

Compliance Assessment Report CAR_NRW0049251

Permit being assessed: AN0387801

For: FARMERS ARMS PUBLIC HOUSE NEWPORT, held by LUKE DOUBLER
At: THE FARMERS ARMS PUBLIC HOUSE, GOLDCLIFF ROAD, GOLDCLIFF,
NEWPORT, NP18 2AU.

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

On 14/08/2025, between 09:00 and 17:00.

Parts of permit assessed: Site Operations

NRW Lead Officer: Gavin Dodd.

Report sent to: Mandy Griffiths, Site Manager , on 01/09/2025.

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	C3 Minor	Recording and Reporting (a)- The Consent Holder shall establish and operate a documented maintenance programme and record all non-routine actions undertaken that may have adversely affected effluent quality. Copies of the programme shall be made available for inspection by the Agency's officers and (b) On request the Consent Holder shall supply the Agency with a written report on the maintenance and all non-routine actions that may have adversely affected effluent quality.
WQ-B3 - Water Quality - Operations - Operating techniques	C3 Minor	Condition 1.9.1 Works Operation (a)- The sewage treatment plant shall be operated and the effluent shall be

Part of permitted activity assessed (criteria)	Assessment result	Permit condition
		treated in a manner which, so far as reasonably practicable, minimises the polluting effects of the Discharge made from the sewage treatment plant on controlled waters
WQ-C1 - Water Quality - Emissions and monitoring - Emissions to water	C3 Minor	Condition 1.10 Maintenance (c)- The sewage treatment plant shall be operated and maintained in accordance with good operational practice such that tanks shall be desludged at sufficient frequency and in such a manner to prevent excessive carryover of suspended solids.

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 management plan and a report on the maintenance of the system, that may have adversely affected effluent quality	15/09/2025
WQ-B3	Improve the efficiency of the system to enhance quality of the discharge and ensure compliance with Condition 1.9.1 & Ensure that the system can be accessed to allow further inspection upon future attendance by NRW officers	15/09/2025
WQ-C1	Provide the latest waste transfer notes for the system. As there has been an impact to Chapel Reen, the tanks should be desludged as soon as possible	15/09/2025

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.

You are non-compliant with your permit.

At this time, we are issuing you with a **warning** for the non-compliance recorded above. Warnings may influence future enforcement response for continued or further non-compliance.

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

I (Environment Officer Gavin Dodd) arrived at the Farmers Arms, Goldcliff, Newport NP18 2AU on Thursday 14th August 2025 to conduct an inspection regarding a licence to discharge secondary treated sewage effluent and trade effluent from a sewage treatment to surface water (Chapel Reen). The inspection took place between 13:45- 15:00.

I arrived at approx 13:45 and introduced myself to staff and explained the reason for my visit. I was shown the rear of the building to inspect the sewage treatment plant; the last time that the system was inspected was in November 2023. However, it was not possible for the inspection to take place as fence panels had been built around the system with no access to it. I explained to staff that this would be a breach in the CAR form as access is essential not only for inspections, but also to facilitate emptying of the system.

I then left site and went to inspect the discharge point to Chapel Reen. There was no discharge entering the reen at this time and the grid reference for the discharge point was accurate. However, it has been reported to NRW that there were issues regarding sewage material discharging into the reen both before and after this inspection from the discharge pipe.

It is understood that since the previous inspection, the Farmers Arms is under new ownership.



Figure 1: Rear of Farmers Arms, access to system blocked by fencing



Figure 2: Discharge point to Chapel Reen (black pipe between sandbags)



Figure 3: Sewage Material in Chapel Reen

Breaches of permit conditions

1.) Condition 1.11- Recording and Reporting (a)- The Consent Holder shall establish and operate a documented maintenance programme and record all non-routine actions undertaken that may have adversely affected effluent quality. Copies of the programme shall be made available for inspection by the Agency's officers

and **(b)** On request the Consent Holder shall supply the Agency with a written report on the maintenance and all non-routine actions that may have adversely affected effluent quality.

Justification - No management plan or maintenance notes were available on site. Ineffective maintenance of the system may contribute to sewage observed in Chapel Reen

2.) Condition 1.10 Maintenance (c)- The sewage treatment plant shall be operated and maintained in accordance with good operational practice such that tanks shall be desludged at sufficient frequency and in such a manner to prevent excessive carryover of suspended solids.

Justification- Waste transfer notes for the system were not available; it is not clear when the system was last desludged. Infrequent emptying of the system may be contributing to the issues observed in Chapel Reen

3.) Condition 1.9.1 (a)- The sewage treatment plant shall be operated and the effluent shall be treated in a manner which, so far as reasonably practicable, minimises the polluting effects of the Discharge made from the sewage treatment plant on controlled waters

Justification- Sewage material has been observed in the reen, coming from the Farmers Arms discharge point

Actions Required by Date Specified

- Provide the management plan and a report on the maintenance of the system, that may have adversely affected effluent quality
- Ensure that the system can be accessed to allow further inspection upon future attendance by NRW officers
- Provide the latest waste transfer notes for the system. As there has been an impact to Chapel Reen, the tanks should be desludged as soon as possible
- Improve the efficiency of the system to enhance quality of the discharge and ensure compliance with Condition 1.9.1

Deadline

The deadline for the above actions is **15th September 2025**

Advisories

Please vary the permit to reflect the change in ownership. If the permit is not varied, a new licence will need to be applied for as you will be discharging illegally.

Contact Details

If you have any issues with this report, please contact Gavin Dodd on gavin.dodd@cyfoethnaturiolcymru.gov.uk

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.