

Natural Resources Wales permitting decisions

Bespoke permit

We have decided to grant the permit for Pencaedrain Farm operated by Staycation Cymru-Cyf.

The application number is PAN-014499

The permit number is EPR-CB3293FL

Pencaedrain Farm is a new glamping site located within Pontneddfechan. There are ten glamping pods in total, each one accommodating three people. Within each pod is a shower, toilet and wash hand basin. The permit allows a discharge of 4.5m³ day from a British Standards package plant which enters a tributary of the Afon Sychryd.

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 consultation	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 under the Wildlife and Countryside Act.	The application is within the relevant distance criteria of a site of heritage, landscape or nature conservation, and/or protected species or habitat . A full assessment of the application and its potential to affect the site/species/habitat has been carried out as part of the permitting process. We consider that the application will not affect the features of the site/species/habitat We have not formally consulted on the application. The decision was taken in accordance with our guidance.	✓

Aspect	Justification / Detail	Criteria met
		Yes
Habitat Regulation Assessment for a designated site under the EU Habitats Directive	<p>Assessment of Likely Significant Effect:</p> <p>The project has been screened for likelihood of significant effects and, taking account of the advice received from protected sites 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, or section 5 if applicable)</p> <p>Form 1 (and Form 2) – saved on DMS as “to be assessed” for public register purposes.</p>	✓
Environmental Risk Assessment and operating techniques		
Environmental risk	<p>We have reviewed the operator's assessment of the environmental risk from the facility.</p> <p>The operator's risk assessment is satisfactory.</p>	✓
Environmental risk	<p>We have carried out a risk assessment on behalf of the operator.</p> <p>The operator considers this risk assessment is satisfactory.</p>	✓
Operating techniques	<p>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.</p>	✓
The permit conditions		
Considerations of foul sewer	<p>We agree with the operators justification for not connecting to foul sewer.</p>	✓
Operator Competence		
Environment Management System	<p>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.</p>	✓
Sustainable Management of Natural Resources (SMNR)		
Considerations of SMNR -	<p>We are satisfied that this decision is compatible with our general purpose of pursuing the sustainable</p>	✓

Aspect	Justification / Detail	Criteria met
		Yes
Compliance with our General Purpose	management of natural resources in relation to Wales and applying the principles of sustainable management of natural resources”	
Environment Wales Act 2016		
Biodiversity and resilience of ecosystems duty	Section 6 of the Environment Wales Act 2016 requires that we seek to maintain and enhance biodiversity in the exercise of our functions, and in so doing promote the resilience of ecosystems, in a manner that is consistent with the proper exercise of our functions. NRW is satisfied that in this case, we have taken into account and had due regard to this duty in so far as it is consistent with the function of determining an application for a stand alone water discharge activity permit under EPR2016.	✓