

- NOTES:
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

- KEY
- Planning Application Boundary
 - Flood Zone 2
 - Flood Zone 3
 - Surface water flood risk (no tent pitch allocation zone)
 - Bins
 - Fire Hydrant
 - Fire Assembly Point
 - Water points
 - Existing building - toilet block - Cae Du
 - Proposed building - toilet block - Cae Canol
 - Overhead cables
 - Underground water pipe
 - PRF - Potential for roosting bats
 - Structural elements remaining free from illumination - Ecology target notes 10 m buffer lighting buffer applied.
 - Proposed Lighting columns - Stratton Single Timber LED Bollard- P6 class with an average level of illuminance of 2 lux and a minimum of 0.4 lux
 - Proposed mains lighting to buildings - angled downwards with horizontal plane shields PIR motion sensors, colour temp equal to or below 2700k
 - Schwegler type 1B 32mm bird box
 - Schwegler type 1B 26mm bird box
 - Schwegler type 1FF maternity box
 - Schwegler open-fronted bird box

Recommendations for site wide bat and bird boxes

- ▲ Schwegler type 2F bat box (7no.)
- ★ Schwegler type 1FF maternity box (3no.)
- ▼ Schwegler type 1B 32mm bird box (2no.)
- Schwegler type 1B 26mm bird box (2no.)
- Schwegler open-fronted bird box (2no.)

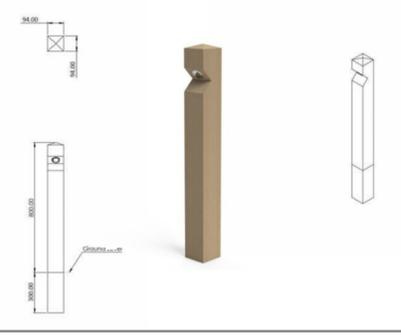
Bat boxes to be installed securely to mature trees at a height between 2-4m preferably with a southern aspect. Where boxes are grouped on a single tree, provide a variation of heights and aspects. Situate away from roads.

Bird boxes to be installed ideally out of direct sunlight to avoid overheating at a height between 2-4m within close proximity to vegetation. Situate away from roads, a minimum of 30m apart.

Bat Light Spillage Strategy :

There will be no lighting close to identified PRF'S as identified within the Target notes of the ecological survey or along any stone structure close to the PRF's (10 metre buffer applied). These are identified on the drawing with numbered orange circles and dashed yellow linear features. Any proposed lighting within the consented caravan area will utilise dark skies compliant luminaires with the Stratton Single Timber LED Bollard (refer to image) providing a low level downlight to pedestrian access paths at pitch locations and road junctions. Any alternate lighting used must comply with the following, taken from the Bat Conservation Trust Guidance note: 08/23 Bats and Artificial Lighting:

- Single sided distribution bollards with back shields
- Bollards with a low upward light output (<1.5%).
- The bollards will have PC Amber 1750K colour temperature
- The output of each bollard is only 180 lumens
- A P6 class with an average level of illuminance of 2 lux and a minimum of 0.4 lux



SITE LICENCE STANDARDS

Pitch Types
All pitches have a 3m offset to ensure fire safety regulations are adhered to.
Orange pitches - Hardsanding base - 44 total across both sites
Purple pitches - Touring pitches on grass - 85 total (all within Cae Du)
Turquoise pitches - Large family tent 5m x 3m - 40 total (all within Cae Canol)
Grey pitches - Small tents 3m x 3m - 18 total (12 in Cae Canol and 6 in Cae Du)

Pitch Numbers:
Cae Du = No. 126 Pitches
Cae Canol = No. 64 Pitches
Total = No. 190 Pitches

Pitch fire services regulations:
ensure site licence

Typical detail of multi user hardstanding pitch with allocated parking.
6 m between each touring unit, with 3 m clear space within the 6 m separation.

Notes:

Hardstanding Pitches

Toilets : WC's
Provision for new pitches in Cae Canol is 1 WC and 1 urinal for men and 2 WC's for women per 30 pitches. These are installed within the new toilet block in Cae Canol and within the existing buildings in Cae Du. Details below extracted from the Gwynedd Site licensing model standards

TOILETS & CHEMICAL CLOSETS - GUIDE	NUMBER OF FACILITIES - MEN								NUMBER OF FACILITIES - WOMEN								Model Standards 1983
Scale of provision per number of pitches	30	45	60	75	90	105	120	30	45	60	75	90	105	120	4.1		
Number of WC's	1	3	4	5	6	7	8	2	3	4	5	6	7	8	4.1		
Number of Urinals	1							NA	NA	NA	NA	NA	NA	NA	4.1		

Revision	Date	Description	Drawn	Apprvd.
P11	10/04/25	Revised pitch numbers	BH	SR
P10	25/03/25	Update post pre app consultation	BH	SR
P09	12/02/25	Updates to pitch layout	BH	SR
P08	10/02/25	Revised location of toilet blocks	BH	SR
P07	21/01/25	Updated with new toilet block	BH	SR
P06	07/01/25	Added site licence regs	BH	SR
P05	11/10/24	Unit numbers updated	MN	SR
P04	08/10/24	Layout updated to RLB	MN	SR
P03	17/09/24	Flood Zone Amendments	BH	SR
P02	13/08/24	Draft Layout for Review	MN	SR

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Client: **Roberts Group**

Project: **Cae Du and Cae Canol Campsite**

Dwg Title: **Site Masterplan**

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Created by: BH
Approved by: SR

Scale: 1:1000
Size: A1
Workstage: Stage 2

Dwg No.: 416-LST-XX-XX-DR-L-0002
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