

## Compliance Assessment Report CAR\_NRW0051323

**Permit being assessed:** VP3536VP.

**For:** The Gaer , **held by:** Mr David Langford

**At:** Gaer Farm Trefnanny , Meifod, Powys, SY22 6XX.

**Type of assessment:** Site Inspection,

**Reason:** Routine.

**On:** 17/03/2026 between 10:30 and 12:45.

**Parts of permit assessed:** All conditions.

**NRW Lead Officer:** Shaun Rees.

**Report sent to:** Mr David Langford, Permit Holder, on 02/04/2026.

### 1. Summary of our findings (full details in section 4)

Part of permitted activity assessed (compliance criteria)	Assessment result	Permit condition
IR1A - Installations - Management - General Management	Assessed (A)	
IR1C - Installations - Management - Energy Efficiency	C3 Minor	1.2 Energy efficiency
IR1D - Installations - Management - Efficient use of raw materials	C3 Minor	1.3 Efficient use of raw materials
IR1E - Installations - Management - Avoidance, recovery and disposal of wastes produced by the activities	Assessed (A)	
IR2A - Installations - Operations - Permitted activities	Assessed (A)	
IR2B - Installations - Operations - The site	Assessed (A)	
IR2C - Installations - Operations - Operating techniques	Assessed (A)	
IR3A(1) - Installations - Emissions and monitoring - Emissions to water	Assessed (A)	
IR3A(2) - Installations - Emissions and monitoring - Emissions to air	Assessed (A)	
IR3B - Installations - Emissions and monitoring - Emissions of substances	Assessed (A)	

Part of permitted activity assessed (compliance criteria)	Assessment result	Permit condition
not controlled by emission limits		
IR3C - Installations - Emissions and monitoring - Odour	Assessed (A)	
IR3D - Installations - Emissions and monitoring - Noise and vibration	Assessed (A)	
IR3F - Installations - Emissions and monitoring - Pests	Assessed (A)	
IR4A - Installations - Information - Records	C3 Minor	4.1.2
IR4B - Installations - Information - Reporting	Assessed (A)	
IR4C - Installations - Information - Notification	Assessed (A)	

Result types are explained in more detail in the 'Important Information' section below.

Total non-compliances recorded	Total non-compliance score
3	12

How we use the non-compliance score to calculate your annual fee is explained in the 'Important Information' section below.

## 2. What action is required?

Criteria	Action needed	Complete by
IR1C	Produce energy review	16/04/2026
IR1D	Produce water review	16/04/2026
IR4A	Produce energy and water review	16/04/2026

Compliance criteria codes are listed in the 'Important information' section below.

## 3. What will happen next?

Any non-compliance we have identified and recorded on this form is an offence. It can result in criminal prosecution and/or suspension or revocation of your permit.

### **At this time, we do not intend to take any further action.**

This statement does not stop us from taking additional enforcement action if further relevant information comes to light or offences continue.

## 4. Details of our assessment

Natural Resources Wales officer Shaun Rees met with Mr David Langford to carry out a routine inspection of the site on the 17 March 2026 at 10:30.

*Non-Compliances (recorded in summary) Actions to be addressed –*

1.2 Energy efficiency

No Energy review in place, Sources and amounts should be reviewed, documented

outlining attempts made to reduce usage.

Please provide a Energy review to NRW by 16 April 2026.

#### 1.3 Efficient use of raw material

No water review in place, water usage should be review, documented outlining attempts made to reduce wastage.

Please provide a Water Review to NRW by 16 April 2026

#### 4.1 Records

No Energy or Water review in place as required by the permit.

Please provide an Energy and Water review to NRW by 16 April 2026

During the inspection, a discussion took place regarding a number of matters in relation to the named permit holder, and the expansion of the site.

Please see below information which will assist you in carrying out these changes to your permit.

We had a discussion relating to yourself being the named operator and that you may like to Transfer the permit from yourself, the sole operator to the business name. please use the link below to assist you in this.

[Natural Resources Wales / Apply to transfer an installations permit](#)

In regards to the erection of a slurry tower, if the slurry tower will be used primarily for the storage of any dirty water produced from the poultry site, then a variation will be required, to add this as a Directly associated activity.

Also please note that the permit boundary will also have to be altered to include the area in which the tower is located.

In regards to the installation of heat exchangers, then a variation will be required to add these as Directly associated activities.

The site plan will also have to be updated and include any changes from the current site plan.

I have spoken to our permitting team, who have stated that the application for the changes in relation to the slurry tower, alteration of the permit boundary, adding of the heat exchangers and update of the site plan are bordering between a Minor technical variation and a normal variation.

They have requested that it is submitted as a minor technical variation, but will assess the application type when they can see all the application information and that they may have to push it to a normal variation, but only do this where they have too.

Please use the link below to assist you in these changes, with form Part A, Part C2, Part

C3 and F1 to be completed.

[Natural Resources Wales / Apply to vary \(change\) a permit for installations](#)

They have also requested that the application is explicitly clear in what you want to change and that you have risk assessed any new additions to the permit.

You will also need to explain how any new activities are in accordance with 'best available techniques'. Relevant guidance is here:

[Natural Resources Wales / How to carry out a risk assessment for an Environmental Permit](#)

[Natural Resources Wales / Intensive farming Best Available Techniques and additional guidance documents](#)

Thankyou for your time during the inspection.

***In this document 'Natural Resources Wales' means the Natural Resources Body for Wales established by Article 3 of the Natural Resources Body for Wales (Establishment) order 2012.***

If you have any queries about this report, or to discuss completion of any actions, please contact the NRW Officer named above.

## Important information

### Legal status of this report

Your permit is issued to you under the Environmental Permitting Regulations. You have a responsibility to comply with the conditions of your permit and prevent pollution/harm of the environment. You must also ensure that you comply with any other relevant legislation that may apply to your site's operations.

This report explains the findings of our assessment and any action you are required to take. We categorise non-compliance using our guidance for assessing non-compliance at regulated sites.

When we find potential non-compliance/s we will normally give you advice on how to maintain compliance.

To correct non-compliance, we may:

- require you to take specific actions
- issue a notice
- review the conditions of your permit.

Any advice and guidance we give will be without prejudice to any other enforcement response that we consider may be required.

### Assessment results and non-compliance categories (used in section 1):

Assessment result	Description
Assessed (A)	Assessed or assessed in part, no evidence of non-compliance found
Action only (X)	Action required for the permit condition assessed to avoid non-compliance. No non-compliance scored at this time
Ongoing (O)	Ongoing non-compliance, not scored

Non-compliance category	Description	Score
C1 Major	Potential to have a major, serious, persistent and/or extensive impact or effect on the environment, people and/or property	60
C2 Significant	Potential to have a significant impact or effect on the environment, people and/or property	31
C3 Minor	Potential to have a minor or minimal impact or effect on the environment, people and/or property	4
C4 No environmental impact	Non-compliance at a regulated site that cannot foreseeably have any impact on the environment, people and/or property	0.1

**How we use assessment scores**

The number and severity of non-compliances recorded in a year will affect your annual subsistence fee the following year. A non-compliance factor is added to your site's Operator Performance Risk Appraisal (OPRA) score when we calculate your fee to reflect the additional resource we use to assess permit compliance.

**If your assessment result in Section 1 is suspended, what does this mean?**

In line with our guidance, we may suspend scores for up to six months to allow time for remedial action to be taken. Suspended scores will be re-instated if the action is not completed.

**Full list of Industry compliance criteria (used in section 1 and 2):****1. Management**

- IR1A – General management
- IR1B – Finance (only applicable to Landfill)
- IR1C – Energy efficiency
- IR1D - Efficient use of raw materials
- IR1E - Avoidance, recovery and disposal of wastes produced by the activities
- IR1F - Multiple operator installations

**2. Operations**

- IR2A – Permitted activities
- IR2B – The site
- IR2C – Operating techniques
- IR2D – Technical requirements
- IR2E – Improvement programme
- IR2F – Pre-operational conditions
- IR2G – Landfill engineering (only applicable to Landfill)
- IR2H – Waste acceptance (only applicable to Landfill)
- IR2I – Leachate levels (only applicable to Landfill)
- IR2J – Closure and aftercare (only applicable to Landfill)
- IR2K – Landfill gas management (only applicable to Landfill)

**3. Emission and Monitoring**

- IR3A(1) – Emissions to water
- IR3A(2) – Emissions to air
- IR3A(3) – Emissions to land
- IR3B – Emissions of substances not controlled by emission limits
- IR3C – Odour
- IR3D – Noise and vibration
- IR3E – Monitoring
- IR3F – Pests
- IR3G – Air quality management plans
- IR3H – Monitoring for the purposes of the Industrial Emissions Directive (this heading includes Large Combustion Plants)
- IR3I – Fire

**4. Information**

- IR4A – Records
- IR4B – Reporting
- IR4C – Notification

### Enforcement response

Any non-compliance with a permit condition is an offence and we may take legal action against you. Action we take can include prosecution, serving a notice on you and/or suspension or revocation of your permit. See our Enforcement and Sanctions Guidance for further information.

### Data protection notice

You should make sure that anyone named in this report knows that the information it contains will be processed by Natural Resources Wales to fulfil its regulatory and monitoring functions and to maintain the relevant public register(s).

We may also use and/or disclose the report in connection with:

- offering or providing you with our literature or services relating to environmental matters
- consulting with the public, public bodies and other organisations (e.g. Health and Safety Executive, local authorities) on environmental issues
- carrying out statistical analysis, research and development on environmental issues
- providing public register information to enquirers
- investigating possible breaches of environmental law
- assessing customer service satisfaction and improving our service
- Freedom of Information Act or Environmental Information Regulations requests.

We may also pass it on to our agents or representatives to do these things on our behalf.

### Disclosure of information – this report will be available to view on-line

If you think this report contains commercially confidential information that should not be placed on our public register, you must contact your local Natural Resources Wales office within **fifteen working days** of receiving this report, using the contact details in the accompanying email or letter. You must give a full explanation of why it should not be added to our public register, including specifying which information is commercially confidential. We will assess your request and respond to you within twenty working days to let you know if we agree to your request.

### Disputing the Content of this Compliance Assessment Report Form

If you disagree with the content of this Compliance Assessment Report form, you should submit your concerns, in writing, to the regulating officer who issued it within **15 working days** of its issue. This will be treated as a **Stage 1 review**.

If you are not satisfied with the outcome of the stage 1 review, you may request a **Stage 2 appeal**. This request must be submitted **within 21 working days** of receiving the response from the stage 1 review.

Further details on our review and appeal process are available at: [Natural Resources Wales / Appeal a regulatory decision from Natural Resources Wales](#)

### Concerns Not Related to the Content of this Compliance Assessment Report Form

If your concerns do not relate to the content of the Compliance Assessment Report form, you should first attempt to resolve the issue with the regulating officer or their line manager.

If the issue remains unresolved, please contact our **Customer Contact Team**:

- **Telephone:** 0300 065 3000 (Monday to Friday, 09:00–17:00)
- **Email:** [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk)

They will provide details on how to escalate your concerns through our **Complaints and Commendations procedure**.

If you are dissatisfied with our response, you may contact the **Public Services Ombudsman for Wales**:

- **Telephone:** 0300 790 0203
- **Email:** [ask@ombudsman.wales](mailto:ask@ombudsman.wales)

### **Welsh Language Standards**

We are committed to establishing Natural Resources Wales as a naturally bilingual organisation. We will provide compliance reports in your preferred language.