

WATER CONSERVATION STRATEGY

Proposed Siting of 34 No. lodges, Reception Building, Together with the
Formation of Associated Access & Access Road & Parking Areas,
Landscaping, and Other Associated Works
at
Dafarn Newydd, Llangefni

Prepared on behalf of
Anglesey Lodge and Caravan Park Ltd

Agents Ref: - 1118/12/17



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WATER CONSERVATION STRATEGY

LAND KNOWN AS DAFARN NEWYDD, LLANGFN: PROPOSED SITING OF 34 NO. LODGES, RECEPTION BUILDING, TOGETHER WITH THE FORMATION OF ASSOCIATED ACCESS & ACCESS ROAD & PARKING AREAS, LANDSCAPING, AND OTHER ASSOCIATED WORKS

1.0 INTRODUCTION

1.1 Our changing climate and growing population are putting a significant strain on an already limited water resource. Whilst water is a renewable resource, many areas of the UK are at risk of or under water stress. Even for areas with ample water supply, the energy to supply potable water, and treat the resulting wastewater is often raised as an environmental concern. Whilst water use is closely linked to user behaviour, the water efficiency measures included within this strategy are aimed to save significant amounts of water and energy whilst improving function.

1.2 The following statement set out the intended approach to the scheme. This may be subject to change as part of any follow-on detailed design work, but any such scheme would still have to comply with the relevant requirements on water use & efficiency, and so any revised approach would still reflect the aim of this document.

2.0 REGULATION & GUIDANCE

2.1 The proposals within this strategy have been set out in accordance with the following policies and guidance documents:

- *Approved Document G: Sanitation, hot water safety & water efficiency - The requirement G2 and regulation 17K*
- *Welsh Government Practice Guidance: Planning for Sustainable Buildings - 5.7 Water Management*
- *AECB - Water Standards: Delivering Buildings with excellent water and energy performance - Volume 1: The Water Standards & Volume 2: Technical Background Report*
- *The Water Efficiency Calculator for New Dwellings (DCLG 2009)*

3.0 WATER CONSERVATION & EFFICIENCY

3.1 The proposed development consists of 34 no. chalets, a reception building, and other associated development, with the scheme as a whole being a holiday accommodation/letting development. This strategy aims to set out good practice in terms of water conservation, which would be carried through into the detailed design of the scheme following any planning approval.

3.2 The following measures will be specified to ensure reduced water usage and encourage water recycling in the proposed units:-

3.3 *Water Consumption*

3.4 The units will be designed such that the expected/target consumption of water by persons occupying each unit will not exceed 125 litres per person per day, calculated in accordance with the methodology set out in the document "*The Water Efficiency Calculator for New Dwellings*".

3.5 *Regulated flow*

3.6 Regulated flow to individual fittings to stabilise flow rates and temperatures throughout the system.

3.7 *Fittings*

3.8 Regulated aerated tap fittings to prevent waste through splashing water or through higher water consumption for routine tasks (e.g. through running taps during washing etc.).

3.9 *Showers*

3.10 Where applicable a maximum of two showers will be installed for every five persons occupying each unit.

3.11 *Shower Heads*

3.12 Regulated shower heads will be used that provide 10 litres per minute flow.

3.13 *WC's*

3.14 Dual flush WC's will be specified to reduce water overuse.

3.15 *Design*

3.16 An efficient mechanical design and compact heating layout will be used to reduce the time to wait for water to run hot and lessen water consumption

3.17 *Standard*

3.18 The design of the domestic hot and cold water systems will be installed in accordance with BS 6700 and the "ideal" / minimum flow rates specified therein for any given type of draw-off / sanitary appliance.

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