



# APPENDIX 1: SITE CONDITION REPORT (UPDATED)

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ENVIRONMENTAL PERMIT VARIATION  
APPLICATION

On behalf of  
RJ Hughes

**BERRYS**

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## 1. Site Details

Name of Applicant	RJ Hughes
Activity Address	Argoed Farm, Trefeglwys, Powys, SY17 5QT
National Grid Reference (full)	SN 99130 91344
Document reference and Dates for Site Condition Report at Permit Application	Updated 1 <sup>st</sup> March 2021.
Document references for site plans (including location and boundaries)	Site Plan Drainage Plan

## 2. Condition of the Land at Permit Issue

Environmental Setting	Extent	The site will be developed to replace the existing unit with a broiler chicken unit. The site will include four buildings, three of which are new build plus the conversion of the existing shed and associated infrastructure.
	Description & Current Use	<p>The existing egg production building is located to the east of the main farmstead and consists of an egg laying unit and two feed bins. The site for the proposed new broiler units is immediately to the north of the existing egg unit which is to be converted.</p> <p>The site is currently down to grassland and is grazed by livestock and cut for hay/silage. There is existing access into the site which was improved as part of the development of the existing poultry unit. The total site area is around 3.20ha.</p>
	Geology, Hydrology and Surface Hydrology.	The soil within the surrounding roaming paddocks is classified as being within an area of Grade 3b and Grade 4 on the Agricultural Land Classification for England and Wales. The

		<p>development will result in a very small area of Grade 3 land being lost.</p> <p>An attenuation pond is proposed to be located to the east of the lower-level buildings within the loop of the track leading between the lower and upper yard areas.</p> <p>Surface water from the pond will discharge to an existing ditch located to the north of the access track leading up to the site. Water from the site land presently runs down to this track and ultimately enters this ditch, so postdevelopment the water will broadly follow the same flow path as existing.</p> <p>The ditch leads to an ordinary watercourse at the bottom of the slope, crossing beneath the access track. The ordinary watercourse then runs off to the south and eventually joins the Afon Trannon, which is a tributary to the River Severn / Afon Hafren.</p>
Pollution History	Pollution Incidents Which May Have Affected the Land	-
	Historical Land Uses and Associated Contaminants	General agricultural use prior to the free range poultry unit being developed.
	Visual/Olfactory Evidence of Existing Contamination	-
	Evidence of Damage to Pollution Prevention Measures	-
	Evidence of Historic Contamination	-

Supporting Information	Location Plan Site Plan Drainage Plan
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### 3. Permitted Activities

Permitted Activities		-
Site closure/decommissioning plan		-
Changes to the activity		-
None Permitted Activities Undertaken		Not applicable
Document References	Activity Layout	Location Plan Site Plan Drainage Plan
	Environmental Risk Assessment	Appendix 3

Sections 4 to 7 will be maintained during the life of the permit and sections 8 to 10 will be completed prior to submission of a surrender application, as recommended in Natural Resources Wales and the Environment Agency Guidance Notes.

### 4. Changes to the Activity

Changes to the activity boundary	Not Applicable
Changes to the permitted activities	Not Applicable
Use of dangerous substances not identified in the Site Condition Report	Not Applicable
Checklist of supporting information	<ul style="list-style-type: none"> <li>• Plan showing any changes to the boundary (where relevant)</li> <li>• Description of the changes to the permitted activities (where relevant)</li> <li>• List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)</li> </ul>

### 5. Measure Taken to Protect Land

Use of pollution prevention measures and success Deterioration in land/groundwater?
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Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"><li>• Inspection records and summary of findings of inspections for all pollution prevention measures</li><li>• Records of maintenance, repair and replacement of pollution prevention measures</li></ul>

## 6. Pollution Incidents that may have had an impact on Land and their Remediation

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Summary of pollution incidents that may have damaged land, investigation and remedy Deterioration in land/groundwater?  Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"><li>• Records of pollution incidents that may have impacted on land</li><li>• Records of their investigation and remediation</li></ul>

## 7. Soil Gas and Water Quality Monitoring

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Gas and/or water monitoring undertaken Deterioration in land?  Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"><li>• Description of soil gas and/or water monitoring undertaken</li><li>• Monitoring results (including graphs)</li></ul>

## 8. Decommissioning and Removal or Pollution Risk

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How the site was decommissioned Removal of pollution risk Impact on land?  Not Applicable	
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Checklist of supporting information	<ul style="list-style-type: none"> <li>• Site closure plan</li> <li>• List of potential sources of pollution risk</li> <li>• Investigation and remediation reports (where relevant)</li> </ul>
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## 9. Reference data and remediation

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<p>Collection of land/groundwater data if relevant (or not due to information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows land not deteriorated)</p> <p>Land/groundwater reference data (if collected):</p> <p>Land in satisfactory state or remedy carried out:</p> <p>Not Applicable</p>	
Checklist of supporting information	<ul style="list-style-type: none"> <li>• Land and/or groundwater data collected at application (if collected)</li> <li>• Land and/or groundwater data collected at surrender (where needed)</li> <li>• Assessment of satisfactory state</li> <li>• Remediation and verification reports (where undertaken)</li> </ul>

## 10. Statement of Site Condition

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<p>Statement of site condition</p> <p>Confirmation that:          The permitted activities have stopped          Decommissioning is complete, and the pollution risk has been removed          The land is in a satisfactory condition</p> <p>Not Applicable</p>	
Checklist of supporting information	Not Applicable