

Apply for a bespoke water discharge or groundwater activity permit

About you

Who will be the permit holder?
A registered company (including limited liability partnerships) or other corporate body

Registered company or other corporate body

Please provide details below	
Company name:	Taylor Wimpey UK Limited
Company address:	Gate House, Turnpike Road, High Wycombe, Buckinghamshire
Company postcode:	HP12 3NR
Company registration number:	01392762
Date of registration (DD/MM/YYYY):	06/10/1978

Contact name for the company	
Title	-
First name:	Samuel
Last name:	Clarke
Email:	samuel.clarke@taylorwimpey.com
Telephone:	07469666426

Is somebody completing this application on your behalf?

Tell us if you're using an agent or somebody else to complete this application on your behalf
Yes – I'm completing this application on behalf of somebody else

Agent or others acting on behalf of the applicant

Complete your details:

First name: Jonathan
Last name: Pearson
Address: Lancaster House, Newhall Street, Birmingham
Postcode: B3 1NQ
Telephone: 07389714689
Email address: jpearson@rsk.co.uk

Pre-application discussions

Did you have pre-applications discussions with Natural Resources Wales about this activity?

No

Where will you be discharging?

Please complete

Site name North East Cardiff Phase 1
Address St Mellons Road
Pontprennau
Postcode CF23 8LL

Please provide the 12 character national grid reference of the location of your septic tank / sewage treatment plant. This consists of two letters followed by 10 numbers (for example AB 12345 67890)

To find out the 12 character grid reference, you can search on the UK grid reference finder website: <http://www.gridreferencefinder.com/> (opens in new tab)

Proposed approximate discharge locations for the site are as follows:

ST 20348 82997
ST 19838 82569
ST 19988 82680
ST 19921 82646
ST 19805 82978
ST 19809 82273

About the effluent

Give a brief description of the effluent discharge you want a permit for, for example, treated domestic sewage effluent.

Surface water runoff (rainfall) from a construction site. The ground investigation at the site identified no evidence of contamination and no elevated concentrations of mobile contaminants, presenting a risk to the groundwater, adjacent surface waters or the surrounding environment. In addition, the materials on-site shall be stored and handled in accordance with industry best practice and it is therefore considered unlikely that hazardous substances or other pollutants will be present within the discharged water. The primary pollutant will be silt, derived from soil exposed during construction.

Give this effluent a unique name

This name will be used throughout the application and may be used in the permit to identify this effluent. If you have more than one effluent you must ensure that each name you use is distinct. For example, package sewage treatment plant effluent, septic tank effluent, cooling water, site drainage and so on.

Site Surface Water Drainage

Is this a release from a dam, weir or sluice ('reservoir release') under Schedule 21 of the EPR meaning of water discharge activity?

No

Tell us the effluent type:

You must fill in a separate copy of this form for each type of effluent you plan to discharge.

Trade – rainfall dependent (such as site drainage)

Trade – rainfall dependent: How long will you need to discharge?

What date do you want the permit for this effluent to start?

You cannot discharge your effluent prior to this start date on your permit. This is the date that your annual subsistence charges will start, even if you have not started to discharge.

* 31/08/2026

Is the discharge time limited?

Yes

Please give the date you expect the discharge to end but please note that your permit will not end on that date and you will still need to notify us to surrender the permit.
31/12/2031

Could your discharge from other premises be made to the foul sewer?

How far away is the nearest foul sewer from the boundary of the properties (in metres)?

You will need to check this with your sewerage undertaker (usually your local water company) and you may also need to check if it is possible to connect to a private foul sewer. Measure the shortest distance between the boundary of premises served by the private sewage treatment system and the nearest foul sewer and/or private sewer.

N/A - Not a private sewage treatment system

Discharges from all other premises, for example a pub, cafe, restaurant or office

Divide the volume of the discharge (in cubic metres) by 0.75 and then multiply this figure by 30 metres

	Volume of discharge (in cubic metres)	Divided by 0.75	Multiplied by 30 metres
Your premises	N/A	N/A	N/A

Is this distance you've calculated greater than the distance to the nearest foul sewer you've provided above?

Yes

Trade – rainfall dependent: How much do you want to discharge?

What is the maximum volume of effluent you will discharge in a day (in cubic metres)?

11326

What is the maximum rate of discharge (in litres a second)?

131.09

Tell us how you have calculate this figure in the box below, or upload a copy of your workings in the next question.

The maximum cumulative discharge rate from all outfalls (6No. in total) is 131.09 l/s, which corresponds to the maximum flow rate associated with the flow control chambers designed to calculated QBAR values for their respective upgradient drainage catchments.

Trade - rainfall dependent: How will the effluent be treated?

Do you treat your effluent?

Yes

If no, please explain why the effluent will not be treated:

Primary treatment is via gravity driven settlement although it is proposed that an option be available for the application of gel flocculants in addition to passive, gravity-driven silt settlement methods, to ensure that clean, silt free water is discharged from the site.

Please fill in the table below for each stage of the treatments carried out on your effluent in the order in which they are carried out. . If you prefer, you can upload an overall design for the whole treatment process below

	Code number
First treatment	29 Settlement
Second treatment	04 Chemical
Third treatment	-
Fourth treatment	-

Final effluent discharge quality

You must provide details of the final effluent discharge quality that the overall treatment system is designed to achieve. This should be after all the stages of treatment you have listed in the table above. For discharges of treated domestic sewage effluent this must include biochemical oxygen demand, suspended solids and ammonia. For trade effluent discharges, the substances should reflect the substances that are likely to be present in the final effluent discharge.

Please upload this and any supporting documents here.

- File: North East Cardiff Quality of discharge water.pdf - [Download](#)

Trade – rainfall dependent: What will be in the effluent?

Are any 'specific substances' added to or present in the effluent as a result of the activities on the site?

You may add chemicals to the effluent during the treatment process; for example, iron salts to remove phosphate. Or you may have substances present in your effluent as a result of activities on your site; for example, chromium can be present in effluents from concrete batching plants.

No

Have any 'specific substances' been detected in samples of the effluent or in the sewerage catchment upstream of the discharge?

No

Are there any other harmful or hazardous substances in your effluent not mentioned in the environmental risk assessment guidance ?

The list in the environmental risk assessment guidance is not exhaustive and if you accept, add or detect any other harmful substance (including hazardous substances or relevant non-hazardous pollutants as described above) you will need to tell us.

No

You must also send us any information on samples that you may have

- File: 315844 Water Results 1 of 2.pdf - [Download](#)
- File: 315844 Water Results 2 of 2.pdf - [Download](#)
- File: 26-00417-1.pdf - [Download](#)

Give the maximum temperature of your discharge in degrees Celsius

20

Trade – rainfall dependent: Monitoring arrangements

Please provide the 12 character national grid reference of the final effluent sample point.

This is the sample point used to assess compliance with any water quality emission limits on your permit. You must ensure that it allows a representative sample of the discharge to be obtained. You must also ensure that all constituents of the discharge pass through the sampling point at all times. The sample point can be where the effluent meets the receiving environment only in cases where no other effluent is added before this point. You must provide a permanent means of access to monitoring points.

A 12 character national grid reference consists of two letters followed by 10 numbers (for example AB 12345 67890). To find out the 12 character grid reference, you can search on the UK grid reference finder website: gridreferencefinder.com (opens in new tab)

ST 20348 82997

Do you have a UV disinfection efficacy monitoring point?

This type of monitoring point is only required for discharges that undergo some form of disinfection. For example, ozone or ultraviolet disinfection, membrane filtration etc.

No

What is the 12 character national grid reference of the flow monitoring point?

A 12 character national grid reference consists of two letters followed by 10 numbers (for example AB 12345 67890). To find out the 12 character grid reference, you can search on the UK grid reference finder website gridreferencefinder.com (opens in new tab)

ST 20348 82997

Does the flow monitor have an MCERTS certificate?

No

Your management systems

What management system will you provide for your regulated facility?

Own management system

I confirm that I have read the guidance and that my management system will meet NRW requirements.

Yes

You must send a suitable summary of your management system with your application – that includes enough information to allow us to assess whether your full system meets the standards set out in our guidance.

- File: Taylor Wimpey - HSE General Policy Statement 2026 - Approved Jan 2026.pdf - [Download](#)
- File: Environment Policy - Approved 3 March 2026.pdf - [Download](#)

Where will the effluent discharge to?

Where will the effluent discharge to?

Non-tidal river, stream or canal

Is this effluent discharged through more than one outlet?

Effluents are usually discharged to one location in one receiving environment. If your effluent will be discharged to more than one location within the same receiving environment, for example, two different discharge points on a non-tidal river, you can provide details of every discharge point on the next page.

If your effluent discharges to more than one location in a different receiving environment, for example, into land and to a non-tidal river you will need to select both receiving environments above and complete the relevant sections on the following pages.

No

Are there any other factors we need to take into account as part of your application?

Yes

If yes, please give details:

Site surface water run-off will be discharged from the site boundary via a total of 6No. discharge points, as agreed for the final site layout via the planning approval process, with final outfalls from the completed development to both unnamed drainage ditches as well as the Nant y Draenog that intersect the development. The approximate discharge point locations and discharge rates are set out below.

Associated parcel Basin Reference Discharge Point Easting/ Northing Discharge Rate (l/s)

1A Basin L OF13 320348, 182997 47.3

1B Basin E1 OF05 319838, 182569 19

Basin F OF06 319988, 182680 17.7

Basin E2 OF07 319921, 182646 6.85

1C Basin G1 OF08 319805, 182978 23.93

Basin G2 OF09a 319809, 182273 10.31

Discharges to non-tidal river, stream or canal

Give the discharge point a unique name For example, 'Outlet 1' (you must use this name to identify the discharge point on the plan), the national grid reference and the name of the watercourse, canal or the main watercourse it is a tributary of if you know it

	Discharge point name	National grid reference	Watercourse name	Name of effluent discharged through this discharge point
1	OF13	320348, 182997	Nant y Draenog	Rainfall dependent runoff
2	OF05	319838, 182569	Nant y Draenog	Rainfall dependent runoff
3	OF06	319988, 182680	Nant y Draenog	Rainfall dependent runoff
4	OF07	319921, 182646	Nant y Draenog	Rainfall dependent runoff
5	OF08	319805, 182978	Nant Glandulas	Rainfall dependent runoff

Is the discharge into a

Non-tidal river

Does the discharge reach the watercourse or canal by flowing through a surface water sewer?

No

Does the watercourse dry up for part of the year?

Effluent should discharge to watercourses which flow all year. Discharging to a dry watercourse may cause the effluent to pond and cause other environmental or amenity issues"

No

Environmental risk assessment and modelling

Have you carried out any river quality modelling? Read the 'Surface water pollution risk assessment for your environmental permit' guidance available on Gov.UK to determine if you need to provide this modelling.

No

Site plan

You must provide a site plan for your proposed discharge which is A4 in size or larger, and at 1:1,000 scale or larger.

On your plan you must show:

which direction North is; the premises discharging effluent; the site in relation to the local area; any watercourses, wells, springs or boreholes on the site (or within 50 metres); the location of the wastewater treatment system all outlets where effluent will be discharged into the receiving environment; where samples of effluent can be taken automatically or manually (if required); where flow or quality will be measured (if required).

You may submit more than one plan if necessary.

Please upload your plan(s) below

- File: 315844-BL-276-XX-D-G-27601-C04.pdf - [Download](#)
- File: 315844-BL-276-XX-D-G-27602-C03.pdf - [Download](#)

How do you want to pay?

If a new contact, please provide details:

Title	-
First name	Samuel
Last name	Clarke
Address	Building 2 Eastern Business Park
Postcode	CF3 5EA
Telephone	07469666426
Email address	samuel.clarke@taylorwimpey.com

How do you want to pay for your application fee?

Electronic transfer (e.g. BACS)

Paying by electronic transfer

Please provide your reference for the payment.

Payment reference: HM-22516/00095 – NRW Permits – NEC Phase 1 NRW applications.

Amount paid: £15,944

How we collect your personal data

We will process the information provided by you in line with the Data Protection legislation. For more information on how we manage, store and use your data, see our Privacy Notice (opens in new tab)

I have read and understood this information

Freedom of Information

Under the Freedom of Information Act 2000, anybody may request information from a public authority. The Act grants two statutory rights: to be told if the public authority holds that information; and if so, to have that information communicated to you.

Find out how to request information under the Freedom of Information Act (opens in new tab).

I have read and understood this information

Confidentiality and National Security

We will normally put all the information in your application on a public register of environmental information. However, we may not include certain information in the public register if this is in the interests of national security, or because the information is confidential. Confidential information is information that is commercially or industrially confidential in relation to any person and is unlikely to be applicable for small-scale sewage discharges.

You can ask for information in the public register to be made confidential or withheld in the interests of national security by answering the question below and provide information on the next page giving your reasons. If we agree with your request, we will tell you and not include the information in the public register. If we do not agree with your request, we will let you know how to appeal against our decision, or you can withdraw your application.

Do you believe that for reasons of confidentiality or national security your details should not be included on the public register?

No

Declaration

A relevant person should make the declaration. You must be a relevant person or have the authority of a relevant person to sign this application on their behalf. An agent acting on behalf of an applicant is NOT a relevant person.

Each individual (or individual trustee) who is applying for their name to appear on the permit must complete this declaration. You can send a separate document with the relevant information if there are not enough spaces to sign below.

Relevant people means each applicant, and in the case of a company, a director, manager, company secretary or any similar officer or employee listed on current appointments in Companies House. In the case of a Limited Liability Partnership (LLP), it includes any partner. If the permit holder is an organisation of individuals, each individual (or individual trustee) must complete the declaration.

To simplify and speed up the application process, we recommend that the declaration is filled in by an officer of a company or one of the partners in a Limited Liability Partnership (LLP).

If you wish a manager, employee or consultant etc. to sign the declaration on behalf of a relevant person, we will need written confirmation from a relevant person; that is, an officer of the company, a partner in the LLP or the individual, confirming that the person has the authority to fill in the declaration.

If you are joint permit holders, you should each fill in your own declaration. We have provided extra spaces for this below. Please upload a separate sheet with your application if you need more room for signatories.

Where the operator is the subject of any insolvency procedure, the declaration must be filled in by the official receiver/appointed insolvency practitioner.

I have included written confirmation from a relevant person to confirm I can sign on their behalf

Upload written confirmation here

- File: Taylor Wimpey UK Limited - Technical - POA dated 5 November 2025 (certified).pdf - [Download](#)

If you knowingly or recklessly make a statement which is false or misleading to help you get an environmental permit (for yourself or another person), you are committing an offence under the Environmental Permitting (England and Wales) Regulations 2016.

I declare that the information in this application is true to the best of my knowledge and belief. I understand that this application may be refused or approval withdrawn if I give false or incomplete information.

I understand that if I knowingly or recklessly make a false or misleading statement: I may be prosecuted; and if convicted, I may have to pay a fine and/or go to prison.

By signing below, you are confirming that you understand and agree with the declaration above.

Title	-
First name	Toni
Last name	Taylor
On behalf of (if applicable)	Taylor Wimpey South Wales
Date (DD/MM/YYYY)	06052026

Submit your application

Enter the email address you'd like a copy of your application sent to:

jpearson@rsk.co.uk