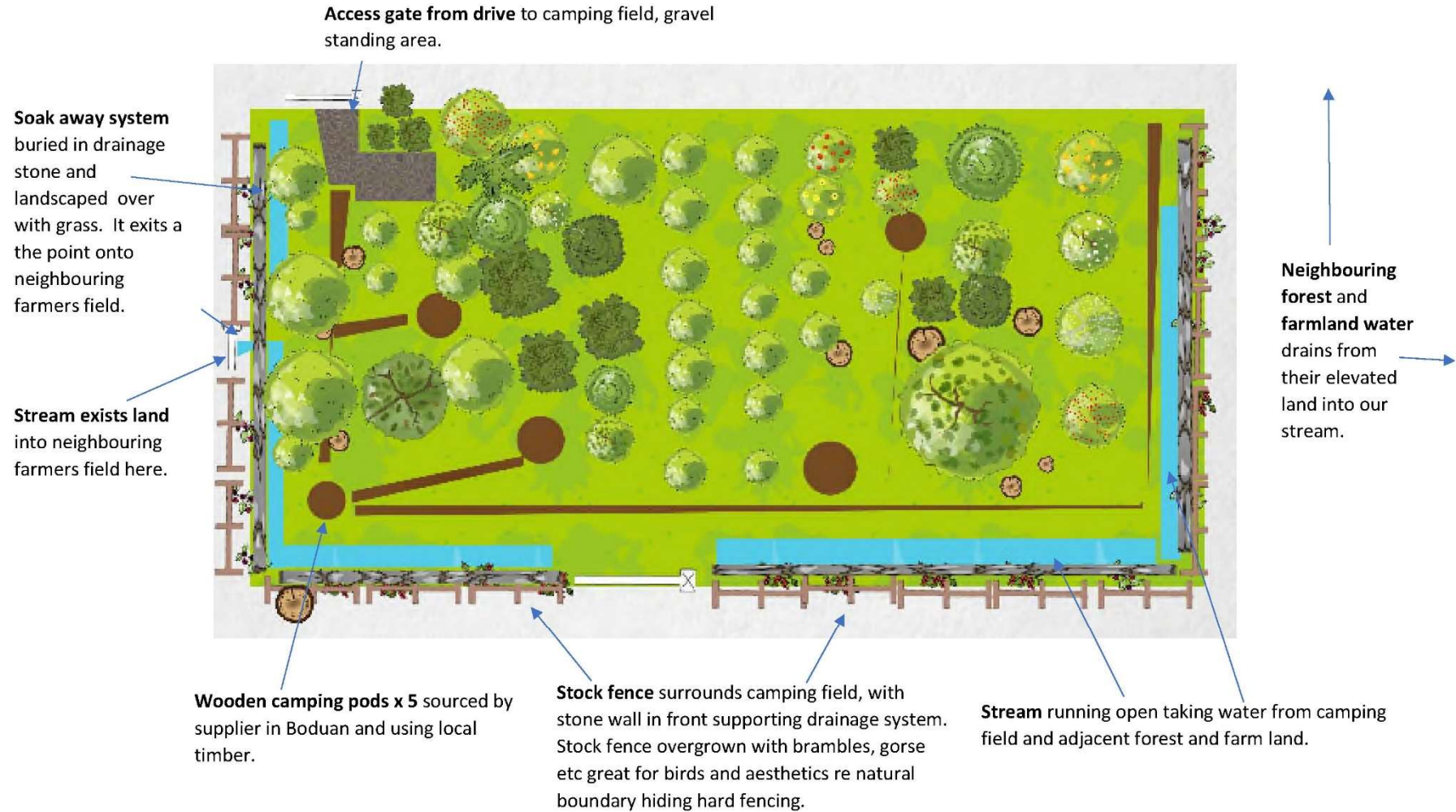
Proposed Eco Campsite, Nant, Boduan, Pwllheli LL53, Site Plan & Landscaping

Planning Application Reference: PP-09916563

Plan 1 Nant & Nant Bach and buildings, situation in mature gardens to all sides. Forest lies at the back of both houses and is planted in a mixture of hazel, birch, willow and conifer to name but a few and is the location of our proposed camping pods and tent plots.



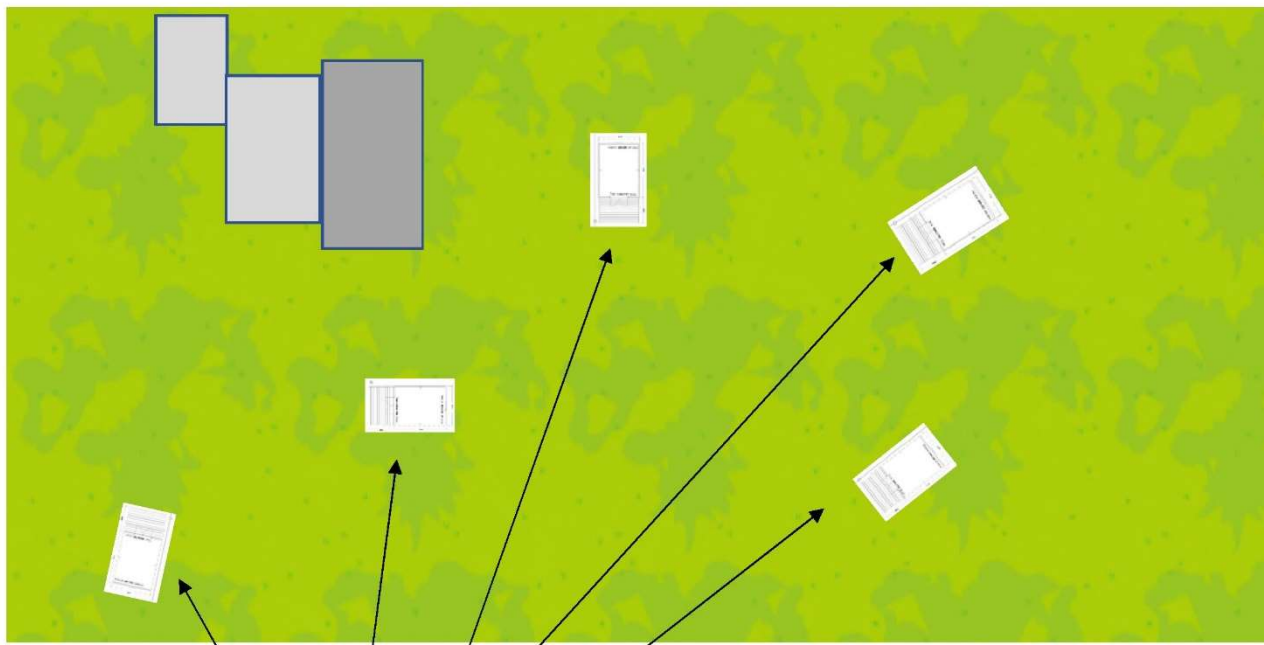
Plan 2 Proposed camping field and drainage system surrounding field. Field has been planted with c. 1000 trees at varying stages of maturity.



Proposed Eco Campsite, Nant, Boduan, Pwllheli LL53, Camping Pods

Planning Application Reference: PP-09916563

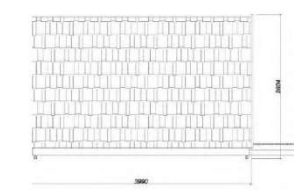
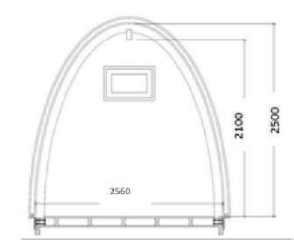
Plan 1 Layout of Camping pods – on movable platform and will rotate location to enable forest floor to renew within the same field.



Location of camping pods,
 surrounded by trees and
 obscured from public view
 from roads/footpaths

Adequate spacing between each pod to comply with
 Health & Safety and Fire safety of site.

BBQ and Firepit guest only permitted to use sites
 own equipment. This is to ensure minimal fire risk,
 being raised off the floor and located in an area
 supported by fire fighting equipment at each pod
 location.



Plan 3 Specification of camping pod

- Fully insulated & Double glazed windows
- Fully lockable french doors
- Storage under all seats
- Picnic table and seating for each pod
- Lighting and standard household 240v sockets
- BBQ Area
- Decking Light
- Outside Boot Store
- 800mm Canopy with 1500mm Decked Area
- Each pod comes with a washing up bowl and dust pan and brush





Building Skeleton (Structure)

Made from high-grade structural plywood, which helps to maintain a very tidy finish, and more importantly reinforcing a strong, structurally sound framework, built to last. Structurally superior tongue and groove panels are used throughout the whole structure.



Doors & Windows

Double glazed windows and Glazed wooden French doors painted in heritage colour in keeping with surrounding landscape and to blend in.



External Decking

Hardwood decking to extend from the front of the pod to provide seating and cooking area outside the pod.

Plan 2 Construction of Camping Pods



Exterior Cladding

Our camping pods are clad in high quality Western Red Cedar. This natural clad finish gives the pod a beautiful and aesthetically neutral appearance, to compliment the space into which it is placed. It also has great natural preservatives, making it resistant to rot and decay, without the need for additional treatment, chemicals or preservatives.



Electrics & Lighting

The pod is fitted with attractive modern LED downlighters throughout. There are two double sockets conveniently placed in the pod, and these can be customised or more added to match your requirements. All electrical points within the pod structure are fitted by professionals, and checked for safety and to conform to UK legislation.



General Insulating Properties

The pods are insulated for all year round use, and materials are chosen on this basis to ensure maximum thermal efficiency, as well as including sufficient airflow properties. For increased levels of thermal and acoustic insulation, our camping pods are constructed with 100mm of Rockwool, which has superior insulating properties, and is made from natural sources.













