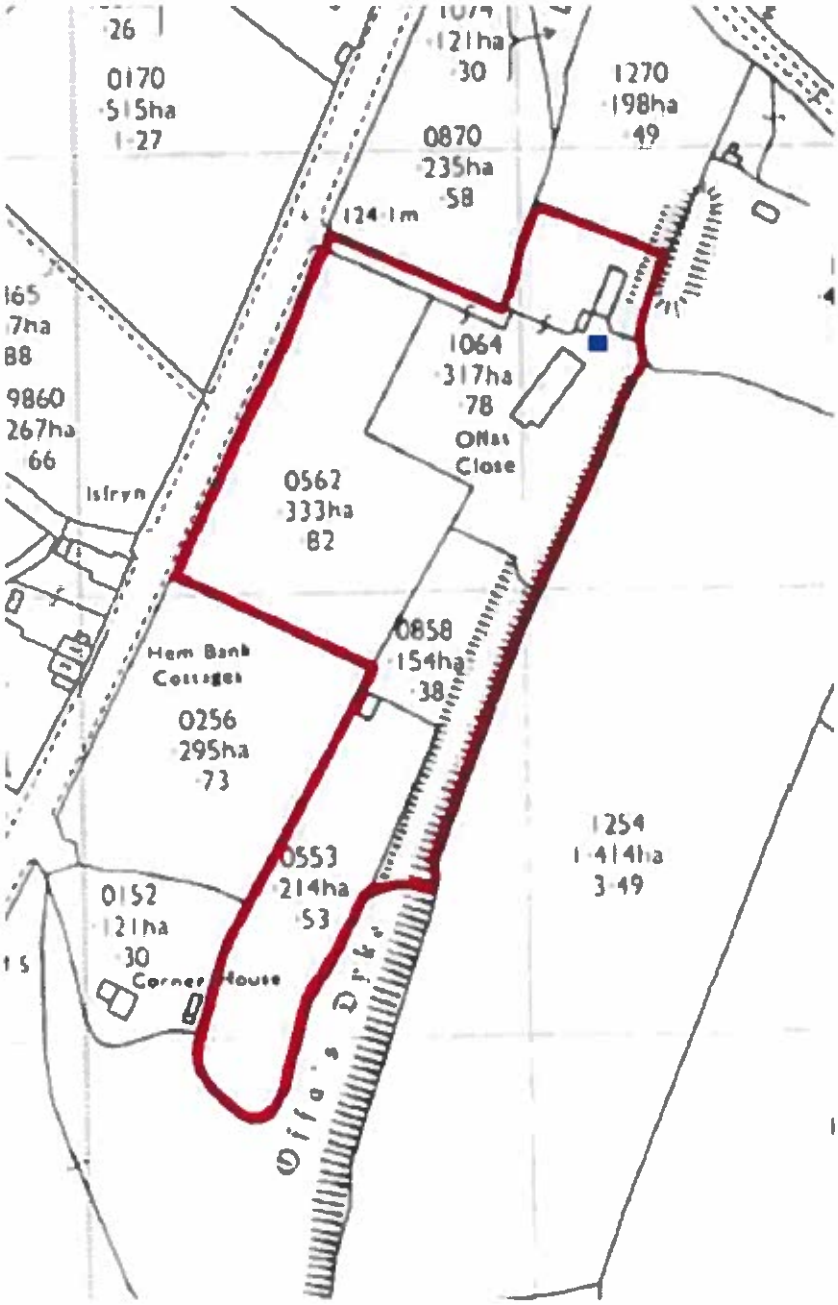
gilbert davies.
SOLICITORS

SEPTIC TANK, PRIVATE WATER SUPPLY AND SEWAGE TREATMENT PLANT ENQUIRIES

SALE BY AUCTION OF OFFA CLOSE, FORDEN, WELSHPOOL, POWYS, SY21 8NB

ENQUIRIES	REPLIES
A. Septic Tank	
i. Please supply a plan indicating the septic tank including any soakaway and connections.	Please see attached
ii. Please advise us as to whether the septic tank, connections and soakaways are contained within the curtilage of the property being sold.	Confirmed within the boundaries
iii. Has the seller ever experienced any problems with the working of the septic tank, connections and soakaways.	Not to my knowledge
iv. Has the septic tank, connections and soakaways ever been the cause of any complaints from any neighbours or any appropriate authorities or agencies.	Not to my knowledge
v. How frequently is the septic tank empties and at what cost.	Not known
vi. How much has the seller spent on the septic tank and ancillary connections in the last 5 years.	Zero
vii. When was the septic tank, connections and soakaways installed.	Not known. Prior to the last property purchase in 1992
viii. Has the septic tank, connections and soakaways ever been replaced? If so, when.	Not know. Definitley not since 1992.
ix. If the septic tank was installed or replaced after September 1989, please provide us with a Consent to Drainage from the Environment Agency.	Installation date unknown
x. Please provide Exemption Certificate pursuant to the Environmental Permitting (England and Wales) Regulations 2014 or confirm that you have complied with the General Binding Rules	
xi. Please confirm and identify the necessary easements for access, maintenance and repair of the septic tank, connections and soakaways.	Access via private driveway of property

B. Sewage Treatment Plant i. Please supply a plan indicating the location of the Plant and the discharge point; ii. How and where is the treated water discharged? iii. Has the seller ever experienced any problems with the working of the Sewage Treatment Plant, connections and discharge point? iv. Has the Sewage Treatment Plant, connections and discharge point ever been the cause of any complaints from any neighbours or any appropriate authorities or agencies. v. How frequently is the Sewage Treatment Plant emptied and at what cost. vi. How much has the seller spent on the Sewage Treatment Plant and ancillary connections in the last 5 years. vii. Has any part of the Sewage Treatment Plant ever been replaced? If so, when. viii. Please provide us with a Consent to Drainage from the Environment Agency. ix. Please provide Exemption Certificate pursuant to the Environmental Permitting (England and Wales) Regulations 2014 or confirm that you have complied with the General Binding Rules. x. Please confirm and identify the necessary easements for access, maintenance and repair of the Sewerage Treatment Plant and ancillary connections. xi. What arrangements are in place with respect to the maintenance, repair and emptying costs? xii. So far as the seller is aware, are there any outstanding items of repair or maintenance in respect of the plant?	Section not applicable


0170
·515ha
1·27
1270
·198ha
·49
0870
·235ha
·58
124·1m
1064
·317ha
·78
Oaks
Close
0562
·333ha
·82
Isfryn
Hem Bank
Cottages
0256
·295ha
·73
0858
·154ha
·38
1254
1·414ha
3·49
0553
·214ha
·53
0152
·121ha
·30
Corner House
Offa's Dyke

creating a better place

Environment Agency

Mr Frederick Michael Compton
Offa Close,
Forden,
WELSHPOOL,
Powys,
SY21 8NB,
Wales

Our ref: SEWQ Issue

Your ref:

Reg. Customer I.D. No: a000507609

Date: 11/05/2012

Dear Mr Compton

Environmental Permitting (England and Wales) Regulations 2010
Registering an exempt Water Discharge Activity

Exemption Ref: EPR/AE5799DU/A001
Location: Offa Close, Forden, WELSHPOOL, Powys, SY21 8NB, Wales

Thank you for sending us the details for your proposed registration.

I am pleased to confirm that we have registered your activity as exempt from requiring an Environmental Permit. Details of your registration are included in the attached schedule.

Please remember that your exemption is only valid if you adhere to our conditions. Failure to do so is an offence. A full list of conditions is available on our website.

http://www.environment-agency.gov.uk/homeandleisure/118753.aspx

If the activity you have registered is also controlled by an existing permit (or discharge consent) you need to tell us if you wish to surrender the permit. You should use form E1 available on our website

http://www.environment-agency.gov.uk/business/topics/permitting/117672.aspx

Alternatively, a paper copy of the form is available on request. You can contact us on 03708 506 506*, we are available Monday to Friday, from 8am to 6pm.

Yours sincerely

Jo Price
Customer Operations Manager

*Calls to 03 numbers cost no more than a national rate call to an 01 or 02 number and normally count towards any inclusive minutes in the same way as 01 and 02 calls. These rules apply to calls from any type of line including mobile, BT, other fixed line or payphone.

The Environment Agency does not endorse any commercial business so you cannot use our logo on your website or promotional literature. However you can state that you are registered as exempt by the Environment Agency, if this is the case, and have a link to our website.

Environment Agency, National Customer Contact Centre, 99 Parkway Avenue, Parkway Business Park, Sheffield, S9 4WF
Customer Services Line: 03708 506 506
Fax: 01142 626 697

Schedule of exempt operations

Name:	Mr Frederick Michael Compton
Trading name (if any):	
Address:	Offa Close, Forden, WELSHPOOL, Powys, Wales, SY21 8NB
Exemption Ref No:	AE5799DU
Address where the operation can be carried out:	Offa Close, Forden, WELSHPOOL, Powys, Wales, SY21 8NB
National Grid Reference:	SJ2312900677

Activity Number & Description:

2 Operations

2.1 Permitted activities

2.1.1 004 - Discharge of sewage effluent in to ground of two cubic metres per day or less. First made before 6 April 2010.

2.2 The site

2.2.1 The maximum daily volume of the discharge shall be 2 cubic metres or less per day, as calculated by the method specified in the septic tank and sewage treatment plant manufacturer's and installer industry Code of Practice 'Flows and Loads 3'.

2.2.2 The sewage shall be solely domestic in origin and contain no trade effluent.

2.2.3 Prior to the discharge, the sewage must have received adequate treatment from a septic tank or sewage treatment plant designed and constructed according to the relevant British Standard design requirements in force at the time of installation.

2.2.4 The infiltration system or drainage field must have been installed in accordance with the relevant siting, design and installation requirements in force at the time of installation, including British Standard, if applicable.

2.2.5 The Discharge can only be made to a self contained infiltration system or drainage field without any observable discharge into surface waters.

2.2.6 The sewage treatment system must be installed in accordance with the manufacturer's specification issued at the time of installation or to the guidance given in the appropriate septic tank and package sewage treatment plant industry operating Code of Practice.

2.2.7 The location of the discharge must be outside a Source Protection Zone 1 and be further than 50 metres from a permitted water supply or other source of private water supply.

2.2.8 The sewage treatment system shall be operated and maintained in accordance with a maintenance plan as specified within the manufacturer's maintenance instructions or other maintenance schedule adopted by the occupier, or manufacturing industry Code of Practice guides.

2.2.9 Maintenance should be undertaken by those who are competent in respect of the responsibilities to maintain and service the sewage treatment system.

2.2.10 Waste sludge removed from the sewage treatment system must be safely disposed of in an appropriate or controlled manner, using competent disposal contractors.

2.2.11 Records demonstrating compliance with the maintenance and desludging requirements shall be in a legible format and retained for at least 5 years from the date when the records were made.

2.2.12 The discharge must not cause pollution of surface or groundwater.

2.2.13 Details of this registration and associated conditions should be stored in a safe place, and provided to next occupier on change of ownership.

Date of issue: 10/05/2012