

Mr Andrew Irving
PD Hook Hatchery
Bampton
Oxfordshire
OX18 2EG

**Our ref: PAN-029600
Your ref: XP3838WZ**

Date: 10/03/2026

Dear Mr Irving,

We need more information about your application

Application reference: PAN-029600

Operator: Hook 2 Sisters Ltd

Facility: Racecourse Poultry Unit, Babell Road, Pantasaph, Holywell, Clwyd, CH8 8PW

Thank you for your application received on 09/06/2025. We have started to assess your application but unfortunately there is information missing which we require for it to be determined. Your application is therefore not duly made.

Please see the sections below for further details on missing information:

Odour Management Plan

Due to the increase in stocking numbers and there being sensitive human receptors within 400m of the site, there may be potential for odour amenity impacts at residential properties within the vicinity of the site. As such, please provide an updated Odour Management Plan which represents the updated number of birds housed at the site.

The Odour Management Plan should be written in accordance with the guidance outlined in the [H4 Odour Management Guidance Document](#).

Noise Management Plan

Due to the increase in stocking numbers and there being sensitive human receptors within 400m of the site, there may be potential for noise amenity impacts at residential properties within the vicinity of the site. As such, please provide an updated Noise Management Plan which represents the updated number of birds housed at the site.

The Noise Management Plan should be written in accordance with the guidance outlined in [Noise and vibration management: environmental permits - GOV.UK](#).

Ffôn/Tel 0300 065 3580
Ebost/Email elliott.lamond@cyfoethnaturiolcymru.gov.uk
elliott.lamond@naturalresourceswales.gov.uk

Gwasanaeth Trwyddedu, Cyfoeth Naturiol Cymru, Adeilad y Goron, Parc Cathays, Caerdydd, CF10 3NQ
Permitting Service, Natural Resources Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

Gwefan/Website www.cyfoethnaturiolcymru.gov.uk
www.naturalresourceswales.gov.uk

Croesewir gohebiaeth yn y Gymraeg a'r Saesneg
Correspondence welcomed in Welsh and English

Dust and Bioaerosols Management Plan

Due to the increase in stocking numbers and there being sensitive human receptors within 250m of the site, there may be potential for impacts to human health as a result of bioaerosol emissions. Furthermore, there are sensitive human receptors within 100m of the site, meaning there are potential impacts to human health and amenity as a result of dust emissions. As such, please provide a Dust and Bioaerosols Management Plan which represent the updated number of birds housed at the site.

The Dust and Bioaerosols Management Plan should be written in accordance with the guidance outlined in [Control and monitor emissions for your environmental permit - GOV.UK](#) and [Guidance on the reduction of particulate matter from Poultry farms](#).

Pest Management Plan

Due to the nature of your operation, it is possible that pests may be attracted to the site, which could lead to potential impacts on amenity at residential receptors within the vicinity of the site. As such, please provide the sites Pest Management Plan.

The Pest Management Plan should be written in accordance with the guidance outlined in [Control and monitor emissions for your environmental permit - GOV.UK](#) and [How to comply with your environmental permit](#).

Accident Management Plan

Due to the nature of your operation, accidents may lead to significant pollution. As such, please provide the sites Accident Management Plan.

The Accident Management Plan should be written in accordance with the guidance outlined in [Control and monitor emissions for your environmental permit - GOV.UK](#) and [How to comply with your environmental permit](#).

Ammonia Assessment

The Ammonia Assessment has not been completed in line with our guidance. For example, the Predicted Environmental Concentration (PEC) has not been adequately considered, and building details have not been provided.

Please review and update your assessment in accordance with [Natural Resources Wales / Ammonia assessments for developments that require a permit or planning permission](#).

Directly Associated Activities

According to the sites existing permit, there are no Directly Associated Activities (DAAs) undertaken at the site. However, review of the site plan and other supporting information indicates that there are a number of activities at the site which would be considered DAAs. Please provide the following information relating to potential DAAs:

- What is the purpose and storage capacity of the “Proposed gas tanks” displayed on the “Site Map – Proposal” supporting information document?;
- Please provide the storage capacity of the above ground effluent storage tank, in litres;
- Is Liquefied Petroleum Gas stored within the site boundary? If so, where, and what is the storage capacity, in litres;
- Please provide the storage capacity of the proposed dirty water storage tank, and confirm whether dirty water will also be stored underneath the new sheds, or will all of it be stored in the proposed tank; and,
- Please provide details regarding any other activities at the site which may not be included in the existing permit or site layout plan, such as feed silos, biomass boilers, or heat exchangers.

For further guidance on DAAs, please refer to Appendix 3 of [RGN 2: Understanding the meaning of regulated facility - GOV.UK](#).

Site Plan

- Please provide a site plan with a green line displaying the site boundary;
- Please provide a site plan which displays all DAAs within the site boundary; and,
- Please provide a site plan which displays the position of the specified generator at the site.

Please reply within 10 working days from the date of this letter. If we don't hear from you we must return your application and fee. We will keep 14% of the charge to cover the cost of the assessment work done.

If you email or write to us please quote the application reference PAN-029600 on any correspondence and send it to the relevant address below.

When we receive the missing items we'll continue to check the details in your application. If there's enough there for us to begin the process of deciding whether or not we can grant your application we say the application is 'duly made' and we'll let you know this by letter.

Please quote our reference if you contact us. If you have any questions please phone me on 0300 065 3580 or email elliott.lamond@naturalresourceswales.gov.uk.

Yours sincerely

Elliott Lamond
Permitting Officer