Compliance Assessment Report CAR_NRW0053175

Permit being assessed: AN0401901

For: RYDER CUP CLUBHOUSE CELTIC MANOR, **held by:** THE CELTIC MANOR RESORT LIMITED

At: RYDER CUP CLUBHOUSE, CELTIC MANOR RESORT, COLDRA WOODS, NEWPORT, NP18 2YA.

Type of assessment carried out: Site Inspection,

Reason: Routine.

On 01/10/2026, between 10:02 and 11:25.

Parts of permit assessed: Permit compliance

NRW Lead Officer: Elis Nuttall.

Report sent to: Simon White, Facilities Manager, on 07/10/2026.

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)	
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-D1	Provide the last 3 months of sampling data prior to the inspection as evidence of discharge compliance.	Already completed
WQ-A1	Provide examples of recent waste transfer notes for de-sludge works undertaken on the system.	07/11/2026

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 Inspection Report

This report details the site inspection made by Natural Resources Wales (NRW) on the 01/10/2026 to the sewage treatment plant serving the Ryder Cup Clubhouse, Celtic Manor Resort, permit reference number EPR-AN0401901.

I (NRW Environment Officer Elis Nuttall) attended the Ryder Cup Clubhouse at 10:02 for a water quality permit compliance inspection where I met with the site's Facilities Manager (SW). The weather was mixed with intermittent rain at the time of the inspection.

It is noted that this inspection was conducted concurrently with an inspection of a second permit held by the site (WB3797TG), which is outlined in a separate report.

General Observations

This permit regulates the discharge of secondary treated sewage effluent and trade effluent (via a Sewage Treatment Plant) to an unnamed tributary of the River Usk. The emissions from this treatment plant shall not exceed the following limits, as specified in condition 1.6.1 of the permit:

- Maximum daily discharge volume: 10 m3/day
- ATU-BOD as O2: 20mg/l
- Suspended solids: 30mg/l
- Ammoniacal nitrogen (expressed as N): 10mg/l
- Visible oil or grease: No significant trace present

The discharge shall be made to the un-named watercourse at ST3565591328, with the consented sample point being located at the same coordinates (this is reflected in the variation notice issued in 2011).

The site was operational at the time of the inspection.

Initial Discussion

This was my second compliance inspection of the site and as such I am familiar with its layout and operations. While no issues were noted during the previous inspection (October 2025), there were several water quality condition breaches recorded by NRW between 12/02/2026 and 15/06/2026. While category 2 and 3 breaches were issued, SW ensured proactive management of the system and undertook all appropriate actions to bring the system back into compliance. Throughout this entire period SW continually kept NRW informed and provided updates as requested. This is an example of excellent asset management and productive working between asset manager and regulator. I ensured that

SW was congratulated on this during this inspection.

There have been no changes in day-to-day operating practices at the site with no further issues noted. The only concern raises was the presence of some particulate matter (described as “papery”) being present, but this has not breached the composition limits. As evidence of this I requested the last 3 months of sampling data to ensure compliance. SW noted their desire to undertake further proactive management of the system, particularly the re-instatement of the reedbed. I will ensure that I pass on details of best practices regarding reedbed management as well as any useful contacts for the benefit of SW to complete these betterment works.

No further discussions were held, and we proceeded to inspect the site infrastructure.

Site Infrastructure

On arriving at the location of the system, it was clear that general site conditions were good with all chambers secure and no major defects present. This is an improvement on previous inspections where some gaps in chamber lids were present. These conditions can be seen in Figure 1.



Figure 1 – The site and system as observed during the inspection.

SW noted that the system itself was ~18 years old and comprises a series of drum filters with settlement tanks below. On inspection these filters and pumps were operating as designed and appeared to be separating liquid and solid effluent effectively. There were no concerning vibrations or noises that would indicate a fault. The settlement tank was holding some solids, but SW noted that they were last de-sludged in August 2026 and are on a quarterly cleaning regime. I raised no concerns, however I have requested waste transfer

notes as evidence of this management. These observations can be seen in Figure 2.



Figure 2 – The internal infrastructure of the treatment system as observed during the inspection.

The final effluent tank (Figure 3) was observed and assessed to be of a sufficient quality for discharge, indicating effective treatment. There was good clarity (despite appearing brown, this could be due to tannin staining or the walls of the tank itself) with no excessive carry

over of solids present. There were no odours present. I raised no concerns.



Figure 3 – The final effluent tank as observed during the inspection.

The control box for the system was in place with SW noting that there has never been an issue associated with it. As seen in Figure 4 it was in a good condition with no indication of

faults.



Figure 4 – The control box at the time of the inspection.

While not a permit condition, SW noted that the system is serviced by a reedbed to provide tertiary treatment prior to discharge. SW has ambitions to re-instate the reedbed as it has

historically not performed well. I am happy to support this betterment work (as noted above) by providing as much guidance as possible.

The discharge and sample point was confirmed to be located at ST3565291332, which is compliant with the permitted location. On inspection, it was confirmed that there was an active discharge which was visually clear however there was some mild staining on the outlet pipe and directly downstream for ~1m. This is seen in Figure 5. While visually pronounced, due to the isolated nature of the staining, cumulative effects of a continuous discharge and recent compliant sampling results I had no major concerns. I advised SW that a clean up of the outlet pipe could be undertaken on the next date of scheduled de-sludge. This is included as an advisory comment, but not an action.



Figure 5 – The discharge and sample point as observed during the inspection.

No further observations were made during this inspection.

Final Discussion

I outlined my observations and actions to SW who raised no further concerns or questions.

I left site at 11:25.

Breaches of permit conditions

No breaches were recorded during this inspection. Please see a list of actions below.

Actions required by dates specified

1. Provide the last 3 months of sampling data prior to the inspection as evidence of discharge compliance.

Deadline: **Already Completed. No concerns.**

2. Provide examples of recent waste transfer notes for de-sludge works undertaken on the system.

Deadline: **07/11/2026**

If we do not receive the information requested within specified deadline and have not been informed as to why there is a delay then we may serve a Regulation 60 Notice requiring the information under Environmental Permitting (England and Wales) Regulations 2016.

Other advisory comments

1. A clean up of the outlet pipe and discharge point could be undertaken to ensure that no significant build-up of staining is present at the discharge location.

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 details: Elis Nuttall, Environment Officer, elis.nuttall@cyfoethnaturiolcymru.gov.uk, 03000 65 4651.

Thank you,

Elis Nuttall.

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.