

Compliance Assessment Report CAR_NRW0049143

Permit being assessed: CB3597ZZ

For: BBC Llandaff, held by Taylor Wimpey U K Ltd

At: Broadcasting House, Llantrisant Road, Llandaff, Cardiff, CF5 2YQ.

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

On 15/08/2025, between 11:00 and 12:00.

Parts of permit assessed: Relevant

NRW Lead Officer: Harry Warburton, accompanied by: Alexander Grainger.

Report sent to: Matthew Hodgson, Site manager, on 18/08/2025.

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

Part of permitted activity assessed (criteria)	Assessment result	Permit condition
WQ-D1 - Water Quality - Information - Records	Action only (X)	
WQ-C1 - Water Quality - Emissions and monitoring - Emissions to water	Action only (X)	
WQ-A1 - Water Quality - Management - General management	Assessed (A)	

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

2. What action is required?

Criteria	Action needed	Complete by
WQ-D1	Provide the three most recent transfer notes of the water that is tankered away from the bunged off surface water network.	22/09/2025
WQ-C1	Bung off the surface water network in the southern area so that it is not connected to the surface water network linked to the River Taff, and have this also routinely tankered away.	06/10/2025

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.

At this time, we do not intend to take any further action.

This statement does not stop us from taking additional enforcement action if further relevant information comes to light or offences continue.

4. Details of our assessment

Compliance inspection of permit CB3597ZZ at the Taylor Wimpey BBC Llandaff site

undertaken by Environment Officers Harry Warburton and Alex Grainger. The site manager was not available so we were accompanied by other Taylor Wimpey staff. Weather at the time was hot and dry.

The site is split between different phases either side of Llantrisant Road. The area north of Llantrisant Road consists of completed and partially completed phases.

The permit for this site allows for the use of a siltbuster unit with flocculant/coagulant to treat the sites surface water before discharge to the Taff via a surface water outfall. It was mentioned that a siltbuster has never been used on site despite being permitted.

It was mentioned that the north part of the sites drainage is split into two areas, the completed phases surface water network is connected to the surface outfall to the Taff at the north section of the site, this is also where the permitted discharge is mentioned for the siltbuster. The phases that are undergoing construction are connected to the surface network that connects to an outfall to the east of the site, however it was said that this network on site is bunged off from being connected to the outfall and is routinely tankered away. This is a good solution to keeping the contaminated surface water from leaving the site and causing a pollution. Please can the waste transfer notes be provided for the tanker removing the water from the network.

The other section of the development is to the south of Llantrisant Road, there is minimal work going on this section currently. There was previously a silt pollution incident from this site where the silted run off was escaping site and entering surface drains on Llantrisant Road and entering the River Taff. This has since been addressed.

There is quite a bit of exposed material that could be sources of silt, these are also stored on a slope, which would allow for silted surface run off to easily enter the surface drains on site and discharge to the Taff. It was recommended on site to also bung off the surface network of this area, like what is taking place in the other development area, then tanker this away also.

Due to the site not having a siltbuster in place for the treatment of surface water, the permit may no longer be required. Consider if you would like to retain the permit should you wish to use it in the future, or surrender the permit here: [Natural Resources Wales / Surrendering \(giving up\) your permit for water discharges](#)

Actions:

- Provide the three most recent transfer notes of the water that is tankered away from the bunged off surface water network.
- Bung off the surface water network in the southern area so that it is not connected to the surface water network linked to the River Taff, and have this also routinely tankered away.

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.