



APPENDIX 1: SITE CONDITION REPORT (UPDATED)

IN RELATION TO
ENVIRONMENTAL PERMIT
BESPOKE APPLICATION

ON BEHALF OF
G & A POWELL



RTPI
mediation of space · making of place



Contents

- 1.0 Site Details
- 2.0 Condition of Land at Permission
- 3.0 Permitted Activities

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1. Site Details

Name of Applicant	G & A Powell
Activity Address	Glanmeheli Farm, Kerry, Newtown, Powys, SY16 4LN
National Grid Reference (full)	SO 16567 89797
Document reference and Dates for Site Condition Report at Permit Application	Completed 25 th April 2019
Document references for site plans (including location and boundaries)	Site Plan Drainage Plan

2. Condition of the Land at Permit Issue

Environmental Setting	Extent	<p>The site includes one existing free range poultry shed. The site will be developed to replace the free range unit with a broiler chicken unit. The site will include four buildings, three of which are new build plus the conversion of the existing free range shed and associated infrastructure.</p> <p>The site is set on relatively flat ground between 190 and 200 metre contours with a gentle slope up to the east.</p>
	Description & Current Use	<p>The site comprises the existing free range poultry installation, with part of the surrounding ranging area to be developed to contain the three additional sheds.</p> <p>The rest of the ranging paddock area will be returned back into agricultural use or used for landscaping, as part of screening the proposed development.</p>
	Geology, Hydrology and Surface Hydrology.	<p>The soil within the surrounding roaming paddocks is classified as being within an area of Grade 3b and Grade 4 on the Agricultural Land Classification for England and Wales. The development will result in a very small area of Grade 3 land being lost.</p> <p>The ground make-up below the topsoil is understood to be a mixture of clays with no residual porosity.</p> <p>The fluvial source in this area is the existing watercourse/ditchcourse to the south of the</p>

		site. Ordnance Survey Level Datum indicates that the ground level at the nearest point of ditch is approximately 191.0m, with an invert level of the outflowing pipe being 190.3m. The Level of the ditch/watercourse is sits at an approximate level of 193.08m with the land rising up to the new sheds. The ditchcourse outfalls to a pond to the west which in turn discharges to the River Mule to the north.
Pollution History	Pollution Incidents Which May Have Affected the Land	-
	Historical Land Uses and Associated Contaminants	General agricultural use prior to the free range poultry unit being developed.
	Visual/Olfactory Evidence of Existing Contamination	-
	Evidence of Damage to Pollution Prevention Measures	-
	Evidence of Historic Contamination	-
Supporting Information	Location Plan Site Plan Drainage Plan	

3. Permitted Activities

Permitted Activities		-
Site closure/decommissioning plan		-
Changes to the activity		-
None Permitted Activities Undertaken		Not applicable
Document References	Activity Layout	Location Plan Site Plan Drainage Plan
	Environmental Risk Assessment	Appendix 3

Sections 4 to 7 will be maintained during the life of the permit and sections 8 to 10 will be completed prior to submission of a surrender application, as recommended in Natural Resources Wales and the Environment Agency Guidance Notes.

4. Changes to the Activity

Changes to the activity boundary	Not Applicable
Changes to the permitted activities	Not Applicable
Use of dangerous substances not identified in the Site Condition Report	Not Applicable
Checklist of supporting information	<ul style="list-style-type: none">• Plan showing any changes to the boundary (where relevant)• Description of the changes to the permitted activities (where relevant)• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5. Measure Taken to Protect Land

Use of pollution prevention measures and success Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none">• Inspection records and summary of findings of inspections for all pollution prevention measures• Records of maintenance, repair and replacement of pollution prevention measures

6. Pollution Incidents that may have had an Impact on Land and their Remediation

Summary of pollution incidents that may have damaged land, investigation and remedy Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none">• Records of pollution incidents that may have impacted on land• Records of their investigation and remediation

7. Soil Gas and Water Quality Monitoring

Gas and/or water monitoring undertaken Deterioration in land?	
Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none">• Description of soil gas and/or water monitoring undertaken• Monitoring results (including graphs)

8. Decommissioning and Removal or Pollution Risk

How the site was decommissioned Removal of pollution risk Impact on land?	
Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none">• Site closure plan• List of potential sources of pollution risk• Investigation and remediation reports (where relevant)

9. Reference data and remediation

Collection of land/groundwater data if relevant (or not due to information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows land not deteriorated)	
Land/groundwater reference data (if collected):	
Land in satisfactory state or remedy carried out:	
Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none">• Land and/or groundwater data collected at application (if collected)• Land and/or groundwater data collected at surrender (where needed)• Assessment of satisfactory state• Remediation and verification reports (where undertaken)

10. Statement of Site Condition

Statement of site condition	
Confirmation that: The permitted activities have stopped Decommissioning is complete, and the pollution risk has been removed The land is in a satisfactory condition	
Not Applicable	
Checklist of supporting information	Not Applicable