

Isle of Anglesey County Council,
Council Offices,
Llangefni,
Ynys Mon,
LL77 7TW

Dyddiad/Date: 28 February 2024

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD/PROPOSAL: CAIS LLAWN AR GYFER DYMCHWEL Y BLOC CAWOD/MODURDY A STORFA, CODI BLOC CAWOD NEWYDD YNGHYD A GOSOD SYSTEM TRIN CARTHFFOSIAETH / FULL APPLICATION FOR THE DEMOLITION OF EXISTING SHOWER BLOCK/GARAGE AND STORE, ERECTION OF A REPLACEMENT SHOWER BLOCK TOGETHER WITH THE INSTALLATION OF A PRIVATE TREATMENT PLANT

LLEOLIAD/LOCATION: FFERM NANT BYCHAN FARM, MOELFRE

Thank you for consulting Cyfoeth Naturiol Cymru (CNC) / Natural Resources Wales (NRW) about the above, which we received on 19/02/2024.

We have no objection to the proposed development as submitted and provide the following advice.

Foul Drainage

We note that the intention is to dispose of foul drainage from the proposed shower block to a private sewerage system, i.e. package treatment plant. According to our records, the proposed development is located within a publicly sewered area. The installation of private sewage treatment facilities within publicly sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states 'Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...' Government guidance on private sewerage in Welsh Government Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We note submission of evidence demonstrating the financial comparison of connecting to mains versus installation and use of a private package treatment plant. We also note the previous application for the site (FPL/2023/36 – withdrawn) provided suitable porosity test results for the use of a package treatment plant at the chosen location. Based on the evidence provided and in terms of planning permission, we have no further concerns to raise regarding the use of a package treatment plant.

However please advise the applicant: a permit to discharge will be required in order for the discharge to be legal. The permit application will require submission of price comparisons (as provided with this planning application) and all evidence illustrating the barriers for connecting to mains.

The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Designated Landscape

The development is situated within Ynys Môn AONB. We note that there is no information regarding landscape assessments with the application and therefore, we are assuming that your Authority has screened the application and concluded that any impacts on landscape are unlikely and the proposal is in line with [Planning Policy Wales](#). If you require further advice, then please reconsult us.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests*.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Pauline Gallagher Brown

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

E-bost/E-mail: northplanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi. / Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.



LEGEND

	Sluice valve		Stop tap
	Pressure reducing valve		Water Treatment Works
	Meter		Water Pumping Station
	Bulk meter		Existing main
	Hydrant		Non-operational main
	Cap end		Raw Water
	Air valve	NB: Water main symbol colour indicates the type.	
		LIGHT BLUE	- Trunk
		DARK BLUE	- Distribution
		YELLOW	- Raw Water

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe material of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

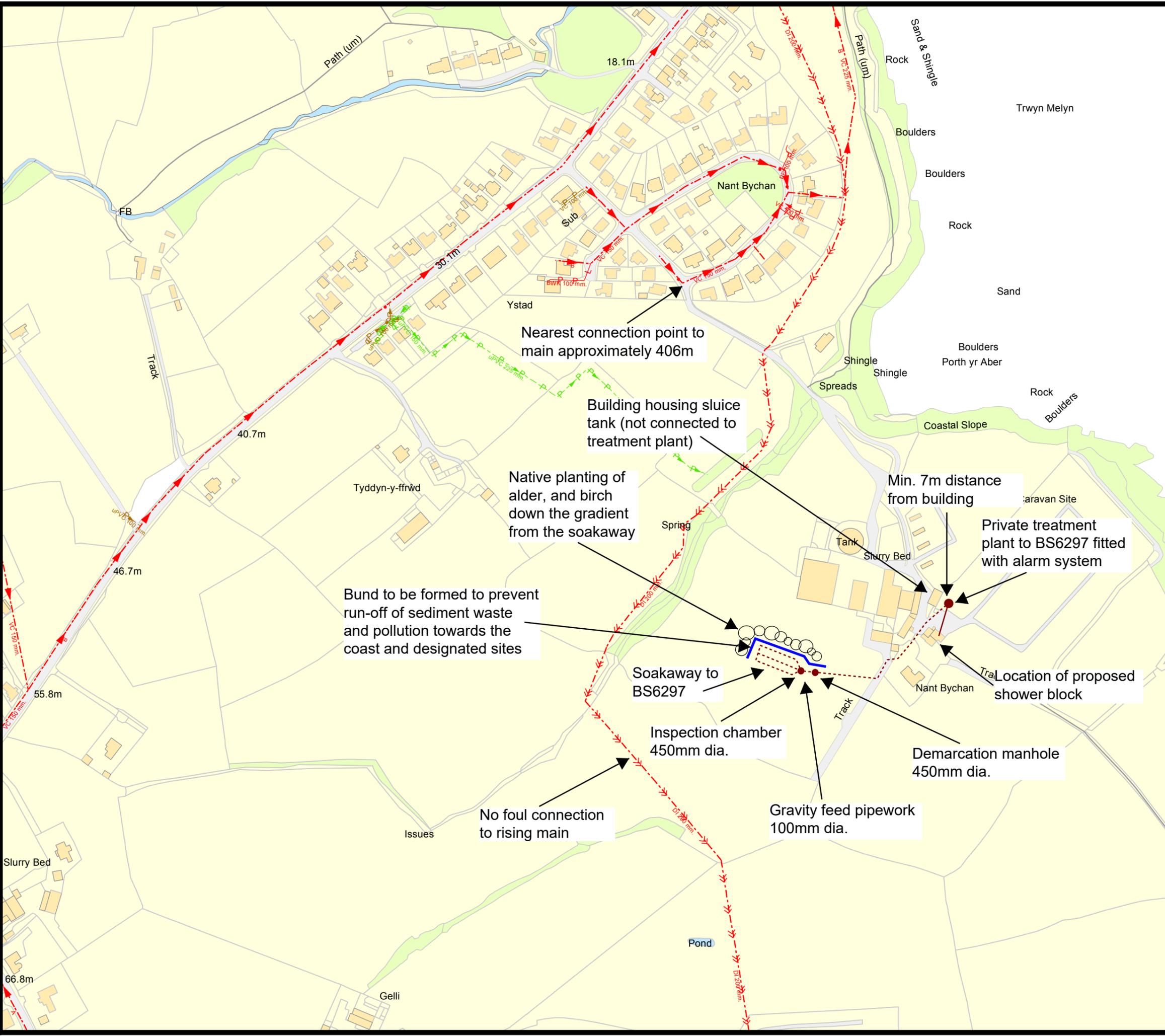
Dŵr Cymru Cyfyngedig (the Company) gives this information as to the position of its underground apparatus by way of general guidance only and on the strict understanding that it is based on the best information available and no warranty as to its correctness is relied upon in the event of excavations or other works made in the vicinity of the company's apparatus. The onus of locating apparatus before carrying out any excavations rests entirely on you. The information which is supplied by the Company, is done so in accordance with statutory requirements of sections 198 and 199 of the Water Industry Act 1991 which is based upon the best information available and, in particular, but without prejudice to the generality of the foregoing, it should be noted that the records that are available to the Company may not disclose the existence of a water main, service pipe, sewer, lateral drain or disposal main and any associated apparatus laid before 1 September 1989, or, if they do, the particulars thereof including their position underground may not be accurate. It must be understood that the furnishing of this information is entirely without prejudice to the provision of the New Roads and Street Works Act 1991 and the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 251030,385682
Map scale: 1:3000
Printed by: Zara Howells
Printed on: 13 Jan 2023



Nearest connection point to main approximately 406m

Building housing sluice tank (not connected to treatment plant)

Native planting of alder, and birch down the gradient from the soakaway

Bund to be formed to prevent run-off of sediment waste and pollution towards the coast and designated sites

Soakaway to BS6297

Inspection chamber 450mm dia.

No foul connection to rising main

Gravity feed pipework 100mm dia.

Min. 7m distance from building

Private treatment plant to BS6297 fitted with alarm system

Location of proposed shower block

Demarcation manhole 450mm dia.

R G HIRE LTD

CIVIL ENGINEERING AND DEMOLITION

Bryn y Gwynt

Caergeiliog

Ynys Mon

LL65 3EX

TEL/FFON:01407 741151

MOBILE/SYMUDOL: 07967027492

Email : rghire.ltd@gmail.com

Date: 27th June 2023

Ref No: 2605/06.23

Quotation B

For the attention of/er sylw:

Mr. Ieuan Evans

Nant Bychan

Moelfre

LL72 8HE

Dear Sir

Re : Sewer connections for Caravan park

Following my recent site visit I am pleased to bring to your attention my quotation to carry out the following work:

Sewer connection

- Supply and fit 2 x pumping station as per drawing.
- Supply and lay cable to station no. 2
- Supply and lay mdpe pipe of 80mm diameter from station 1 and 2 and then to connection point
- Construct balancing chamber approximately 8 meters away from connection point.
- Connect to existing sewer at point X on drawing.
- Provide electrician to connect all pump stations and provide cabinet.
- Decommission old tank.
- Connect intake of old tank into pump station. No. 1

For a price of £135,000.00 + VAT

We trust you will find the above quotation acceptable, if you have any further queries, please do not hesitate to contact me on the above numbers. We await your further instruction.

Yours faithfully

Gareth

R G Hughes

Director





SP ENERGY NETWORKS

IEUAN EVANS

NANT BYCHAN FARM
MOELFRE
LL72 8HF

SP Energy Networks
ScottishPower
General Administration
10th floor
320 St. Vincent Street
Glasgow
G2 5AD

Quotation C

Customer reference number: 618154077
Payment reference number: 0882830323000935
Offer Date: 09.02.2023

Dear Sir/Madam,

Re: Nant Bychan Farm * Moelfre Isle of Anglesey LL72 8HF

Thank you for your enquiry, which we received on 30.01.2023 regarding New Supply works at the above address. We have pleasure in submitting this Offer Letter for your consideration.

You now have two options. To proceed, you can only choose one. You may:

1. Accept SP Energy Networks to complete all the work to meet your connection requirements:

This means that SP Energy Networks will complete the contestable and non-contestable work. This will be known in this offer letter as **The Full Works**.

Charge (exclusive of VAT)	VAT	Total Charge
£23,277.43	£4,655.49	£27,932.92

OR

2. Accept SP Energy Networks to complete the Point of Connection (POC) work to meet your connection requirements:

This means that SP Energy Networks will complete the non-contestable work only. It is your responsibility to appoint an accredited independent connection provider (ICP) to work alongside SP Energy Networks to complete the contestable work. This will be known in this offer letter as **The POC**.

Charge (exclusive of VAT)	VAT	Total Charge
£22,767.33	£4,553.47	£27,320.80

For further information please refer to the guidance leaflet [Your Connection Offer Explained](#). If you are happy to proceed please refer to the [Next Steps](#) section of this Offer Letter.

SP Manweb plc, PO Box 290, Lister Drive, Liverpool, L13 7HJ
Telephone 0845 270 0783, Fax: 0151 221 2190
www.spenetworks.co.uk

SP Manweb plc Registered Office: 3 Prenton Way, Prenton, CH43 3ET Registered in England and Wales No. 2366937 Vat No. GB 659 3720 08

YOUR NEXT STEPS

Your offer is valid for three months from the date of this offer.

Pentraeth Fire and Security Ltd
 Unit 17 Pentraeth Industrial Estate
 Pentraeth, Anglesey
 GD
 LL75 8LJ
 01248 450061
 info@pfandsltd.co.uk
 VAT Registration No.: 141155057
 Company Registration No. 8087468 UTR No.
 2894612507



Quotation D

Estimate

ADDRESS

Nant Bychan Farm
 Moelfre
 Anglesey
 LL72 8HF

ESTIMATE NO. 1081
DATE 12/12/2023

ACTIVITY	DESCRIPTION	VAT	QTY	RATE	AMOUNT
Electrical Work (Inc. Materials)	Option 1. a) From existing mains position, supply and fit a suitably sized SWA cable c/w over-load protection to the camping block building. b) From the camping block building, wire as above to the proposed Treatment Plant position (Bottom Camping Field). c) At the Treatment Plant, supply and fit a GRP waterproof box and wire (underground) to TP. d) Upon completion, provide all relevant NICEIC documentation.	20.0% S	1	3,278.88	3,278.88
Electrical Work (Inc. Materials)	Option 2. a) From new proposed mains position, supply and fit an MCCB panel complete with suitably sized over-load protection (TBC) to feed new SWA Cable. b) From this position, install 35mm 4 Core SWA cable (approximately 1 km) to new Pumping Station. c) Along this route, allow several "Tap-off" points should any further pumps be required. d) At the main Pumping Station supply and install a new "Walk-in GRP" Enclosure. e) Within this Enclosure, install lighting and power (Power for pump TBC) and trace heating to any PVC pipes above ground. f) Upon completion, provide all relevant NICEIC documentation.	20.0% S	1	31,045.00	31,045.00

Please pay to:-
 Barclays Bank
 Account No. 93207285
 Sort Code: 20-25-69

SUBTOTAL	34,323.88
VAT TOTAL	6,864.78
TOTAL	£41,188.66

Accepted By

Accepted Date

Please pay to:-
Barclays Bank
Account No. 93207285
Sort Code: 20-25-69

Quotation E



O. Hughes & Son



Ymgwymerwyr Amaethyddol Agricultural Contractors
Tanygraig, Penygraigwen, Llanerchymedd, Ynys Mon LL71 8AT



Ffôn/Tel 01407 830554 Mobile 07974687734/5

Rhif T.A.W./V.A.T No. 160 6089 72

Installation of new sewage treatment plant and soak-away at Nant Bychan Farm, Moelfre.

Supply Marsh Industries 120 person sewage treatment plant and pumping station £27,335 + VAT.

Dig out old septic tank, excavate hole for new sewage treatment plant and pumping station.

Install new S.T.P. And pumping station and infill with concrete.

Labour & materials. £12,200 + VAT.

Supply and lay 70mm plastic pipe from pumping station to field- install break out chamber.

Drainage Field - dig trench, supply and lay 150mm solid perforated pipe in a continuous loop, supply and lay 500 tonnes drainage stones (any additional stone required £17.20/tonne) - cover with geotextile membrane and back fill. - £14,800 + VAT.

Total for work	£27,335
	£12,200
	£14,800
	<hr/>
	£54,335 + VAT

I hope you find the above quotation acceptable. I look forward to hearing from you.

Yours Sincerely

Emyr Owen
Business Partner

Moelfre

Email F

1 message

Services Developer <developer.services@dwrcymru.com>

27 October 2023 at 09:28

To: Alan Owen <alidesignltd@gmail.com>

Cc: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>

Hi Alan

Thank you for your email.

According to our Wastewater Treatment colleagues, Moelfre is pumped to Benllech and treated at the treatment works there, the treated effluent is then discharged through a long sea outfall.

Diolch

**Bryn Roberts****Project Engineer | Developer Services****Dŵr Cymru Welsh Water**W: dwrcymru.comE: developer.services@dwrcymru.com

T: 0800 917 2652 / 07557 812 731



A: PO Box 3146, Cardiff CF30 0EH

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our website

**Before you print** please think about the **ENVIRONMENT**

Developer Services have an on-line service at www.dwrcymru.com. Here you can find all the services available, complete application forms and also make payments. If you have a quotation you can pay for this on-line or alternatively by telephoning 0800 917 2652 using a credit/debit card.

We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website.

Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us as we can normally deal with any questions you have during the call.

Sustainable Drainage on new developments in Wales – our role is changing on 7th January 2019, click [here](#).

From: Alan Owen <alidesignltd@gmail.com>
Sent: Tuesday, October 24, 2023 6:05 PM
To: Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>
Subject: Moelfre

***** External Mail *****

Henry/Bryn

Could you please let me know where the treatment works for Moelfre is located please, and where the treated water eventually discharges to?

Regards

Alan Owen

A.L.I. Building Design Ltd
Glasdy
Station Road
Llanrug
Caernarfon
Gwynedd
LL55 4AG

01286 238 297
0787 530 8252

alidesignltd@gmail.com



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Nant Bychan Caravan Park, Moelfre LL72 8HF

1 message

Services Developer <developer.services@dwrcymru.com>
To: Alan Owen <alidesignltd@gmail.com>

18 October 2023 at 14:20

Hi Alan

Further to our conversation earlier, our planning team has commented that the private treatment plant located upstream would not be acceptable, with reference to Section 111 of the WIA.

Diolch

**Bryn Roberts****Project Engineer | Developer Services****Dŵr Cymru Welsh Water**W: dwrcymru.comE: developer.services@dwrcymru.com

T: 0800 917 2652 / 07557 812 731



A: PO Box 3146, Cardiff CF30 0EH

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We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website.

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Sustainable Drainage on new developments in Wales – our role is changing on 7th January 2019, click [here](#).

From: Services Developer**Sent:** Wednesday, October 18, 2023 10:31 AM

To: Alan Owen <alidesignltd@gmail.com>
Subject: Nant Bychan Caravan Park, Moelfre LL72 8HF

Hi Alan

Thank you for your email.

If you could give me a call to discuss further.

The general number is 0800 917 2652.

Regards



Bryn Roberts

Project Engineer | Developer Services

Dŵr Cymru Welsh Water



W: dwrcymru.com



E: developer.services@dwrcymru.com



T: 0800 917 2652 / 07557 812 731



A: PO Box 3146, Cardiff CF30 0EH

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Sustainable Drainage on new developments in Wales – our role is changing on 7th January 2019, [click here](#).

From: Alan Owen <alidesignltd@gmail.com>

Sent: Tuesday, October 17, 2023 5:24 PM

To: Services Developer <developer.services@dwrcymru.com>; Henry Jones-Hughes <Henry.Jones-Hughes@dwrcymru.com>; Bryn Roberts <Bryn.Roberts@dwrcymru.com>

Subject: Nant Bychan, Moelfre, Anglesey

***** External Mail *****

Henry/Bryn

We have submitted an application on behalf of Ieuan Evans for a shower block at the above.

The site will be used for touring caravans.

The NRW is insisting we connect to the main sewer some 406m from the proposed shower block unless we can prove this is not practical.

Common sense has now left the building.

The waste will need to be pumped to the connection point from the shower block.

The connection point shown on the attached map is the preferred point of entry from Dwr Cymru and not the manhole in the estate road according to the owner.

Could you please confirm whether Dwr Cymru would adopt the proposed system? and what would be the requirements?

Regards

Alan Owen

A.L.I. Building Design Ltd
Glasdy
Station Road
Llanrug
Caernarfon
Gwynedd
LL55 4AG

01286 238 297
0787 530 8252

alidesignltd@gmail.com



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 **1 Nant Bychan Ffordd Lligwy Moelfre Anglesey LL72 8HF Waste (2).pdf**
958K