

Determination report

Licence number: WA/056/0011/0002

Application reference number: PAN-032194

Un-named lake at Bulmore, Newport

Report of an application for a same terms renewal of full abstraction licence number 20/56/11/0025.

The impact of the abstraction was originally assessed in 1997.

Purpose of this document

This determination report:

- explains how the application to renew the licence has been determined
- provides a record of the decision-making process
- shows how all relevant factors have been taken into account
- justifies any further conditions in the licence other than those applied as standard.

Unless the determination report specifies otherwise we have accepted the applicant's proposals.

NRW has decided to issue the licence.

We consider that in reaching this decision, we have taken into account all relevant considerations and legal requirements and that the licence will ensure that the appropriate level of environmental protection is provided.

A glossary of acronyms used can be found at the end of this document in [Annex 2](#).

Application details

Application details	
Applicant name and address	The Celtic Manor Resort Limited Coldra Woods Newport Gwent NP18 1HQ
Existing licence number	20/56/11/0025
New licence number	WA/056/0011/0002

Any differences between what was applied for within the initial application and what was subsequently agreed as the application details have been communicated to the applicant.

Administrative details

Criteria	Details
Validation	The applicant has submitted all the required information for a complete and valid application. The application was validated on 26/03/2026. This means we considered it was in the correct form, the correct application fee has been received and that the application contained sufficient information for us to begin our determination The applicant demonstrated that they are entitled to apply for the abstraction licence, as they have a right of access to the abstraction point.
Additional Information / reports supplied	Not applicable
Commercial confidentiality / National security	Not applicable to this application.
Advertisement	The application to renew the existing licence was received late so Natural Resources Wales was unable to apply the advertising exemption. However, it has decided to dispense with the need for advertising under Regulation 7(4) of the Water Resources (Abstraction and Impounding) Regulations 2006 (SI 2006/641).

	A dispensation notice was signed on 08/06/2026 by an authorised person. Notice of this proposal has not been advertised and no statutory bodies have been notified as the proposal is not subject to advertising.
External Consultation	It was not necessary to consult with external bodies, because the proposal is not subject to advertising.

Statutory duties

Aspect	Criteria met	Justification / detail
Water Framework Directive	Yes	This proposed activity has screened out of requiring a Water Framework Directive Assessment. NRW are satisfied that there will be no deterioration in ecological status as a result of the components of the activity authorised by the licence. This renewal is on the same terms, not within a protected area, there are no monitoring conditions on the existing licence, no recorded concerns from specialists and will be time-limited.
The National Site Network and Ramsars	Yes	The project has been screened for likelihood of significant effects and, taking account of the advice received from SNCB advisors, is considered not likely to have a significant effect on any Natura 2000/Ramsar site (As documented in section 3.2 of OGN 200 form 1). Form 1 is available on the public register to view.
Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Areas of Outstanding Natural Beauty (AONB)	Yes	Natural Resources Wales is of the opinion that the proposal is not likely to have any impact on these sites. A SSSI assessment is available on the public register to view.

Protected rights and lawful users of water	Yes	It was not necessary to reconsider protected rights and lawful users of water as part of the renewal. There have been no changes to the previously licensed abstraction.
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Tests to renew the licence

Test	Criteria met?	Justification / detail
Environmental sustainability	Yes	We have reviewed the risk to the environment and deem that the abstraction continues to be sustainable.
Justification of need	Yes	The Licence Holder has abstracted approximately 24% of their total annual volumes that they are entitled to over the last 5 years (this figure is inclusive of abstraction for both purposes, during both the summer and winter periods). Many coastal streams within this CAMS area and streams draining into the Usk estuary have not been assessed using the CAMS resource assessment. Compared to the CAMS assessed rivers, these smaller streams provide a relatively small resource. Coastal streams generally have a catchment area of less than 20km² and lack hydrological and ecological data to support any assessment of resources. Further information to support justification of the low percentage uptake was requested. The agent confirmed that the need for water is weather dependent, and, due to a number of wet years, the full licensed quantity has not been required. The full licensed quantity was originally determined based on the number of holes, area of the golf course and irrigation depth, which has not changed. Therefore, the annual licensed quantity may still be required in the future during drier periods. On this basis we are satisfied that that there is a continued justification of need for the water.

Water efficiency	Yes	We have reviewed the applicant's water efficiency measures and have deemed them reasonable.
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Changes to licence conditions

Condition number	Change
Condition 1.1	Updated wording to more accurately reflect the source of supply name.
Condition 2.1	Updated wording to modern standards in line with policy and guidance.
Conditions 3.1 & 3.2	Updated wording to simplify the condition. Operation of the transfer pumps and irrigation pumps is restricted by the periods of abstraction, as defined in conditions 5.1 and 5.2. Maximum capacity of the pumps is restricted by the maximum quantities of water to be abstraction, as defined in conditions 6.1 and 6.2.
Conditions 4.1 & 4.2	Updated wording to modern standards in line with policy and guidance.
Conditions 6.1 & 6.2	Removal of the aggregate condition as maximum abstraction limit is already constrained by the individual quantities for both purposes.
Condition 7.1	Updated wording to modern standards in line with policy and guidance.
Condition 9.1	Condition removed in line with policy and guidance.
Condition 9.2	Condition removed, the minimum value condition no longer applies as the licence will not be in effect for over 12 years.

Other considerations

Test	Criteria met?	Justification / detail
Biodiversity and sustainable development, and Considerations of Sustainable Management of Natural Resources	Yes	The principles of biodiversity and sustainable development are embodied in the conditions attached to the licence. We are satisfied that this decision is compatible with NRW's general purpose of pursuing the sustainable management of natural resources in relation to Wales and applying the principles of sustainable management of natural resources.
Time limit	Yes	A time limit of 31/03/2038 has been included in accordance with the Usk ALS common end date for the catchment and Natural Resources Wales approved policy.
Special agreements	Yes	No special agreements applied.
Measurement of water abstracted	Yes	In accordance with current guidance, monthly records of water abstracted will need to be submitted to NRW on an annual basis (within 28 days of 31 March or within 28 days of the NRW requesting the records in writing. The Licence Holder will also be required to keep all records for at least 6 years and to make them available for inspection during all reasonable hours. The applicant has one meter serving the abstraction Point (Point A) to record quantities of water abstracted for the purpose of filling the off-stream storage reservoir. There is a second meter at the off-stream storage reservoir (Point B) to record quantities of water abstracted for the purpose of spray irrigation. Two separate returns are submitted relating to the different abstraction periods and quantities required by each purpose.

Cost / benefit analysis

Assessment of probable benefits and costs of proposed option to the:	
Water Resources/ The Environment	There is low risk of environmental damage occurring as a result of this proposal. The proposal accords with local water resources policy and is sustainable.
The applicant	The applicant will benefit from the availability of water for their operation. There will be a cost saving from not having to use mains water for this purpose. The applicant will incur the costs of installing and maintaining the method of abstraction and of measuring the volumes of water they abstract. The applicant will have to pay the application fee and an annual subsistence charge based on their licensed quantity.
Natural Resources Wales	Natural Resources Wales will incur the cost of determining the application and enforcing the licence. These costs will be partly recovered through the application charge and annual charges, where applicable. In determining the licence in accordance with local and national policy, Natural Resources Wales is fulfilling its duties as a regulator.
The economic and social well being of the rural community.	No adverse effects upon the social and economic well being of local communities in the rural area are perceived as a result of this proposal.

Conclusion and decision

Full and due consideration has been given to any representations made, and due regard has been taken of protected rights and other lawful interests.

The principles of sustainable development are embodied in the conditions attached to the licence.

The conditions incorporated on the licence are considered to be necessary and reasonable in the light of the available and presented evidence. The conditions are also considered to be consistent with appropriate standards for enforcement by Natural Resources Wales.

NRW has therefore approved the application and issue of Licence number WA/056/0011/0002 with the conditions as drafted.

Annex 1 – Administration

Purpose code and loss factor

Primary Code	Secondary Code	Use	Loss factor
I: Industrial, Commercial, Public Services	GOF: Golf Courses	420: Spray Irrigation - Storage - High	High
I: Industrial, Commercial, Public Services	GOF: Golf Courses	400: Spray Irrigation - Direct - High	High

Finance

The licence will be subject to annual charges under paragraph 6.1 of [Natural Resources Wales's water abstraction charges scheme](#)

Annex 2 - Glossary of acronyms used in this document

ALS	Abstraction Licensing Strategy
CAMS	Catchment Abstraction Management Strategy
CRoW	Countryside Rights of Way
EFI	Environmental Flow Indicator
FRAP	Flood Risk Activity Permit
GES	Good Ecological Status
GW	Groundwater
HAF	Hydro abstraction factor
HEP	Hydro-electric power
HES	High Ecological Status
HIA	Hydrological Impact Assessment
HoF	Hands-off flow
HoL	Hands-off level
HRA	Habitat Regulations Assessment
LNR	Local Nature Reserve
LSE	Likely Significant Effect

NNR	National Nature Reserve
NRW	Natural Resources Wales
PALS	Permitting and Licensing System
PPS	Public Participation Statement
PWS	Public Water Supply
Q ₃₀	Flow exceeded 50% of the time period considered
Q ₅₀	Flow exceeded 50% of the time period considered
Q ₇₀	Flow exceeded 70% of the time period considered
Q ₉₅	Flow exceeded 95% of the time period considered
RBMP	River Basin Management Plans
ROA	Rights of Access (e
RSA	Restoring Sustainable Abstraction
SAC	Special Area of Conservation
SINCs	Site of Importance for Nature Conservation (Local Wildlife Sites)
SMNR	Sustainable Management of Natural Resources
SPA	Special Protection Area
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
WAT	Welsh Archaeological Trust
WFD	Water Framework Directive (2008/98/EC)
WFS	Water Feature Survey
WIA	Water Industry Act
WR	Water Resources