Cyfoeth Naturiol Cymru
Natural Resources Wales

Compliance Assessment Report CAR_NRW0051604

Permit being assessed: CG0373801

For: PLAS TAN-Y-BWLCH, **held by:** SNOWDONIA NATIONAL PARK AUTHORITY

At: MAENTWROG, ., ., GWYNEDD, LL41 3YU.

Type of assessment carried out: Site Inspection,

Reason: Routine.

On 05/08/2025, between 09:20 and 13:50.

Parts of permit assessed: 1,2, 3,4,8

NRW Lead Officer: Ceris Evans.

Report sent to: Head of Property Services, Head of Property Services, on 07/05/2026.

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

Part of permitted activity assessed (criteria)	Assessment result	Non-compliant permit condition
WQ-D2 - Water Quality - Information - Reporting	Action only (X)	
WQ-A1 - Water Quality - Management - General management	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-D2	Report future unavoidable mechanical or electrical breakdown failures to Natural Resources Wales (NRW).	Already completed
WQ-A1	Ensure accessibility to areas around the sewage system at all times.	Already completed

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

Dear Permit Holder

Introduction

A site inspection was undertaken as part of Natural Resources Wales' (NRW) Permit Compliance Work Plan 2025/26. The inspection was attended by an NRW officer, accompanied by the permit holder's representative. The purpose of the inspection was to visually assess compliance with permit requirements, with particular regard to site management and the operation of the sewage system serving the site.

Site Description

The use of the site has varied over time. At the time of the inspection, the property was accommodating 25 individuals, with occupancy scheduled to continue until December 2025. Between 2021 and 2022, the site was largely unused. During 2023, site usage reduced further due to uncertainty regarding its future, with activities limited to daytime courses and no overnight accommodation provided.

Sewage System – Background and Operation

The septic tank was emptied on 4 August 2025. During this operation, the contractor identified that solids (sludge) within the tank had hardened, requiring additional clearance work to complete the emptying process. Prior to the COVID-19 pandemic in 2020, the septic tank was emptied on a bi-annual basis. Following the pandemic, emptying frequency reduced significantly, with the tank being emptied approximately every four years. The previous emptying prior to August 2025 had taken place in 2021.

The contractor advised the permit holder that extended intervals between emptying should be avoided in future to prevent further sludge hardening. The contractor also confirmed that the chamber water was clean.

During the inspection, NRW officers observed that the septic tank is of a substantial size (capacity details not available) and appears to be oversized for the current level of site use. This was identified as a likely contributing factor to the sludge hardening issues experienced.

Inspection Findings

Septic Tank – Health and Safety Observations

Access to the top of the septic tank is directly from a site footpath, described as a "courtesy footpath," which is accessible to members of the public despite not being a designated public right of way.

A foreseeable risk of falling from a significant height was identified, due to the absence of barriers and the presence of extensive overgrowth on three sides of the tank. NRW recommended the installation of appropriate control measures, including physical barriers and clear safety signage such as “Danger – Risk of Falling,” “No Access for Unauthorised Personnel”, and “Danger – Keep Out.”

On the day of the inspection, the permit holder’s representative erected a temporary barrier and warning signage to reduce the likelihood of unauthorised access. A permanent fence, gate, and signage have since been installed around the septic tank.

Maintenance Observations

During the inspection, it was observed that the above-ground pipe exiting the septic tank entered an inaccessible area due to extensive vegetation and overgrowth. As a result, NRW officers were initially unable to confirm whether the pipe discharged to land via a soakaway.

The permit holder advised that in April 2025, a section of the discharge pipe was damaged when a large branch fell onto it. The pipe was repaired at the time; however, this incident was not reported to NRW, as required under permit condition 8(a).

Permit Compliance Update

No non-conformances against permit conditions were identified during the inspection.

Compliance Update

The operator subsequently confirmed that the discharge pipe from the septic tank leads to land via a soakaway, located at What3Words reference **hooks.bound.glassware**. The permit holder has confirmed they are now aware of the requirement to notify NRW of any unavoidable mechanical or electrical breakdowns in the future, in accordance with permit conditions.

Conclusion

Natural Resources Wales would like to thank you for facilitating the site inspection and for your cooperation during and following the visit.

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.