

Natural Resources Wales permitting decisions

Bespoke permit

We have decided to grant the permit for Pen Ithon Hall operated by Mr Roland Trafford-Roberts.

The application number is PAN-013826

The permit number is EPR-CB3198HZ

Pen Ithon Hall is a large country estate with 17 bedrooms and 6 bathrooms and can hold a maximum of 32 people – family members only. There are two existing septic tanks on site serving the east and west wings. This system has been in place since 1865. The operator will use two existing septic tanks but is now installing a new infiltration system built to British Standards. The Hall is not in use all the time so therefore a package treatment plant would not be a good option for this site.

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

Purpose of this document

This decision document:

- explains how the application has been determined
- provides a record of the decision-making process
- shows how all relevant factors have been taken into account
- justifies the specific conditions in the permit other than those in our generic permit template.

Unless the decision document specifies otherwise we have accepted the applicant's proposals.

Structure of this document

- Annex 1 the decision checklist

Annex 1: decision checklist

This checklist should be read in conjunction with the Duly Making checklist.

Aspect	Justification / Detail	Criteria met
		Yes
Consultation		
Scope of consultation	The consultation requirements were identified and implemented. The decision was taken in accordance with RGN 6 High Profile Sites, our Public Participation Statement and our Working Together Agreements.	✓
Responses to web publicising	The web publicising responses (Annex 2) were taken into account in the decision. No responses received. The decision was taken in accordance with our guidance.	✓
Operator		
Control of the facility	We are satisfied that the applicant (now the operator) is the person who will have control over the operation of the facility after the grant of the permit. The decision was taken in accordance with EPR RGN 1 Understanding the meaning of operator.	✓
European Directives		
Applicable directives	All applicable European directives have been considered in the determination of the application.	✓
The site		
Extent of the site of the facility	The operator has provided a plan which we consider is satisfactory, showing the extent of the site of the facility including discharge points. A plan is included in the permit and the operator is required to carry on the permitted activities within the site boundary.	✓
Biodiversity, Heritage, Landscape and Nature Conservation and a designated site	The application is within the relevant distance criteria of a site of heritage, landscape or nature conservation, and/or protected species or habitat. Restored Ancient Woodland site within 250m. We have not formally consulted on the application. The decision was taken in accordance with our guidance.	✓

Aspect	Justification / Detail	Criteria met
		Yes
under the CRow Act.		
Habitat Regulation Assessment for a designated site under the EU Habitats Directive	No FORM 1 completed. HRA is not required because there is no conceivable impact pathway to any Natura 2000/Ramsar site.	✓
Environmental Risk Assessment and operating techniques		
Environmental risk	We have carried out a risk assessment on behalf of the operator. The operator considers this risk assessment is satisfactory.	✓
Operating techniques	We have reviewed the techniques used by the operator and compared these with the relevant guidance notes. The proposed techniques / emission levels for priorities for control are in line with the benchmark levels contained in the TGN and we consider them to represent appropriate techniques for the facility.	✓
The permit conditions		
Considerations of foul sewer	We agree with the operators justification for not connecting to foul sewer.	✓
Operator Competence		
Environment Management System	There is no known reason to consider that the operator will not have the management systems to enable it to comply with the permit conditions. The decision was taken in accordance with RGN 5 on Operator Competence.	✓
Sustainable Management of Natural Resources (SMNR)		
Considerations of SMNR - Compliance with our General Purpose	We are satisfied that this decision is compatible with our general purpose of pursuing the sustainable management of natural resources in relation to Wales and applying the principles of sustainable management of natural resources"	✓