

**From:** Griffiths Dewi [<mailto:Dewi.Griffiths@dwrwymru.com>]  
**Sent:** 04 March 2016 12:12  
**To:** Evans John Michael (Rh-CTGC)  
**Subject:** Consultation on Gypsy and Traveller Sites on Anglesey

Dear Mr Evans

Thank you for consulting with Dwr Cymru on the Gypsy and Traveller sites on Anglesey. I have submitted our comments online through the questionnaire, however I have provided further information below and attached some general information regarding requisitions etc at the end of the email.

The main issues arising from Welsh Water's perspective is

- a) the difficulty/cost of providing utility services to the Gaerwen small holding site given that the proposed site is located on the opposite side of the A55 to the existing services.
- b) the potential for development within the Bodffordd catchment to overload the capacity of the local treatment works. If there is further information available regarding the proposed drainage arrangements for the sites in Mona (quantity of flows, occupation length estimates, possible use of chemical toilets etc) then we would be happy to make further assessments on this basis.
- c) The distances of new sewer/water mains required to connect some sites to the network may prove prohibitively expensive for a development of this nature.

**Permanent residential site options:**

Layby on A5025 between Menai Bridge and Pentraeth (existing site)

- 6" water main crosses the site. No issues with water supply.
- No public sewers nearby. Non mains sewerage would be required.

Parcel of land at Gaerwen smallholding

- Water main approx. 500m away in Gaerwen on the other side of A55. Welsh Water would not support the laying of new water mains across the A55.
- Sewerage approx. 750m away, in Gaerwen on the other side of the A55. There are also flooding incidents within the sewer network in Gaerwen that would need to be resolved.
- No issues in accepting the flows at Gaerwen Wastewater Treatment Works (WwTW).

Land at Penhesgyn nr Penmynydd

- Water main approx. 300 metres to the SW of the site. No issues with water supply.
- No public sewers nearby. Non mains sewerage would be required.

**Temporary stopping place, centre of Anglesey:**

Vacant land at Mona Industrial Estate – Site A (at the end of the estate by the airfield)

- 160mm water main approx. 120m to the east, located in industrial estate road. No issues with water supply.
- 150mm sewer located approx. 60m east of the site in the industrial estate. No issues with sewerage network.
- The proposed growth being promoted within the Bodffordd Wastewater Treatment Works (WwTW) catchment area through the JLDP would require improvements to be undertaken at the WwTW that would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. Further information would need to be

provided to accompany any planning application to enable an assessment to be undertaken whether the WwTW could accept the foul flows generated.

Vacant land at Mona Industrial Estate – Site B (land to the right of the entrance)

- 200mm water main located in the road adjacent to the site. No issues with water supply.
- 150mm sewer located approx. 110m north of the site. No issues with sewerage network.
- The proposed growth being promoted within the Bodffordd Wastewater Treatment Works (WwTW) catchment area through the JLDP would require improvements to be undertaken at the WwTW that would need to be funded through our Asset Management Plan or potentially earlier through developer contributions. Further information would need to be provided to accompany any planning application to enable an assessment to be undertaken whether the WwTW could accept the foul flows generated.

**Temporary stopping place, Holyhead area:**

Vacant Plots at Penrhos Industrial Estate, Holyhead

- 90mm and 200mm water located in the road adjacent to site. No issues with water supply.
- 150mm foul sewer and 1800mm surface water sewer crossing site. No issues with sewerage network.
- The site is adjacent to Holyhead WwTW and odour from WwTWs can have a detrimental impact on the quality of the environment for those living nearby. The strength of odours at any particular time will depend on a number of factors, including the distance from the source, wind strength and direction, and ambient temperature. As such we would advise that this is taken into account when planning for the site.
- No issues in accepting the flows at Holyhead WwTW.

Land immediately to the east of B&M (formerly Homebase), Holyhead

- 16" water main located in the road adjacent to the site. No issues with water supply.
- 300mm gravity sewer located outside the site, 350mm rising main crossing site. No issues with sewerage network.
- No issues in accepting the flows at Holyhead WwTW.

Land to the south of Alpoco, Holyhead

- 200mm water main located in the road adjacent to the site. No issues with water supply.
- No public sewers nearby. Non mains sewerage would be required.

The following points are applicable to all sites:

- Where there are no public sewerage facilities available in close proximity to sites the use of non-mains sewerage may be required. In such cases the provisions of Circular 10/99 "Planning Requirement in respect of the Use of Non-Mains Sewerage in New Development" apply and consultation with Natural Resources Wales would be required.
- Water mains and/or sewerage required for any potential development can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended). The benefit to a developer of being able to use the requisition process is that the cost of a scheme is offset by the income generated to Welsh Water through customer bills from the development over a period of 12 years. Should the income that Welsh Water receives be greater than the cost of the scheme, then there is a nil contribution from the

developer. Conversely, should the income received fall short of the scheme cost, a developer would be required to make up the shortfall.

The information contained within the consultation document suggests that the number of caravans/pitches to be accommodated is fairly low, as such the income received by Welsh Water from these sites is unlikely to substantially offset the cost of laying the distance of watermains/sewers that may be needed to connect some of the proposed sites to the network. As such the cost of laying services to serve those sites furthest away from the network may prove to be prohibitively expensive.

(Please note that improvements to the sewerage network, laying of new sewers, water mains etc can benefit from requisition, but improvements to WwTWs cannot).

- Welsh Water has rights of access to its assets at all times. Where we have sewers/water mains crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.

I hope that this information is useful to you, if you need anything further please contact me.

Regards

Dewi Griffiths



**Dewi Griffiths**

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