

Compliance Assessment Report CAR_NRW0052311

Permit being assessed: AN0353901

For: GARTH ISAF TALBOT GREEN, **held by:** SIPP PROPERTY INVESTMENTS LIMITED

At: GARTH ISAF, TALBOT GREEN, BRIDGEND, WALES, CF72 8YZ.

Type of assessment carried out: Check Monitoring/Sampling,

Reason: Incident Response (Incident number: 2607228).

On 07/07/2026, between 12:00 and 13:00.

Parts of permit assessed: 1.6.1 Composition

NRW Lead Officer: Paul Latham, accompanied by: Callum Murray.

Report sent to: David Sloan, Director of SIPP PROPERTY INVESTMENTS LTD, on 22/07/2026.

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

Part of permitted activity assessed (criteria)	Assessment result	Non-compliant permit condition
WQ-C1 - Water Quality - Emissions and monitoring - Emissions to water	C1 Major	1.6.1 Composition: The discharge shall not contain more than 3mg/l of ammoniacal nitrogen.

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

2. What action is required?

Criteria	Action needed	Complete by
WQ-C1	Return your treatment plant to compliance with the permit. Utilising suitably qualified professionals, carry out an investigation into the root cause of the non-compliant effluent. Provide the results and detail what mitigation measures you will take to prevent future similar incidents occurring.	01/09/2026

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.

You are non-compliant with your permit.

We are currently considering taking enforcement action against you for the non-compliance recorded above. We will contact you in due course.

4. Details of our assessment

Sample Exceedance Report

At 12:37 on the 30/06/2026, Natural Resources Wales Data Collection Officers took a water quality sample from the outfall discharge location at NGR ST 02410 82590, as named in permit number AN0353901 for SIPP PROPERTY INVESTMENTS LIMITED. This sample was part of NRW's routine monitoring program.

The water quality sample was tested in our laboratory and showed a result of 17.6mg/l of Ammonia. The maximum permitted limit for ammonia as stated in the permit is 3mg/l. The sample therefore contained more than 5 times the maximum permitted limit and is subsequently classified as a category 1 non-compliance of condition 1.6.1 (b) which states:

1.6.1 (b) – The discharge shall not contain more than 3 milligrams per litre of ammoniacal nitrogen (expressed as N)

Site Report

On the 7th July 2026 two Natural resources Wales Officers investigated the issue further and obtained water quality evidence samples from the permitted discharge point for laboratory analysis. These returned a result of 20mg/l of ammonia, more than 6x greater than permitted.

During the visit Officers also carried out in-situ water monitoring using a calibrated hand held monitor, returning an ammonia result of 17.54mg/l and a low pH reading of 3.90 indicating a problem with the sewage treatment process of your treatment plant.

At the time of our visit no representative of SIPP PROPERTY INVESTMENTS LIMITED were available as NRW did not have any contact details to inform of our visit. The weather at the time was dry and hot with no previous rain for approximately 5 days, resulting in minimal flows in the receiving watercourse.

Photo 1: 07.07.2026. WQ sample in-situ. Discharge pipe shown. Low flows in receiving watercourse.



Photo 2: 07/07/2026. Handheld meter showing high ammonia and low pH results.

**Breaches of permit condition:**

As detailed above, the result from the sample taken on 30.06.2026 shows a level of ammonia in your discharge that is 5x greater than permitted limits and a repeat sample on 07.07.2026 showed ammonia levels to be 6x greater than permitted limits, therefore this is categorised as a Cat-1 non-compliance of permit condition 1.6.1 (b), which states that:

- *The discharge shall not contain more than 3 milligrams per litre of ammoniacal nitrogen (expressed as N)*

Action required by dates specified:

The following actions are to be completed by **1st September 2026**.

- Return your treatment plant to compliance with the permit. Utilising suitably qualified professionals, carry out an investigation into the root cause of the non-compliant effluent. Provide the results and detail what mitigation measures you will take to prevent future similar incidents occurring.
- Provide details of all maintenance and repairs carried out on the treatment plant since July 2024. (details to include waste transfer notes)
- Provide evidence that your treatment plant is suitably sized to manage the flows and

adequately treat the foul waste.

Other advisory comments:

Officers noticed that the pH of the effluent was acidic, with a lower than expected reading of 3.90. There is a chance that the low pH and high ammonia could be related.

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

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.