



Land at Maes Merddyn, Brynsiencyn

Proposed Erection of 28. No. Dwellings and Associated Development

Water Conservation Strategy

Prepared for

Williams Homes (Bala) Ltd

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5072-WCS01



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1.0 INTRODUCTION

- 1.1.1 This Planning Statement has been prepared on behalf of Williams Homes (Bala) Limited in support of a full planning application for 28 dwellings and associated development on Land at Maes Merddyn, Brynsiencyn, Anglesey (hereafter referred to as the 'Site').
- 1.1.2 The planning application is submitted to Isle of Anglesey County Council ('IoACC').
- 1.1.3 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 underwater 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.
- 1.1.4 The following statement sets out the intended approach to the scheme. This may be subject to change as part of any detailed design work following this application, but any such scheme would still have to comply with the relevant requirements of National & Local policy on water use & efficiency, and so any revised approach would still reflect the aims of this document.

1.2 Structure of the Water Conservation Strategy

- 1.2.1 This Planning Statement is divided into six sections of which this introduction is **Section 1.0**.
- 1.2.2 **Section 2.0** summarises relevant regulation & guidance relating to water use.
- 1.2.3 **Section 3.0** details the intended measures to ensure the efficient use of water within the development and to conserve water where possible.



2.0 REGULATION & GUIDANCE

2.1.1 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 Introduction

- 3.1.1 The proposed development consists of 28 no. dwellings, of varied property types and accommodation. This strategy will aim to deliver good practice in terms of water conservation.
- 3.1.2 The following measures will be specified to ensure reduced water usage and encourage water recycling in the home:-

3.2 Water Consumption

- 3.2.1 The consumption of water by persons occupying each dwelling 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".

3.3 Regulated flow

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

3.4 Fittings

- 3.4.1 Regulated aerated tap fittings to prevent waste through splashing water.

3.5 Showers

- 3.5.1 A maximum of two showers installed for every five persons occupying each dwelling.

3.6 Shower Heads

- 3.6.1 Regulated shower heads that provide 10 litres per minute flow.

3.7 WC's

- 3.7.1 Dual flush WC's to reduce water overuse.

3.8 Rainwater Recycling

- 3.8.1 It is intended that at minimum a Rainwater Recycling Butt will be provided to each house to discourage the use of an outside tap for watering. Other re-use methods



have not been specified at this stage but may be considered at detailed design stage once a detailed drainage scheme has been produced (with this to meet relevant SAB standard in force at that time).

3.9 Design

- 3.9.1 Efficient mechanical design and compact heating layout to reduce the time to wait for water to run hot and lessen water consumption

3.10 Standard

- 3.10.1 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.

