

**Oakwood Leisure Ltd  
The Director  
Canaston Bridge  
Narberth  
SA67 8DE**

**Our ref: BP0309501/V001**

**Date: 26/11/2011**

Dear Sir or Madam

**Notice of variation to change conditions of environmental permit for a groundwater activity**

**Permit reference: BP0309501/V001  
Operator: Oakwood Leisure Ltd  
Facility: Oakwood Park**

When the Environmental Permitting Regulations 2010 were enacted in April 2010, your existing discharge consent automatically became an environmental permit.

The Regulations state that we must review all consents for discharges to groundwater in existence at the time the Regulations came in, to make sure we have the right conditions in place to protect the environment.

I enclose a notice to show the changes we've made to your permit following our review. We refer to these changes as a variation. Please keep the notice in a safe place with your other permit records.

We haven't changed the volume to be discharged, the discharge location and method of discharge. The only change you need to be aware of is a new requirement under the Environmental Permitting Regulations 2010 for you to manage and operate the activities according to a written management system. This is referred to under condition 1.1 of the permit; General management. A copy of a management system template can be found on our internet site at <http://www.environment-agency.gov.uk/business/topics/pollution/113738.aspx>

Your Environment Management System (EMS) must be proportionate to the size of your activities:

- If your permit covers just your household, then you should keep records of emergency contact numbers and records of maintenance including invoices for de-sludging and repairs. You must keep these records for 6 years and pass them on to the new owner if you move house.
- If your permit covers multiple properties you should use the management system template, found via the link above, as the basis for the EMS. The EMS should be used to demonstrate good practice in running the facility and include emergency contact numbers and maintenance.
- For discharges of trade effluent or sewage effluent with a volume above 20 cubic metres per day the link above outlines what the EMS should include.

If you have any questions about the above variation please email [wqpermittingwales@environment-agency.gov.uk](mailto:wqpermittingwales@environment-agency.gov.uk) or phone 02920 466474.

**The following options explain what you need to do if you need to make further changes to your permit.**

### **Changing or giving up a permit**

If you need to change your permit, pass it to someone else (transfer), or give it up (surrender) please phone us for advice about what to do or look at our website:

<http://www.environment-agency.gov.uk/business/topics/permitting/32318.aspx>

If the permit has been passed to you to use but you're not named on it you need to let us know.

If you have any questions regarding transferring or surrendering your permit please email [psc-waterquality@environment-agency.gov.uk](mailto:psc-waterquality@environment-agency.gov.uk) or phone 01142 898 335.

### **Right of appeal**

If you're not happy with any condition that we've included in this variation you may appeal to the Welsh Ministers.

You must appeal within two months from the date of the notice. The Planning Inspectorate website has more information on how to appeal, or you can contact them at:

The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ. Phone 029 2082 3866 / 389, Fax: 029 2082 5150

Email: [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)

You must send written notice of the appeal and the documents listed below to the Welsh Ministers to the Planning Inspectorate address and a copy to us.

The documents required for an appeal are:

- a statement of the grounds of appeal
- a copy of any relevant application
- a copy of any relevant environmental permit
- a copy of any relevant correspondence between you and us
- a copy of any decision notice which is the subject matter of the appeal
- a statement indicating whether you wish the appeal to be in the form of a hearing or dealt with by way of written representations.

Please send the copies for the Environment Agency to:

Victoria Balmer, Appeals Coordinator, Environment Agency. National Permitting Service, Knutsford Road, Latchford, Warrington, WA4 1HG.

Phone: 01925 542456 Email: [Victoria.balmer@environment-agency.gov.uk](mailto:Victoria.balmer@environment-agency.gov.uk)

You may withdraw an appeal by writing to the Welsh Ministers and sending a copy to us.

Yours faithfully

**National Permitting Service**

# **Notice of variation and consolidation with introductory note**

Environmental Permitting (England & Wales) Regulations 2010

---

Oakwood Leisure Ltd

Oakwood Park  
Canaston Bridge  
Narberth  
Pembroke  
Pembrokeshire  
SA67 8DE

Variation application number  
BP0309501/V001

Permit number  
BP0309501

# **Oakwood Park**

## **Permit number BP0309501**

### **Introductory note**

**This introductory note does not form a part of the notice.**

The following notice gives notice of the variation of an environmental permit.

Following a review of the existing permit this variation notice changes the conditions to ensure compliance with the Environmental Permitting (England and Wales) Regulations 2010 ('the Regulations'). There are no changes to the groundwater activity.

Site plans attached to the permits when they were originally granted are to be deleted in this review exercise. Regulation 14(4) of the Regulations requires environmental permits to include a map, plan or other description of the site of the regulated facility showing its geographical extent. However, regulation 70(a) disappplies this requirement to discharge consents and authorisations (such as this) which became environmental permits on 6 April 2010, upon the introduction of the Regulations. The original site plans do not show the boundary of the site.

The schedules specify the changes made to the original permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number. It is not backdated before 6 April 2010

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Regulator initiated variation determined BP0309501/V001	26/11/2011	EPR and GWDD update

End of introductory note

## **Notice of variation and consolidation**

Environmental Permitting (England and Wales) Regulations 2010

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2010 varies and consolidates

**Permit number**  
**BP0309501**

**issued to:**  
**Oakwood Leisure Ltd** ("the operator")

of

**The Director**  
**Canaston Bridge**  
**Narberth**  
**SA67 8DE**

to operate a regulated facility at

**Oakwood Park**  
**Canaston Bridge**  
**Narberth**  
**Pembroke**  
**Pembrokeshire**  
**SA67 8DE**

to the extent set out in the schedules.

The notice shall take effect from 26/11/2011

Name	Date
<b>Eleanor Smart</b>	<b>26/11/2011</b>

Authorised on behalf of the Environment Agency

**Schedule 1 – conditions to be deleted**

All conditions and site plans are deleted and replaced with new template conditions.

**Schedule 2 – conditions to be amended**

None.

**Schedule 3 – conditions to be added**

Please see attached new conditions.

# **Permit**

The Environmental Permitting (England and Wales) Regulations 2010

**Permit number**  
**BP0309501**

This is the consolidated permit referred to in the variation and consolidation notice for application BP0309501/V001 authorising,

**Oakwood Leisure Ltd** (“the operator”)

of

**The Director**  
**Canaston Bridge**  
**Narberth**  
**SA67 8DE**

to operate a groundwater activity at

**Oakwood Park**  
**Canaston Bridge**  
**Narberth**  
**Pembroke**  
**Pembrokeshire**  
**SA67 8DE**

to the extent authorised by and subject to the conditions of this permit.

Name

Date

<b>Eleanor Smart</b>	<b>26/11/2011</b>
----------------------	-------------------

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 1.1 General management

- 1.1.1 The operator shall manage and operate the activities:
- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and
  - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

## 2 Operations

### 2.1 Permitted activities

- 2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

### 2.2 The discharge

- 2.2.1 The discharge shall be made at the point listed in table S3.2 of this permit (discharge points).

## 3 Emissions and monitoring

### 3.1 Emissions to water, air or land

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1, S3.2 and S3.3.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.



## **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan;
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 Appropriate measures shall be taken to prevent the input of hazardous substances to groundwater by avoiding the entry of those substances into groundwater and by avoiding any significant increase in their concentration in groundwater.

## **3.3 Monitoring**

- 3.3.1 Permanent means of access shall be provided to enable sampling/monitoring to be carried out in relation to the emission points specified in schedule 3 tables S3.1, S3.2 and S3.3 unless otherwise agreed in writing by the Environment Agency.

# **4 Information**

## **4.1 Records**

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
  - (b) be made as soon as reasonably practicable;
  - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
  - (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

## **4.2 Reporting**

- 4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

## **4.3 Notifications**

- 4.3.1 The Environment Agency shall be notified without delay following the detection of:

- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution;
  - (b) the breach of a limit specified in the permit; or
  - (c) any significant adverse environmental effects.
  - (d) any emergency discharge that has occurred.
- 4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.
- 4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
  - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (a) any change in the operator's name or address; and
  - (b) any steps taken with a view to the dissolution of the operator.
- 4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) the Environment Agency shall be notified at least 14 days before making the change; and
  - (b) the notification shall contain a description of the proposed change in operation.

## **4.4 Interpretation**

- 4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.
- 4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "without delay", in which case it may be provided by telephone.

## Schedule 1 – Operations

Table S1.1 Activities	
Description of activity	Limits of specified activity
Groundwater activity: discharge into land of sewage and trade effluent from a septic tank	Via a soakaway system at NGR SN0665012035

## **Schedule 2 - Waste types, raw materials and fuels**

Wastes are not accepted as part of the permitted activities and there are no restrictions on raw materials or fuels under this schedule.

## Schedule 3 – Emissions and monitoring

**Table S3.1 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements**

Emission point ref. & location	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Compliance statistic
Outflow from a septic tank prior to discharge into land	Maximum daily flow	70.0 m <sup>3</sup> /day	Total daily volume	N/A	Maximum
Outflow from a septic tank prior to discharge into land	Visible oil or grease	No significant trace present	Instantaneous (spot sample)	N/A	No significant trace

**Table S3.2 Discharge points**

Effluent Name	Discharge Point	Discharge point NGR	Receiving Environment
sewage and trade effluent	Outlet 1	SN0665012035	Groundwater

**Table S3.3 Monitoring points**

Effluent and discharge point	Monitoring type	Monitoring point NGR	Monitoring point reference
sewage and trade effluent via Outlet 1	Effluent sample point	SN0665012035	N/A

## **Schedule 4 - Reporting**

There is no reporting under this schedule.

# Schedule 5 - Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

## Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

### **(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution**

#### **To be notified within 24 hours of detection**

Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

### **(b) Notification requirements for the breach of a limit**

#### **To be notified within 24 hours of detection unless otherwise specified below**

Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

## Part B - to be submitted as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

\* authorised to sign on behalf of the operator



## Schedule 6 - Interpretation

“accident” means an accident that may result in pollution.

“annually” means once every year.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“emissions to land” includes emissions to groundwater.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“year” means calendar year ending 31 December.

END OF PERMIT