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Site condition report template

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COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	Mr Daniel Jerman
Activity address	Cloddiau, Kerry, Newtown, Powys SY16 4DY
National grid reference	SO153908
Document reference and dates for Site Condition Report at permit application and surrender	Permit number: EPR/AB3599ZE Application reference: PAN-031151
Document references for site plans (including location and boundaries)	<ul style="list-style-type: none">• Site Plan• Site Layout and Drainage Plans• Low-Risk Surrender Report, Cloddiau Poultry Unit, December 2025.

Note:

In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: <ul style="list-style-type: none">• geology• hydrogeology• surface waters	<p>The free range poultry unit lies on a small parcel of level ground to the north of Kerry, with the surrounding area being hilly. Predominant land use is grazing. Field pattern is semi large scale with a medium pattern of field boundaries. There are nearby residences within 400 metres from the poultry houses or range area.</p> <p>Topography and Drainage Cloddiau Poultry Unit operations lie on a level area to the north of Kerry, draining to the south. The poultry house are between 240 and 250</p>

	<p>metres above sea level. Careful choice of approved building material colours help to minimise the visual intrusion normally associated with poultry units.</p> <p>Geology and Hydrogeology</p> <p>The British Geological Survey shows the solid geology beneath the site to be of the Silurian period with Bailey Hill Formation rock type of sandstone and siltstone interbedded.</p> <p>Searches indicate the site is not located predominantly in a Ground Water Protection Zone.</p> <p>Site is not located over a Bedrock Aquifer. Ground water vulnerability – Minor aquifer low. The site is not situated in a Surface NVZ area.</p> <p>The site, and clean water drainage is directed to soak away. Average rainfall for this area is 1250mm.</p> <p>Hydrology</p> <p>Average rainfall for this area is 1250 mm. Draining in a south easterly direction.</p>
<p>Pollution history including:</p> <ul style="list-style-type: none"> • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination 	<p>None noted. Previous use prior to free range egg production – general agricultural use, grass and grazing</p>
<ul style="list-style-type: none"> • evidence of damage to pollution prevention measures 	<p>None Noted.</p>
<p>Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)</p>	<p>N/A</p>
<p>Baseline soil and groundwater reference data</p>	<p>N/A</p>
<p>Supporting information</p>	<ul style="list-style-type: none"> • Site Condition Report submitted in support of Permit Application EPR/AB3599ZE.

3.0 Permitted activities	
Permitted activities	The permit authorised the intensive rearing of up to 56,800 free-range laying hens across two poultry houses under Schedule 1, Section 6.9 A(1)(a) of the Environmental Permitting (England and Wales) Regulations 2016. Associated activities included the storage of dirty water, storage of fuel within bunded tanks and operation of standby generators. In practice, only Poultry House 1 was constructed and operated, with a maximum capacity of 24,000 birds.
Non-permitted activities undertaken	None known. No non-permitted activities were undertaken at the installation.
Document references for: <ul style="list-style-type: none"> • plan showing activity layout; and • environmental risk assessment. 	<ul style="list-style-type: none"> • Environmental Permit EPR/AB3599ZE. • Schedule 7 Site Plan, Environmental Permit EPR/AB3599ZE. • Site Layout and Drainage Plans (House 1) • Environmental Permit EPR/AB3599ZE. • Site Condition Report submitted in support of Permit Application EPR/AB3599ZE. • Low-Risk Surrender Report, Cloddiau Poultry Unit, December 2025.

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on the guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	No
Have there been any changes to the permitted activities?	No
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	No
Checklist of supporting information	<ul style="list-style-type: none"> • N/A

5.0 Measures taken to protect land	
<p>Pollution prevention measures were incorporated into the design and operation of the installation throughout the life of the permit. These included the storage of fuel within bunded tanks, the storage of dirty wash water in dedicated dirty water tanks, segregation of clean and dirty water drainage systems and the implementation of management procedures required by Environmental Permit EPR/AB3599ZE.</p> <p>No pollution incidents, spillages or land contamination events were recorded during the operation of the installation. There is no evidence that pollution prevention measures failed or that the condition of the land has deteriorated. The site remains in active agricultural use and the reduction in bird numbers to below the Environmental Permitting threshold has reduced the environmental risk associated with the installation.</p> <p>Based on the operational history of the site and the absence of any evidence of contamination, no land or groundwater monitoring was considered necessary to demonstrate that the land remains in a satisfactory state.</p>	
Checklist of supporting information	<ul style="list-style-type: none"> • Environmental Permit EPR/AB3599ZE. • Site Layout and Drainage Plan. • Operator records and routine site inspections. • Low-Risk Surrender Report (December 2025). • Site Condition Report and Satisfactory State Assessment.

6.0 Pollution incidents that may have had an impact on land, and their remediation	
None.	
Checklist of supporting information	<ul style="list-style-type: none"> • N/A

7.0 Soil gas and water quality monitoring (where undertaken)

No soil gas, soil or groundwater monitoring was undertaken during the life of the permit or as part of the permit surrender process.

Monitoring was not considered necessary because there have been no recorded pollution incidents, spillages, leaks or other events that could have resulted in contamination of land or groundwater. Pollution prevention measures, including bunded fuel storage, dirty water containment and segregated drainage systems, remained in place throughout the operation of the installation.

The installation was never developed to its permitted capacity of 56,800 birds and only Poultry House 1, with a capacity of 24,000 birds, was constructed and operated. The permit surrender arises solely because the operator has decided not to expand beyond the Environmental Permitting threshold of 40,000 birds.

Based on the operational history of the site, the absence of contamination incidents and the satisfactory state assessment undertaken in accordance with NRW Regulatory Guidance Note 9, there is no evidence that the permitted activities have caused deterioration of the land or groundwater. Consequently, no remediation measures were required, and the site is considered to be in a satisfactory condition at surrender

Checklist of supporting information	<ul style="list-style-type: none">• N/A
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8.0 Decommissioning and removal of pollution risk

The installation was originally permitted for up to 56,800 free-range laying hens across two poultry houses. However, the applicants never increased operations to this level and only Poultry House 1 was ever constructed and operated, with a maximum capacity of 24,000 birds. The permit surrender is therefore not associated with site closure or decommissioning works, but instead reflects the operator's decision not to expand the unit beyond the Environmental Permitting threshold of 40,000 birds. The applicants have confirmed that no additional poultry houses will be constructed, and bird numbers will permanently remain below the permitting threshold. As a result, the site no longer requires an Environmental Permit under Schedule 1, Section 6.9 A(1)(a) of the Environmental Permitting Regulations. As no expansion works or intensive poultry operations above the permitting threshold have taken place, there have been no additional sources of pollution risk introduced to the site. Existing drainage infrastructure remains in place, with clean and dirty water systems segregated and no point source discharges to land or controlled waters. The reduction in operational scale represents a decrease in environmental risk. A satisfactory state assessment has been undertaken in accordance with NRW Regulatory Guidance Note 9 (RGN9). This confirmed that: no land contamination has occurred; there has been no abandonment of infrastructure; the land remains in active agricultural use; and intrusive investigation or remediation works were not required due to the low environmental risk associated with the surrender. The site is therefore considered to be in a satisfactory state and comparable with baseline agricultural conditions

Checklist of supporting information	<ul style="list-style-type: none">• N/A
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9.0 Reference data and remediation (where relevant)

No land or groundwater reference data was required as part of the permit surrender because the information contained within the Site Condition Report and supporting environmental information demonstrated that the land has not deteriorated during the period of the permit. The installation was originally permitted for up to 56,800 birds; however, the applicants never operated at this scale. Only one poultry house with a capacity of 24,000 birds was ever constructed and operated. The permit surrender arises solely because the operator has confirmed that bird numbers will permanently remain below the 40,000-bird Environmental Permitting threshold and no further poultry housing will be developed. There has been no site closure, abandonment of infrastructure or change in land use that would give rise to contamination concerns. Existing drainage arrangements remain in place, with clean and dirty water systems segregated and no point source discharges to land or watercourses. The reduction in operational scale represents a reduction in environmental risk. In accordance with NRW Regulatory Guidance Note 9 (RGN9), the site is considered to be in a "satisfactory state" because: no evidence of land or groundwater contamination has been identified; the land remains in active agricultural use; no deterioration of soil or groundwater conditions has occurred; and no remediation or verification works were required due to the low environmental risk associated with the surrender

Checklist of supporting information	<ul style="list-style-type: none">• N/A
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10.0 Statement of site condition

The permitted installation was originally approved for up to 56,800 free-range laying hens across two poultry houses. However, the applicants never operated at this scale and only one poultry house, with a capacity of 24,000 birds, was ever constructed and brought into use. The operator has confirmed that no further poultry housing will be developed, and bird numbers will permanently remain below the 40,000-bird Environmental Permitting threshold. As such, the regulated activity requiring an Environmental Permit has ceased. The permit surrender is not associated with site closure or decommissioning works, as the land and buildings will remain in ongoing agricultural use. No additional pollution risks have been

identified and the reduction in operational scale has reduced the environmental risk associated with the site. Existing clean and dirty water drainage systems remain operational, with no point source discharges to land or controlled waters. Based on the information contained within Sections 3 to 7 of the Site Condition Report and in accordance with NRW Regulatory Guidance Note 9 (RGN9), the site is considered to be in a satisfactory condition. No evidence of land or groundwater contamination has been identified, no deterioration in site condition has occurred during the life of the permit, and no remediation works have been necessary. The land remains in active agricultural use and is considered comparable to baseline conditions.

For full details, see *H5 SCR guide for applicants v2.0* 4 August 2008