



SITE CONDITION REPORT

DEVELOPMENT: IPPC PERMIT VARIATION APPLICATION FOR THE HOUSING OF 64,000 FREE RANGE BIRDS

LOCATION: Rhosddu Farm
Llansantffraid-Ym-Mechain
Welshpool
Powys
SY22 6TH

CLIENT: Mr Martyn Langford

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v1 January 2024

1.0 SITE DETAILS	
Applicants Name	Mr Martyn Langford
Activity Address	Rhosddu Farm Llansantffraid-Ym-Mechain Welshpool Powys SY22 6TH
National Grid Reference	E 320483 N 317208 SJ 20483 17208
Document Reference for Site Condition Report at permit application and surrender	
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology</p> <p>Hydrogeology</p> <p>Surface Waters</p>	<p>The site lies within a rural area with the chosen site not being included within any areas designated for their landscape character and quality.</p> <p>The site is currently a free range egg laying unit surrounded by intensive pasture fields which have heavily been improved at Rhosddu Farm. The site is bound on all sides by hedgerows and woodland plantations, and the landscape around the site is gently undulating.</p> <p>The population in the immediate surroundings is relatively dispersed with numerous small settlements. Other key receptors in the vicinity of the site include walkers, horse and cycle riders and road users.</p> <p>There are two nearby residences within 400m from the poultry houses – one of which is owned by the applicant.</p>

	<p>Topography and Drainage</p> <p>As a result of the development adjoining the existing modern poultry unit the extent of the harm the development will have on the surrounding area is limited; there is already a 56,000 free range poultry unit on site. It is proposed to turn House 1 from a 16,000 flat deck system to a 24,000 multi-tier system, taking the total birds on farm to 64,000. The design of the building will not be altered.</p> <p>All roadways and other engineering operations have been integrated within the existing topography and landscape features.</p>
<p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing contamination</p> <p>Evidence of damage to pollution prevention measures</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to Free Range Poultry Unit– general agricultural use. Greenfield</p> <p>None noted</p> <p>None noted</p>
<p>Evidence of historical contamination</p>	<p>N/A</p>
<p>3.0 Permitted Activities</p>	<p>Three poultry houses for Free Range Egg Production. This will give a total of 64,000 places. The working area where vehicles operate is laid to concrete and hard standing.</p> <p>Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.</p> <p>Manure is removed at the end of the production cycle.</p>

	<p>Immediately following depopulation, litter is removed off site, and sold to a local Anaerobic Digester in line with the Manure Management Plan. Should the AD plant not be able to take the manure, it will be exported off site by Gamber Logistics.</p> <p>The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks will have been installed to catch all wash waters.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection from a licensed renderer. Diesel fuel storage is in a bunded tank. Chemicals are stored in a frost free secure bunded store (off site).</p>
Non permitted activities undertaken	N/A
Document References	Location Plan Layout/Drainage Plan H1 Assessment
4.0 Changes to Activity	N/A.
5.0 Measures taken to protect Land	Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	No monitoring will be undertaken at the installation.