

Compliance Assessment Report CAR_NRW0044849

Permit being assessed: AN0000601

For: CWRT BLEDDYN HOTEL LLANGYBI, held by NEAL GOLDSMITH

At: CWRT BLEDDYN HOTEL, LLANGYBI, NR USK, MONMOUTHSHIRE, NP15 1PG.

Type of assessment carried out: Site Inspection, Reason: Routine.

On 12/07/2024, between 13:30 and 14:00.

Parts of permit assessed: Discharge point, site

NRW Lead Officer: Alastair Krzyzosiak.

Report sent to: Permit Holder, Permit Holder, on 31/07/2024.

1. Summary of our findings (full details in section 4)

Part of permitted activity assessed (criteria)	Assessment result	Permit condition
WQ-C1 - Water Quality - Emissions and monitoring - Emissions to water	Assessed (A)	
WQ-A1 - Water Quality - Management - General management	C2 Significant	7

Result types are explained in more detail in the 'Important Information' section below.

2. What action is required?

Criteria	Action needed	Complete by
WQ-A1	Take steps to appropriately remove the bamboo, seek professional guidance	31/12/2024

Action criteria codes are listed in the 'Important information' section below.

3. What will happen next?

Any non-compliance we have identified and recorded on this form is an offence. It can result in criminal prosecution and/or suspension or revocation of your permit.

You are non-compliant with your permit.

We are currently considering taking enforcement action against you for the non-compliance recorded above. We will contact you in due course.

4. Details of our assessment

Actions Required

Alastair Krzyzosiak undertook a brief visual inspection of the treatment plant which appeared to be operational. There were no visual signs of pollution in the receiving watercourse. The discharge was running clear.

1. Permit Holder - The permit holder currently detailed on the permit is incorrect and must be updated. Other details should be checked and updated if required.

2. Water Use / Flows and Loads - A recent water bill indicates that average daily usage is approximately 17.6 cubic meters. The permit has a discharge limit of 20 cubic metres per day. However, the application was made on the basis of 34 bedrooms and a function room. Your website advertises 46 bedrooms. There is also the self-catering accommodation which has three ensuite rooms. Also the restaurant and bar.

When the hotel capacity was increased, did the company calculate the new flows and loads based on the new occupancy? Are you able to provide the calculations? (The volume of the discharge must be based on full occupancy of the site, based on Flows and Loads 4. Do you take non-resident customers for the day? Has this been factored into the calculation?

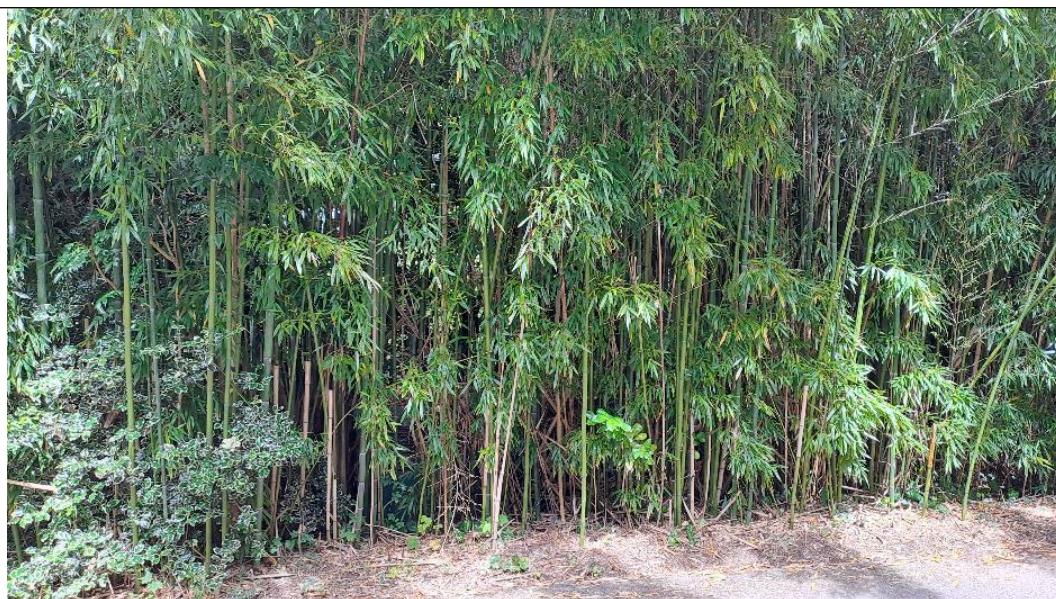
There is also the pool, spa etc. What happens with these when they need to be drained down or emptied? How is the water dealt with?

Given the expansion and associated increase in wastewater flow, please confirm whether or not the hotel is still compliant with the 20 cubic metres per day limit?

3. Bamboo - There is increasing concern about certain types of bamboo being highly invasive. The plants can spread dramatically and cause problems well away from their current location. I have significant concerns that the presence of such a large and dense stand of bamboo growing all around the sewage plant could damage the plant and cause a pollution incident. The roots could get into the tanks or plant room, they could disrupt the electrics, or damage ground around the plant and cause pipe breakages. If there is a breakdown or the plant needs repairs, this will be made significantly more difficult by the presence of all of the roots. Cutting down bamboo cause it to spread even further, as it puts its energy into the root system to encourage new growth elsewhere.

Please seek professional guidance on how best to go about removing the bamboo. A method for removal will need to be developed. If works immediately adjacent to the watercourse are required, (which seems likely), this may require [Ordinary Watercourse Consent](#) from the council. Additionally, it may not be possible to remove the bamboo whilst keeping the sewage plant online. You will need to consider this, and think about potentially tankering away wastewater if the plant needs to be disconnected to allow for the works to proceed.

Enforcement will be considered if you fail to act upon the above.





If you have any queries about this report, or to discuss completion of any actions, please contact the NRW Officer named above.

Important information

Legal status of this report

Your permit is issued to you under the Environmental Permitting Regulations. You have a responsibility to comply with the conditions of your permit and prevent pollution/harm to the environment. You must also ensure that you comply with any other relevant legislation that may apply to your site's operations.

This report explains the findings of our assessment and any action you are required to take. We categorise non-compliance using our guidance for assessing non-compliance at regulated sites.

When we find potential non-compliance/s we will normally give you advice on how to maintain compliance.

To correct non-compliance, we may:

- require you to take specific actions
- issue a notice
- review the conditions of your permit.

Any advice and guidance we give will be without prejudice to any other enforcement response that we consider may be required.

Assessment results and non-compliance categories (used in section 1):

Assessment result	Description
Assessed (A)	Assessed or assessed in part, no evidence of non-compliance found
Action only (X)	Action only relating to the activity assessment
Ongoing (O)	Ongoing non-compliance, not scored

Non-compliance category	Description
C1 Major	Potential to have a major, serious, persistent and/or extensive impact or effect on the environment, people and/or property
C2 Significant	Potential to have a significant impact or effect on the environment, people and/or property
C3 Minor	Potential to have a minor or minimal impact or effect on the environment, people and/or property
C4 No environmental impact	Non-compliance at a regulated site that cannot foreseeably have any impact on the environment, people and/or property

If your assessment result in Section 1 is suspended, what does this mean?

In line with our guidance, we may suspend non-compliance for up to six months to allow time for remedial action to be taken. These will be re-instated if the action is not completed.

Full list of water quality action criteria (used in section 1 and 2):**WQ A: Management**

- WQ-A1 General management

WQ B: Operations

- WQ-B1 Permitted activities
- WQ-B2 The site
- WQ-B3 Operating techniques
- WQ-B4 Improvement programme
- WQ-B5 Pre-operational conditions

WQ C: Emissions and monitoring

- WQ-C1 Emissions to water
- WQ-C2 Emissions to land
- WQ-C3 Emissions of substances not controlled by emission limits
- WQ-C4 Installation of monitoring boreholes

WQ D: Information

- WQ-D1 Records
- WQ-D2 Reporting
- WQ-D3 Notifications

Enforcement response

Any permit condition non-compliance is an offence and we may take legal action against you. Action we take can include prosecution, serving a notice on you and/or suspension or revocation of your permit. See our Enforcement and Sanctions Guidance for further information.

Data protection notice

You should make sure that anyone named in this report knows that the information it contains will be processed by Natural Resources Wales to fulfil its regulatory and monitoring functions and to maintain the relevant public register(s).

We may also use and/or disclose the report in connection with:

- offering or providing you with our literature or services relating to environmental matters
- consulting with the public, public bodies and other organisations (e.g. Health and Safety Executive, local authorities) on environmental issues
- carrying out statistical analysis, research and development on environmental issues
- providing public register information to enquirers
- investigating possible breaches of environmental law
- assessing customer service satisfaction and improving our service
- Freedom of Information Act or Environmental Information Regulations requests.

We may also pass it on to our agents or representatives to do these things on our behalf.

Disclosure of information – this report will be available to view on-line

If you think this report contains commercially confidential information that should not be placed on our public register, you must contact your local Natural Resources Wales office within **fifteen working days** of receiving this report, using the contact details in the accompanying email or letter. You must give a full explanation of why it should not be

added to our public register, including specifying which information is commercially confidential. We will assess your request and respond to you within 20 working days to let you know if we agree to your request.

What do I do if I disagree with the report or have a complaint?

If you disagree with this compliance assessment report, you should contact the lead officer without delay to discuss your concerns.

If you are unable to resolve the issue with the lead officer or their line manager you should contact our Customer Contact team on 0300 065 3000 (Monday to Friday 08:00 – 18:00), or email enquiries@naturalresourceswales.gov.uk for details of how to raise your dispute further through our Complaints and Commendations procedure.

If you are dissatisfied with our response, you can contact the Public Services Ombudsman for Wales by phone on 0300 7900203 or by email at ask@ombudsman.wales

Welsh Language Standards

We are committed to establishing Natural Resources Wales as a naturally bilingual organisation. We will provide compliance reports in your preferred language.