

Natural Resources Wales permitting decisions

JT Owen & Co

Decision Document

(Frochas Farm Broiler Unit)

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Permit Surrender

The permit surrender number is: [EPR/BB3093NX/S001](#)

The applicant /operator is: [JT Owen & Co](#)

The Installation is located at: [Frochas Farm Broiler Unit, Frochas, Welshpool, Powys, SY21 9JD](#)

We have decided to accept the surrender of the permit for Frochas Farm Broiler Unit operated by [JT Owen & Co](#).

The permit number is [EPR/BB3093NX](#).

We are satisfied that there has been no pollution risk from permitted operations during the lifetime of the permit, as the site has never been built, and the site is in a satisfactory state at time of permit surrender.

We consider in reaching that decision we have taken into account all relevant considerations and legal requirements.

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.

Key issues of the decision

Receipt of application

Confidential information

A claim for commercial or industrial confidentiality has not been made.

Identifying confidential information

We have not identified information provided as part of the application that we consider to be confidential. The decision was taken in accordance with our guidance on commercial confidentiality.

Legislation

This permit surrender is issued under Regulation 25 of the Environmental Permitting (England & Wales) Regulations 2016 (as amended) (EPR). The Environmental Permitting regime is a legal vehicle which delivers most of the relevant legal requirements for activities falling within its scope.

We address the legal requirements directly where relevant in the body of this document.

A copy of the application and all other documents relevant to our determination (see below) are available for the public to view. Anyone wishing to see these documents could arrange for copies to be made.

Extent of the surrender application

The operator has applied to surrender the permit in full.

The Regulated Facility

Permitted activities

The installation was permitted to have the capacity for 150,000 broiler places across three poultry houses. The intention was for the birds to be brought in as day old chicks and depopulated after a crop cycle of 42 days, with a seven day turn around for the houses to be cleaned out and prepared for the next crop cycle and approximately 6.5 cycles per annum. The poultry houses were to be ventilated by uncapped high speed ridge / roof mounted fans, each having a short chimney. The houses were to be heated by a generator and the temperature to be maintained automatically to maintain the welfare of the birds. Water was to be fed to the birds via a nipple drinking system which, fitted with cups to help reduce leakages and spills, leading to drier litter.

The site

The site lies within a rural area and lies approximately 2km West of Welshpool with a National Grid Reference of SJ 20259 08089. The site is an agricultural field, adjacent to Frochas Farm. The site is bound on all sides by hedgerows. The population in the immediate surrounding area includes Frochas and the market town of Welshpool. Other key receptors in the vicinity of the site include walkers, horse and cycle riders and road users.

Pollution risk

Due to complications with obtaining planning consent, the related planning application for this facility was subsequently withdrawn. As a result, no development took place at Frochas Farm relating to the broiler unit, and the facility was never built or put into operation. The site remains a greenfield site and agricultural land surrounded by hedgerow. We are therefore satisfied that there has been no pollution risk to the site

resulting from the operations of the regulated facility throughout the lifetime of the permit, as the facility never commenced operations.

Site condition report

The operator has provided a description of the condition of the site at permit surrender stage. We consider this description is satisfactory. The decision was taken in accordance with our guidance on site condition reports – guidance and templates (H5). The Local Environment Area Team were consulted and they advised that they would not undertake a final site inspection visit, as it was considered not necessary given the sites pre-operational status.

Satisfactory state

We are satisfied that there has been no pollution risk from permitted operations during the lifetime of the permit, and that the land associated with the regulated facility is in a satisfactory state at permit surrender. In coming to this decision we have had regard to the state of the site before the facility was put into operation.