

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

John Lewis PLC

Sewage treatment plant, holding tank
and infiltration system serving

Bala Lake Hotel
Llangower Road
Llangower
Bala
Gwynedd
LL23 7BS

Variation application number
NPSWQD007498/V001

Permit number
NPSWQD007498

Sewage treatment plant, holding tank and infiltration system serving Bala Lake Hotel

Permit number NPSWQD007498

Introductory note

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

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

Bala Lake Hotel is served by an existing sewage treatment plant which discharges to groundwater via an infiltration system. The discharge is regulated under environmental permit NPSWQD007498.

This variation is to increase the existing discharge from 3.9 to 6.9 cubic metres per day (m³/d). The increase is to incorporate a swimming pool in to the leisure complex. The additional wastewater will be derived from swimming pool back wash.

In order to protect the existing sewage treatment facility from the swimming pool back wash, this additional effluent will be diverted past the sewage treatment plant to a holding tank where the effluent will be pH neutralised before being discharged to the infiltration system. The infiltration system will be resized sufficiently to accommodate the additional discharge volume. This facility is still required as the area is not served by a public or private foul sewer system. Regular maintenance will be undertaken by an approved contractor.

The schedules specify the changes made to the permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Permit determined NPSWQD007498	17/09/09	Permit issued to John Lewis PLC.
Application NPSWQD007498/V001 (variation and consolidation)	Duly made 28/03/2012	Application to vary and update the permit to modern conditions.
Variation determined NPSWQD007498	19/06/2012	Varied and consolidated permit issued in modern condition format.

End of introductory note

Notice of variation and consolidation

The 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
NPSWQD007498

issued to:
John Lewis PLC ("the operator")

whose registered office is

171 Victoria Street
London
SW1E 5NN

company registration number **00233462**

to operate a regulated facility at

Bala Lake Hotel
Llangower Road
Llangower
Bala
Gwynedd
LL23 7BS

to the extent set out in the schedules.

The notice shall take effect from 19/06/2012

Name

Date

Laura Armitage

19/06/2012

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit as a result of the application made by the operator.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number
NPSWQD007498

This is the consolidated permit referred to in the variation and consolidation notice for application NPSWQD007498/V001 authorising,

John Lewis PLC (“the operator”),
whose registered office is

171 Victoria Street
London
SW1E 5NN

company registration number **00233462**
to operate a groundwater activity at

Bala Lake Hotel
Llangower Road
Llangower
Bala
Gwynedd
LL23 7BS

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

Name	Date
Laura Armitage	19/06/2012

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 site

- 2.2.1 The activities shall not extend beyond the site, being the land shown edged in green and the discharge shall be made at the point marked on the site plan at schedule 7 to this permit and as listed in table S3.2 (discharge points).

2.3 Operating techniques

- 2.3.1 The infiltration system specified in table S1.1 shall be constructed to comply with the following:
- (a) no part of the infiltration system constructed shall be more than 2 metres below ground level;
 - (b) no part of the infiltration system shall be less than 1.2 metres above the highest predicted annual groundwater level;
 - (c) the infiltration system shall not connect to any land drainage system;
 - (d) the infiltration system shall not be situated within 10 metres of any watercourse (including any ditch that runs dry for part of the year), or any other surface water;

- (e) the infiltration system shall not be situated within 50 metres of a well or borehole used for water supply.
- 2.3.2 The infiltration system shall conform to all relevant British Standards in force at the time of installation.

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 secondary treated sewage effluent including swimming pool backwash	The drainage field shall be designed in accordance with the British Standard BS 6297:2007+A1:2008 'Code of practice for the design and installation of drainage fields for use in wastewater treatment'. (All following references to 'the British Standard' are references to this document). Where the minimum British Standard percolation test value (Vp) of 15 as referred in section 6.2 of the British Standard cannot be complied with the discharge is permissible only if the following additional requirements apply: i. the minimum floor area of the drainage field shall be calculated using a Vp equal to 15; and ii. a minimum 700 mm deep layer of medium or coarse washed sand shall be laid on a geotextile membrane, below the granular fill distribution layer as referred to in section 6.6, figures 4 and 5 of the British Standard. Swimming pool backwash must not pass through the existing sewage treatment plant and must be de-chlorinated and pH neutralised before discharge to the infiltration system.

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 sewage treatment plant and holding tank combined prior to discharge into drainage field	Maximum daily flow	6.9 m3/day	Total daily volume	N/A	Maximum
	pH	6 to 9	Instantaneous (spot sample)	N/A	Minimum and Maximum
	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
Secondary treated sewage effluent including swimming pool backwash	Outlet 1	SH 92579 34522	Groundwater

Table S3.3 Monitoring points

Effluent and discharge point	Monitoring type	Monitoring point NGR	Monitoring point reference
Secondary treated sewage effluent including swimming pool backwash via Outlet 1	Effluent sample point	SH 92579 34522	Effluent sample point

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.	

Name*	
Post	
Signature	
Date	

* 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.

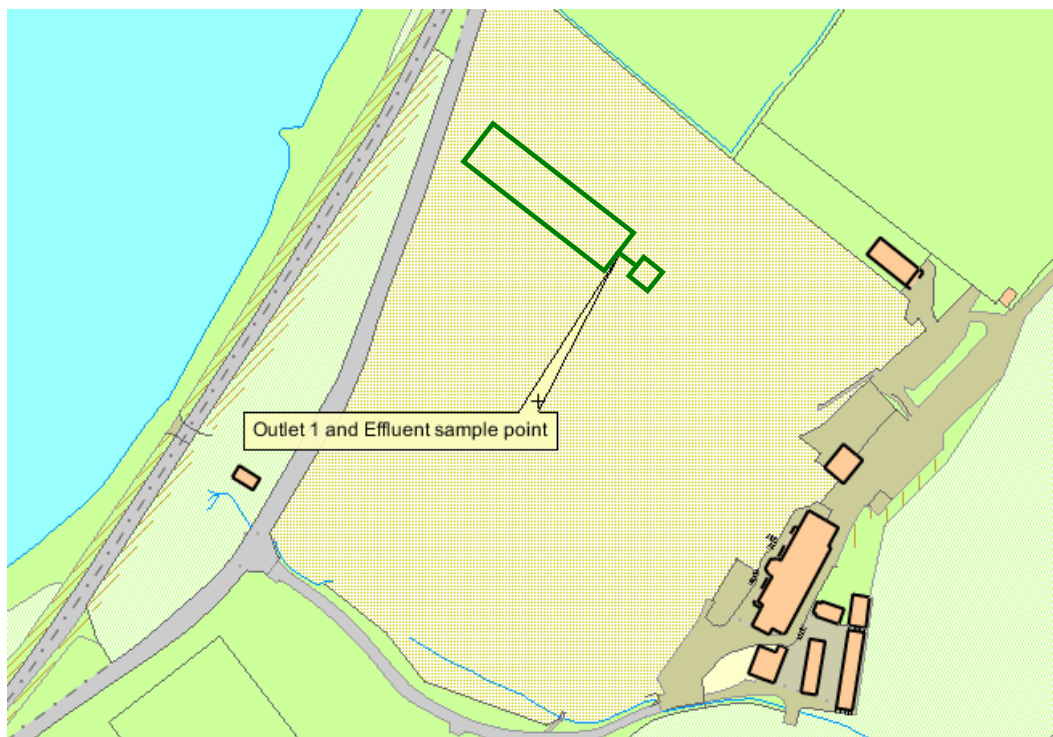
“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“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.

Schedule 7 - Site plan



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