BERRYS

PROPERTY | BUSINESS | PLANNING

APPENDIX 5:

NON-TECHNICAL SUMMARY

IN RELATION TO

ENVIRONMENTAL PERMIT

BESPOKE APPLICATION

ON BEHALF OF

G & A POWELL

Contents

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1 INTRODUCTION

This document contains a description of the proposal to extend the existing poultry unit at Glanmeheli, Powys, together with a non-technical summary of the findings from the Environmental Statement.

The applicant, G & A Powell, is a family farming business. The business farms approximately 540 acres of land, operating a mixed farming enterprise of arable, cattle and sheep. There is also a free range laying hen enterprise situated a short distance from the main farmstead. There is an anaerobic digester which uses agricultural feedstock including manure from the livestock.

To help ensure the viability of the farming business for future generations, and to help meet the high demand for chickens, it is proposed to replace the existing free range unit with a broiler chicken unit. This will consist of 4 buildings, three of which are new build plus conversion of the existing free range shed and associated infrastructure.

2 PROPOSALS

The new buildings will each measure approximately 97.54m by 24.38m with a height of approximately 4.82 metres to the ridge and 5.67 metres at the top of the fans which is the highest point of each new shed. The existing free range building to be converted measures 104.63 metres by 19.66 metres and is higher with a ridge height of 7.80 metres and 8.65 metres to the top of chimneys.

There will be 11 feed bins situated between the buildings, which will have a capacity of 30 tonnes and measure 6.6 metres in height and 2.8 metres in diameter.

The buildings are heated using a closed loop ground source heat system. The equipment for the ground source heat pumps will be located in a small renewables building to the front of the sheds.

A yard area will be situated to the front of the sheds to allow for access and turning. The buildings will be accessed via the existing track which runs up to the existing free range building.

3 THE PRODUCTION CYCLE

The birds will be grown up to 37-39 days (often with a thin at 32 days) with at least a 10 day turn around period. The break between crops could be longer at certain times of the year such as Christmas or if clean-out is delayed, leading to around 7 crops per year.

The broilers will be brought in as day old chicks at a 50-50 mix of males and females. At the end of the growing period they will be collected and transported to a processing plant. A 37 day growth cycle will result in the birds being around 1.9kg in weight by clearout.

Before the chicks arrive the bedding is put in the buildings, which consists of wood shavings to a depth of around 2cm. The houses are warmed to a temperature of around 34ºC. The buildings will be heated using ground source heat pumps. The temperature is reduced as the birds grow older and the ventilation rate conversely increases. The feed will be partly supplied by the processing company with some grain also grown on the farm. It will be mixed according to the birds requirements at each stage of growth. The protein and phosphorous levels are reduced as the birds get larger. The water will be supplied by nipple drinkers which offer water on demand but minimise spillage.

The birds are checked regularly and any mortalities removed on a daily basis. The dead birds will be stored in vermin proof containers to await collection by Animal Health Approved contractors.

At the end of the production cycle, the birds are removed and transported to the processing site. The buildings then go through a thorough clean-out phase which involves dry-cleaning to remove organic material, wash down and disinfecting. The normal turn around period is around 10 days before the buildings can be re-stocked and the cycle starts again. The break between crops could be longer at certain times of the year such as Christmas or if clean-out is delayed. The manure from the buildings will be utilised in the on-farm AD facility.

4 THE SITE

The proposed site is located on the current free range unit and ranging area and extends to around 5.6ha including the area for landscaping and the access track.

The land immediately surrounding the site is agricultural, with land both in arable rotation and down to grassland. The field boundaries are mostly formed by hedgerows with some hedgerow trees. The site is situated in the western corner of a large grass field and includes an existing free-range laying unit and associated ranging area. The site is situated in the lowest part of the field and the land rises to the north and south. The main farm complex is located at a minimum separation distance of 350m to the west.

The dwellings located at Glanhemeli are in family ownership and connected to the farm business. The closest residential properties not in control of the applicants are to the north at Glan Mule (the closest being around 460 metres from the stack centroid and Snowfields to the east around 516 metres to the east of stack centroid.

5 POLICY FRAMEWORK

The proposals relate to an agricultural development and all potential environmental impacts have been fully considered. It is considered that the scheme complies with the relevant policies of the development plan and the broader policy objectives of the Planning Policy Wales document and more specifically Technical Advice Note 6.

6 KEY ISSUES

An Environmental Impact Assessment (EIA) has been produced as part of the planning application to Powys County Council. The EIA has been based on advice previously received from Local Planning Authorities, and Berrys experience of what has been required for similar applications recently submitted.

The following information will be included:

- An assessment of alternative sites
- Planning policy background
- Air quality, health and climate

- Landscape and visual impact,
- Traffic, Access and Highway Safety
- Amenity (odour, dust, flies),
- Ecology,
- Noise and vibration,
- Water resources (surface water, groundwater and flood risk) & soils,
- Socio-economic,
- Archaeology and heritage,
- Ammonia deposition

7 HIGHWAY IMPACT

A full highway assessment has been carried out. It is concluded that the vehicle movements generated by the development will be adequately accommodated within the existing highway network. The proposal would have a very limited impact upon the local highway. The existing access is suitable for the traffic movements associated with the proposed development and is used for the existing farm traffic (including the poultry site).

8 NOISE

The sound climate around Glanmeheli consists of agricultural activities, road traffic noise and natural sounds such as birdsong.

A full Noise Assessment was prepared as part of the EIA and permit application. The proposed development will generate some noise, however, given the nature of the noise, the separation distances between potential receptors and the mitigation measures that will be implemented it is not anticipated that this will represent a nuisance to local residents or amenity users. There will be no significant impact as a result of noise generated by the proposed development.

9 ODOUR, AMENITY, AMMONIA

An assessment of the potential for odour, dust, flies and pests to be produced by the proposed development was carried out. A full Odour Impact Assessment was submitted with the EIA and permit application, in addition to the amenity risk assessment. The assessment concluded that no significant impacts are likely given the location of the proposals and the range of internal controls and mitigation measures to be applied.

A full ammonia assessment was carried out which concludes that the proposed broiler development will actually reduce the ammonia impact from the current situation as a result of the birds not ranging outside as currently. The proposed development is therefore regarded as a significant improvement in air quality terms at ecological receptor locations.

10 LANDSCAPE AND VISUAL IMPACT

The potential impacts of the development on the landscape and visual amenity have been examined and are considered to be not significant. The proposed poultry buildings are on the site of the existing free range unit and will not introduce a new feature in the landscape. There are limited views of the site from surrounding visual receptors. The landscape is capable of accommodating the development and additional mitigation works will further lessen any visual impact. Overall, the landscape and visual assessment has established that the proposed poultry installation will not have a significant effect on the baseline conditions in terms of both landscape character and visual amenity.

11 ECOLOGY AND TREES

A full Ecological Assessment and Phase 1 Ecological Survey has been carried out and it is considered that there will no impacts of major or intermediate significance on habitats or protected species. There will be no significant loss of habitat as a result of the development during the construction, operational or decommissioning phase. Planting to take place as part of the proposed landscaping works will provide an intermediate positive effect.

The only trees to be impacted by the proposals are 12 recently planted birch and cherry within the free ranging area. These will be replanted as part of the landscaping proposals.

12 ARCHAEOLOGY AND HISTORIC FEATURES

A Heritage Impact Assessment has been carried out which concludes that the only designated heritage asset to be impacted by the proposed development is Fron Derw Wood Camp.

The prehistoric camp is situated within the woodland to the west of Pant-y-Drain Hill. From certain points at certain times of the year the application site can be seen from the hill, therefore it is considered the proposals will have an impact on this scheduled ancient monument. It is considered that the incorporation of the tree planting as screening and the reduced height of the new units will mitigate any visual impact these proposals will have on the view from the scheduled monument.

13 WATER AND DRAINAGE

The result of this flood risk assessment/drainage report shows, whilst currently there is a small flood risk to a small area to the west and east of the existing building this will be mitigated by the introduction of additional site drainage in the form of stone filled trenches with collection pipes and directing this to the attenuation pond. The remainder of the site for the new sheds are not within a flood zone, where there is little likelihood of flooding either on the site as a result of development or to any land downstream or elsewhere.

The proposed development will ensure that the 1 in 100 year + 25% climate change flows will be included within the design. Attenuation will be provided throughout the proposed drainage system in stone trenches and attenuation pond storage and will be provided with a positive outfall. The outfall to the drainage will be restricted to Greenfield run-off rates.

The surface water drainage will drain to suitably designed attenuation ponds and discharge to the adjacent ditch at typical Greenfield rates. Cut-off drains and land drainage will be provided where necessary to ensure Sustainable Drainage Techniques.

A suitable means of dirty water drainage disposal from the proposed development is proposed.

14 CONCLUSIONS

To conclude the proposal has been fully assessed in accordance with the Town & Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The environmental impacts arising from the proposed development are considered to not be significant. There are impacts arising from some aspects of the scheme which are considered to be of minor significance however these will be addressed by appropriate mitigation and enhancement.

A full assessment and analysis of impacts are contained with the accompanying Environmental Statement.