

## **Permit with introductory note**

The Environmental Permitting (England & Wales) Regulations 2016

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**Mr Martyn Langford**

**Rhosddu Farm Poultry Unit  
Rhosddu Farm  
Llansantffraid-Ym-Mechain  
Welshpool  
Powys  
SY22 6TH**

Permit number

**EPR/AB3095HL**

# Rhosddu Farm Poultry Unit

## Permit number EPR/AB3095HL

### Introductory note

#### This introductory note does not form a part of the permit

The main features of the permit are as follows.

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The installation is operated by Mr Martyn Langford and will house a maximum of 64,000 laying birds. The birds will be brought to the site at the time that they start to lay eggs and will be removed after approximately 54-64 weeks on an all-out basis. The birds will be housed in three buildings built to the best environmental standards. The birds are able to enter and exit the buildings by means of pop holes and can then range outside. All three houses are equipped with high velocity roof fans for ventilation. There will be two 180Kw Combined Heat and Power Units and one 211Kw Biomass Boiler whose purpose is to partly produce electric for use on the site and party to provide warm air within the poultry houses. Some biomass drying will take place to ensure the biomass dry matter content is optimum for the units. Litter will be removed from each house by manure belts which are operated twice per week to remove litter.

After the stock are removed, the remaining litter is removed and the buildings are washed and disinfected. All wash waters are collected in 6 sealed underground tanks.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

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#### Status log of the permit

Description	Date	Comments
Application EPR/NP3431VM/A001	28/10/2014	Application for Installation
Additional information requested	05/12/2015	
Additional information received	12/12/2014	Information detailing how the existing poultry houses meet BAT. Assessment of odour emissions from normal operation of the poultry unit.
Additional information requested	05/02/2015	
Additional information received	07/03/2015	Odour Modelling Report

**Status log of the permit**

<b>Description</b>	<b>Date</b>	<b>Comments</b>
Permit determined EPR/AB3095HL	08/04/2015	Permit Issued
Variation Application EPR/AB3095HL/V002	Duly Made 03/10/2016	
Variation Determined EPR/AB3095HL/V002	03/11/2016	Permit Issued
Variation issued EPR/AB3095HL/V003	29/05/2018	Natural Resources Wales Variation and consolidation following the implementation of the Intensive Farming BAT conclusions.
Variation Application EPR/AB3095HL/V004 (PAN-025564)	Duly Made 30/01/2025	Application to add 8,000 birds and change house type.
Additional information requested	04/03/2025	Schedule 5 Notice (1)
Additional information received	<u>18/03/2025</u> <u>26/03/2025</u> <u>16/04/2025</u> <u>06/05/2025</u>	Responses received
Additional information requested	13/05/2025	Schedule 5 Notice (2)
Additional information received	27/05/2025	Responses received
Variation issued EPR/AB3095HL/V004	12/11/2025	Permit Issued

End of introductory note.

# Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number  
**EPR/AB3095HL**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/ AB3095HL/V004 authorising

**Martyn Langford** (“the operator”),

of

**Rhosddu Farm  
Llansantffraid-Ym-Mechain  
Welshpool  
Powys  
SY22 6TH**


to operate an installation at

**Rhosddu Farm Poultry Unit  
Rhosddu Farm  
Llansantffraid-Ym-Mechain  
Welshpool  
Powys  
SY22 6TH**

to the extent authorised by and subject to the conditions of this permit as set out in Appendix 1 and in Appendix 2.

Signed

Date

	12 November 2025
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Authorised on behalf of Natural Resources Wales

# APPENDIX 1

## Sector Specific Conditions

### Introductory note

#### **This introductory note does not form a part of the Condition set**

The conditions set out below are incorporated into this permit.

End of introductory note.

## 1 Management

### 1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

### 1.2 Energy efficiency

1.2.1 The operator shall:

- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
- (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
- (c) take any further appropriate measures identified by a review.

### 1.3 Efficient use of raw materials

1.3.1 The operator shall:

- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
- (b) maintain records of raw materials and water used in the activities;
- (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and

- (d) take any further appropriate measures identified by a review.

## **1.4 Avoidance, recovery and disposal of wastes produced by the activities**

1.4.1 The operator shall take appropriate measures to ensure that:

- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
- (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
- (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

# **2 Operations**

## **2.1 Permitted activities**

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

## **2.2 The site**

See Appendix 2.

## **2.3 Operating techniques**

2.3.1 (a) The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by Natural Resources Wales.

- (b) If notified by Natural Resources Wales that the activities are giving rise to pollution, the operator shall submit to Natural Resources Wales for approval within the period specified, a revision of any plan specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

2.3.2 The operator shall maintain and implement a system to record the number of animal places and animal movements.

2.3.3 The operator shall maintain and implement a system to record the quantities of solid manure or slurry exported from the installation, as defined on the site plan in schedule 7. The record shall include as a minimum:

- the date of export from the site
- the quantity exported
- details of the receiving site

2.3.4 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

- (a) the nature of the process producing the waste;
  - (b) the composition of the waste;
  - (c) the handling requirements of the waste;
  - (d) the hazardous property associated with the waste, if applicable; and
  - (e) the waste code of the waste.
- 2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.
- 2.3.6 The operator shall ensure that a diet formulation and a nutritional strategy is used that minimises as far as is practicable the amount of Phosphorus and Nitrogen excreted.
- 2.3.7 Any raw materials or fuels listed in appendix 2 table S2.1 shall conform to the specifications set out in that table.
- 2.3.8 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in appendix 2 table S2.2; and
  - (b) it conforms to the description in the documentation supplied by the producer and holder.
- 2.3.9 Waste authorised by this permit shall be clearly distinguished from any other waste on the site.

## **2.5 Pre-operational conditions**

- 2.5.2 The operations specified in schedule 1 table S1.4 shall not commence until the measures specified in that table have been completed.

# **3 Emissions and monitoring**

## **3.1 Emissions to water, air or land**

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in tables S3.2, S3.3 and S3.4.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.

## **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by Natural Resources Wales that the activities are giving rise to pollution, submit to Natural Resources Wales for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.
- 3.2.4 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

### **3.3 Odour**

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of Natural Resources Wales, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.3.2 The operator shall:
- (a) if notified by Natural Resources Wales that the activities are giving rise to pollution outside the site due to odour, submit to Natural Resources Wales for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
  - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

### **3.4 Noise and vibration**

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of Natural Resources Wales, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.4.2 The operator shall:
- (a) if notified by Natural Resources Wales that the activities are giving rise to pollution outside the site due to noise and vibration, submit to Natural Resources Wales for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
  - (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

### **3.5 Monitoring**

- 3.5.1 The operator shall, unless otherwise agreed in writing by Natural Resources Wales, undertake the monitoring specified in the following tables:
- (a) emissions specified in tables S3.1, S3.2, S3.3 and S3.4.
  - (b) process monitoring specified in table S3.5
- 3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

### **3.6 Pests**

- 3.6.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.

- 3.6.2 The operator shall:
- (a) if notified by Natural Resources Wales, submit to Natural Resources Wales for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard and annoyance from pests;
  - (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

## 4 Information

### 4.1 Records

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
  - (b) be made as soon as reasonably practicable;
  - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
  - (d) be retained, unless otherwise agreed in writing by Natural Resources Wales, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
    - (i) off-site environmental effects; and
    - (ii) matters which affect the condition of the land and groundwater.
- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by Natural Resources Wales.

### 4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to Natural Resources Wales using the contact details supplied in writing by Natural Resources Wales.
- 4.2.2 A report or reports on the performance of the activities over the previous year shall be submitted to Natural Resources Wales by 31 January (or other date agreed in writing by Natural Resources Wales) each year. The report(s) shall include as a minimum:
- (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data;
  - (b) the annual production /treatment data set out in schedule 4 table S4.2; and
  - (c) the performance parameters set out in schedule 4 table S4.3 using the forms specified in table S4.4 of that schedule.
- 4.2.3 The operator shall, unless notice under this condition has been served within the preceding four years, submit to Natural Resources Wales, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

## 4.3 Notifications

- 4.3.1 (a) In the event that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately:
- (i) inform Natural Resources Wales;
  - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident; and
  - (iii) take the measures necessary to prevent further possible incidents or accidents.
- (b) In the event of a breach of any permit condition the operator must immediately:
- (i) inform Natural Resources Wales; and,
  - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time.
- (c) In the event of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.
- 4.3.2 Any information provided under condition 4.3.1, shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.
- 4.3.3 Where Natural Resources Wales has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform Natural Resources Wales when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to Natural Resources Wales at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 Natural Resources Wales shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
  - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (a) any change in the operator's name or address; and
  - (b) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
  - (b) any change in the operator's name(s) or address(es); and
  - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.
- 4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) Natural Resources Wales shall be notified at least 14 days before making the change; and
  - (b) the notification shall contain a description of the proposed change in operation.

4.3.6 Natural Resources Wales shall be given at least 14 days notice before implementation of any part of the site closure plan.

## **4.4 Interpretation**

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made “without delay”, in which case it may be provided by telephone.

## **Schedule 1 Operations**

See Appendix 2

## **Schedule 2 Waste types, raw materials and fuels**

See Appendix 2

## **Schedule 3 Emissions and Monitoring**

**Table S3.1 BAT associated emission levels and monitoring requirements** <sup>Note 1</sup>

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Weaners	Nitrogen (N)	Excreted	4.0 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	2.2 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	0.53 kgNH <sub>3</sub> /animal place	Per year	Annually	Estimation using emission factors
Fattening Pigs	Nitrogen (N)	Excreted	13.0 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	5.4 Kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	2.6 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation using emission factors

**Table S3.1 BAT associated emission levels and monitoring requirements** <sup>Note 1</sup>

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
Sows (including suckling piglets)	Nitrogen (N)	Excreted	30.0 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	15 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
Mating and gestating sows	Ammonia (as NH <sub>3</sub> )	Animal house	2.7 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimated using excretion factors
Farrowing sows (including suckling piglets) with crates.	Ammonia (as NH <sub>3</sub> )	Animal house	5.6 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimated using excretion factors
Laying hens	Nitrogen (N)	Excreted	0.8 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	0.45 kg/P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
Laying hens in Caged housing	Ammonia (as NH <sub>3</sub> )	Animal house	0.08 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation by using emission factors

**Table S3.1 BAT associated emission levels and monitoring requirements** Note 1

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Laying hens in Non caged housing	Ammonia (as NH <sub>3</sub> )	Animal house	0.13 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation by using emission factors
Broilers	Nitrogen (N)	Excreted	0.6 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	0.25 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	0.08 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation by using emission factors
Ducks	Nitrogen (N)	Excreted	0.8 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content

**Table S3.1 BAT associated emission levels and monitoring requirements** <sup>Note 1</sup>

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Turkeys	Nitrogen (N)	Excreted	2.3 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P <sub>2</sub> O <sub>5</sub> )	Excreted	1.0 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per Year	Annually	As above

Note 1. There are no BAT emission factors specified for pullets.

**Table S3.2 – Point source emissions to air emissions limits and monitoring requirements** - see Appendix 2.

**Table S3.3 – Point source emissions to water (other than sewer) – emission limits and monitoring** – see Appendix 2.

**Table S3.4 – Point source emissions to land – emission limits and monitoring** – see Appendix 2

**Table S.3.5 – Process limits and monitoring requirements** – see Appendix 2

## **Schedule 4**

### **Reporting**

See Appendix 2

# Schedule 5 - Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

## Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any activity that gives rise to an incident or accident which significantly affects or may significantly affect the environment	
To be notified within 24 hours	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a permit condition	
To be notified within 24 hours	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

Time periods for notification following detection of a breach of a limit	
Parameter	Notification period

(c) In the event of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment:	
To be notified within 24 hours	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

**Part B - to be submitted as soon as practicable**

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

\* authorised to sign on behalf of the operator

## Schedule 6 - Interpretation

“*accident*” means an accident that may result in pollution.

“*application*” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“*authorised officer*” means any person authorised by Natural Resources Wales under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“*BAT*” means “best available techniques” as detailed in the Commission Implementing Decision (EU) 2017/302 of 15 February 2017.

“*building*” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“*emissions to land*” includes emissions to groundwater.

“*emission factors*” are figures which have been agreed in writing with Natural Resources Wales and can be used in specific calculations.

“*emissions of substances not controlled by emission limits*” means emissions of substances to air, water or land from the activities, *either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.*

“*excretion factors*” are figures which have been agreed in writing with Natural Resources Wales and can be used in specific calculations.

“*EP Regulations*” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“*groundwater*” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“*Industrial Emissions Directive*” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions

“*Manure and slurry*” have the following meaning:

- Manures may be either slurries or solid manures.
- Slurries consist of excreta produced by livestock whilst in a yard or building mixed with rainwater and wash water and, in some cases, waste bedding and feed. Slurries can be pumped or discharged by gravity.
- Slurry includes muck effluent, seepage from manure and wash water.
- Solid manures include farmyard manure (FYM) and comprise material from straw-based housing systems, excreta with lots of straw/sawdust/woodchips in it, or solids from mechanical separators.
- Most poultry systems produce solid manure (litter).
- Solid manure can generally be stacked.

“*Manure management plan*” means the requirements described in Section 2.3 of SGN 6.09 How to Comply – Intensive Farming.

“*Pests*” means *Birds, Vermin and Insects*.

“*SGN How to comply – Intensive Farming*” The EPR Sector Guidance Note 6.09 for intensive pig and poultry farmers, version 2 published January 2010.

“year” means calendar year ending 31 December.

## **Schedule 7 – Site plan**

see Appendix 2

# APPENDIX 2

## Site Specific Conditions

### Introductory note

**This introductory note does not form a part of the Condition set**

The conditions set out below are incorporated into this permit.

End of introductory note.

## 2 Operations

### 2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

## Schedule 1 - Operations

<b>Table S1.1 activities</b>		
<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
Section 6.9 A(1)(a) Rearing of poultry or pigs intensively in an installation with more than 40,000 places for poultry.	The rearing of poultry in a free range egg laying facility.	To house a maximum capacity of 64,000 laying birds. From receipt of birds, raw materials and fuels onto the site, to removal of birds and associated wastes from site.
<b>Directly Associated Activity</b>		
Biomass Boiler	Operation of 1 Biomass Boiler for site heating	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site. With a maximum thermal rated input of 211kW
Combined Heat and Power Units (CHP)	The operation of two CHP Units	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site. With an aggregated thermal rated input not exceeding 360Kw.
Generator	Back up diesel generator with integral fuel tank	From receipt of fuel to release of combustion products to air and associated wastes removed from site. With a maximum thermal rated input of 0.19 MWth.
Wash water tank	Storage of dirty water from the washing of poultry houses.	Temporary storage of wash down water in a 6 x 6000 litre tanks.

**Table S1.2 Operating techniques**

<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/NP3431VM/A001	Responses to section 3 of Form Part B3 of the application form and referenced supporting documentation.  Best available techniques as described in BAT conclusions under Directive 2010/75/EU of the European Parliament and of the Council on industrial emissions for Intensive Farming installations.	20/10/14
Additional information requested EPR/NP3431VM/A001	Response to Request for Information confirming assessment of the risk of odours from normal operation and description of how the design of the existing poultry houses (houses 1 and 2) meet BAT.	12/12/14
Response to Schedule 5 Notice dated 05/02/15	Response to question detailing odour modelling assessment.  Technical Standards detailed in Section 1.1 of the report 'An Odour Dispersion Modelling Study of the Impact of the Proposed Expansion to the Free Range Egg Laying Units at Rhosddu Farm, Llansantffraid-ym-mechain in Powys' provided under Regulation 60 of Environmental Permitting Regulations.	07/03/15
Additional information requested 27/03/15	Response to Request for Information confirming that litter and manure removed from houses 2 and 3 using manure belts will be taken off site immediately following completion of removal from the houses.	27/03/15
Application EPR/AB3095HL/V004 (PAN-025564)	Application supporting information, document references : 'Odour Management Plan' 'Water' 'Waste' 'Energy Efficiency' 'Emergency Plan' 'Contingency Plan' 'Site Closure Plan' 'Raw M+Inventory' 'Incidents and Abnormal Operations'	17/04/2025
	Not Duly Made response, document references : 'Noise Management Plan' 'Fugative Emissions'	17/01/2025
	Schedule 5 Notice response, document references: '78584 Drainage Plan'	06/05/2025
Additional information requested 28/10/2025	Document reference 'Technical Standards v5'	28/10/2025
Response to Pre-operational Condition 1	Surface water pollution prevention measures submitted in response to Pre-operational Condition 1. All parts as agreed in writing with NRW.	To be submitted in accordance with Pre-operational condition 1

**Table S1.3 Improvement program requirements**

Description	Parts	Date Received
IC1	<p>The operator shall comply with the requirements of the BAT Conclusions listed below, as far as they are applicable to the installation, on or before 20 February 2021.</p> <p>These BAT Conclusions for the intensive rearing of poultry or pigs were published as a Commission Implementing Decision (EU 2017/302) in the Official Journal of the EU on the 21 February 2017.</p> <p>BAT Conclusions: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 23, 24, 25, 26, 27, 29, 31.</p>	20 February 2021
IC2	The operator shall submit a written report to Natural Resources Wales for approval, detailing compliance with the applicable parts of the BAT conclusions listed in IC1	20 March 2021

**Table S1.4 Pre-operational measures**

Reference	Pre-operational measures
1	<p>1 month prior to birds being placed on the additional ranging fields permitted by V004, the operator shall submit to Natural Resources Wales, for written approval, confirmation and supporting evidence of all surface water pollution prevention measures in place to reduce the risk of run-off from the free-range poultry areas polluting nearby surface water features.</p> <p>This shall include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Identification and mapping of all surface water receptors within or adjacent to the free-range areas.</li> <li>• Details of measures in place to prevent runoff of nutrient-rich water into any surface water body (e.g. buffers, run-off controls, proposals for managing soil and crop cover, particularly around livestock access points like potholes and verandas).</li> <li>• Details of how field conditions will be monitored and managed to maintain the effectiveness of pollution prevention measures over time.</li> </ul>

## Schedule 2 - Waste types, raw materials and fuels

<b>Table S2.1 Raw materials and fuels</b>	
<b>Raw materials and fuel description</b>	<b>Specification</b>
Virgin timber (including wood chips and pellets), miscanthus or straw	Not to include any waste material

<b>Table S2.2 Permitted waste types and quantities</b>	
Maximum Quantity	
<b>Waste Code</b>	<b>Description</b>
None set	None set

## Schedule 3 – Emissions and Monitoring

<b>Table S3.2 Point source emissions to air – emission limits and monitoring requirements</b>						
<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
High velocity roof fan outlets / exhausts as shown on the plan in Schedule 7	None set	Poultry House 1, 2 and 3	None set	None set	None set	None set
Exhaust from generator as shown on the site plan in Schedule 7	None set	Generator	None set	None set	None set	None set
Air vent from diesel storage tank as shown on the site layout plan in Schedule 7	None set	Storage tank	None set	None set	None set	None set
Exhaust chimney from one Biomass Boiler located at 320455, 317147	None set	Biomass Boiler	None set	None set	None set	None set
Exhaust from CHP Units (2 Units with One exhaust) located at 320454, 317142	None set	2 CHP Units	None set	None set	None set	None set

<b>Table S3.3 Point Source emissions to water (other than sewer) – emission limits and monitoring requirements</b>						
<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
W1 – Discharge to the River Vyrnwy via a piped system	None set	Clean, uncontaminated rainwater draining from the roofs of the three poultry houses roofs	None set	None set	None set	None set

<b>Table S3.4 Point Source emissions to land – emission limits and monitoring requirements</b>						
<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
-	-	-	-	-	-	-

**Table S3.5 Process limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
-	-	-	-	-	-	-

## Schedule 4 - Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

<b>Table S4.1 Reporting of monitoring data</b>			
<b>Parameter</b>	<b>Emission or monitoring point/reference</b>	<b>Reporting period</b>	<b>Period begins</b>
As detailed in Table S3.1 and S3.5 and as applicable to your operation	As detailed in Table S3.1 and S3.5 and as applicable to your operation	Annually	1 January

<b>Table S4.2: Annual production/treatment</b>	
<b>Parameter</b>	<b>Units</b>
Live birds removed from site	Birds

<b>Table S4.3 Performance parameters</b>		
<b>Parameter</b>	<b>Frequency of assessment</b>	<b>Units</b>
Ammonia	Annually	kg NH <sub>3</sub> /animal place/year
Total Nitrogen excreted	Annually	kg N excreted/animal place/year
Total Phosphorus excreted	Annually	kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year

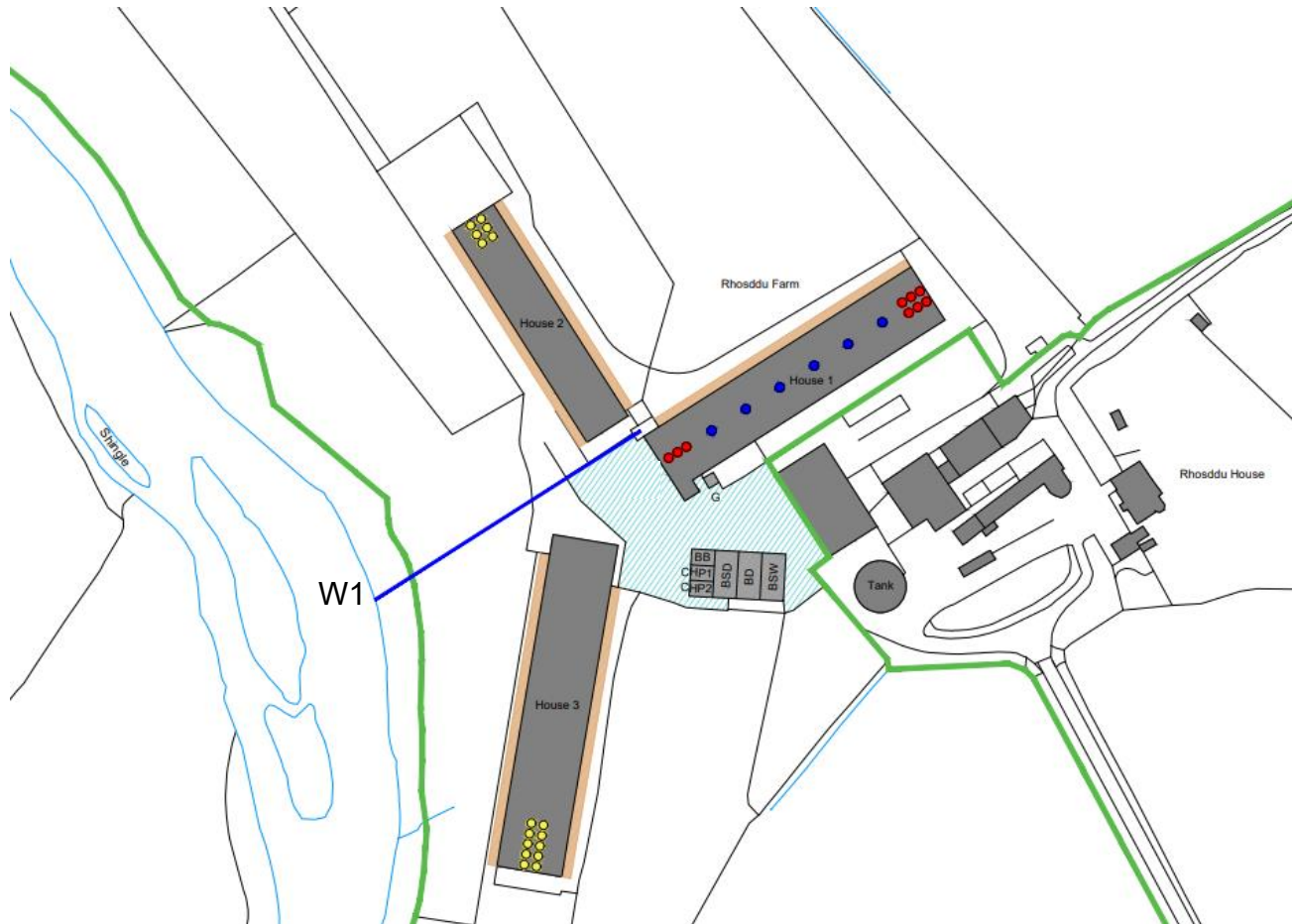
<b>Table S4.4 Reporting forms</b>		
<b>Media/parameter</b>	<b>Reporting format</b>	<b>Date of form</b>
kg N excreted/animal place/year and kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	Form N&P Excretion 1 or other form as agreed in writing by Natural Resources Wales	29/05/18
kg NH <sub>3</sub> /animal place/year	Form Air 1 or other form as agreed in writing by Natural Resources Wales	29/05/18

# Schedule 7 - Site plan

Plan showing site boundary:



**Plan showing emission points:**



**KEY:**

- House 1  
Change from 16,000 bird flat deck system to 24,000 bird multi tier system  
6no air intake re-circ chimneys  
9no high velocity exhaust fans
- House 2  
16,000 birds, 6no high velocity roof fans, side air inlet
- House 3  
24,000 birds, 10no high velocity roof fans, side air inlet
- Stone overlaid with fresh bark
- Concrete
- BSW Undried biomass
- BD Biomass dryer
- BSD Dry biomass
- BB Biomass boiler
- CHP Combined heat & power units
- G Generator with integral fuel tank
- Air intake re-circ chimneys
- High velocity exhaust fans
- Exhaust fans
- Clean water drainage into river

**Drainage plan:**

