

Compliance Assessment Report CAR_NRW0050819

Permit being assessed: DB3098ZX

For: Parc Tondu (Llanmoor Housing Development), **held by:** Llanmoor Development Co Ltd

At: Maesteg Road, Tondu, Bridgend, CF32 9HZ.

Type of assessment carried out: Site Inspection,

Reason: Other.

On 17/02/2026, between 13:06 and 13:45.

Parts of permit assessed: All

NRW Lead Officer: Hywel Brown, accompanied by: Natalie Wrangham, Richard Jones.

Report sent to: Llanmoor Development Company Ltd, martyn@llanmoor-homes.co.uk, on 23/03/2026.

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

| Part of permitted activity assessed (criteria) | Assessment result | Non-compliant permit condition |
|--|-------------------|--------------------------------|
| WQ-D1 - Water Quality - Information - Records | Action only (X) | |

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 | Please provide NRW with the site monitoring records dating back 6 months | 30/03/2026 |

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

Site Report

This CAR report is for the site inspection conducted on the 17/02/2025, in relation to the breach of permit condition 3.1.2 for permit number EPR/DB3098ZX, which was observed at Parc Tondu Discharge Point 2 (called Discharge Point 2 on permit). This exceedance was detailed in report CAR_NRW0050677.

NRW Environment Officers from the Cwm Taf and Bridgend Environment Team arrived on site and met with the assistant site manager to begin a site inspection. The weather during the site visit was overcast with intermittent light rain.

Condition 3.1 - Emissions to water

Together NRW Environment Officers and the assistant site manager performed a inspection of both discharge point 1 and discharge point 2.

Discharge point 1

No issues with non compliance, the assistant site manager told NRW that the settling pond will be desilted, and new silt matting would be installed where required.

Discharge point 2

Upon inspection of discharge point 2, where the non compliance was initially reported, a grey discolouration and a grey deposit, was observed within the channel at the location of the discharge point. Please see photographs 1-3 below.



Photograph 1 - Grey discolouration observed at the start of the channel.



Photograph 2 - discolouration within the channel.



Photograph 3 - The point of Ingress at the end of the channel (Point of Discharge 2) into

the stream Nant Cwmbach.

The assistant site manager suggested that the aggregate used in the channel at discharge point 2 may contain limestone. It is possible that the limestone within the channel has begun to degrade, resulting in a discoloration and an increase in pH readings identified in NRW monitoring samples.

A small amount of discolouration was observed at the point of discharge to the watercourse, however this appeared localised with no further discolouration observed downstream.

A reattendance to site was discussed for the purpose of assessing the level of impact on the receiving watercourse (Nant Cwmbach) at discharge point 2. This will be arranged between NRW and the site management.

Condition 4.1.1 - Records

Whilst on site NRW requested to view records and data with regards to monitoring operations of the permit under condition 3.3.1 - monitoring. NRW was shown the records and locations of the stored monitoring data. During the attendance NRW was informed that the monitoring consisted of visual inspection with photographs, and also recorded weather conditions.

NRW was informed that pH as a parameter was not monitored. It was suggested that Llanmoor Development Company Ltd should consider including pH readings as part of their monitoring and record keeping.

Records dating back 6 months were requested by NRW.

Breaches of permit conditions:

- Condition 3.1.2 - *The limits given in schedule 3 shall not be exceeded.* Whilst not an evidenced breach further investigation is required to determine whether the aggregate in the channel at discharge point 2 is causing an impact on the receiving watercourse. NRW will correspond with the Operator to determine appropriate investigation.

Actions required by dates specified:

The following actions should be implemented by the date given:

- To Provide NRW with the monitoring records with regards to Discharge Point 2 dating back 6 months **16/03/2026**.

Contact details:

If you have any queries regarding this CAR form or to provide an update on any actions above, please contact me using the following email address:

cwmtaf&bridgendconsultations@cyfoethnaturiolcymru.gov.uk

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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 required for the permit condition assessed to avoid non-compliance. No non-compliance scored at this time |
| 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 |

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 Monitoring
- WQ-C5 Installation of monitoring boreholes

WQ D: Information

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

Enforcement response

Any non-compliance with a permit condition 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 twenty working days to let you know if we agree to your request.

Disputing the Content of this Compliance Assessment Report Form

If you disagree with the content of this Compliance Assessment Report form, you should submit your concerns, in writing, to the regulating officer who issued it within **15 working days** of its issue. This will be treated as a **Stage 1 review**.

If you are not satisfied with the outcome of the stage 1 review, you may request a **Stage 2 appeal**. This request must be submitted **within 21 working days** of receiving the response from the stage 1 review.

Further details on our review and appeal process are available at: [Natural Resources Wales / Appeal a regulatory decision from Natural Resources Wales](#)

Concerns Not Related to the Content of this Compliance Assessment Report Form

If your concerns do not relate to the content of the Compliance Assessment Report form, you should first attempt to resolve the issue with the regulating officer or their line manager.

If the issue remains unresolved, please contact our **Customer Contact Team**:

- **Telephone:** 0300 065 3000 (Monday to Friday, 09:00–17:00)
- **Email:** enquiries@naturalresourceswales.gov.uk

They will provide details on how to escalate your concerns through our **Complaints and Commendations procedure**.

If you are dissatisfied with our response, you may contact the **Public Services Ombudsman for Wales**:

- **Telephone:** 0300 790 0203
- **Email:** 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.