



# APPENDIX 1: SITE CONDITION REPORT

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Environmental Permit Bespoke Application  
H.B.J Farms

**BERRYS**

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## 1. Site Details

Name of Applicant	H.B.J Farms
Activity Address	Llwyngwilym, Rhayader, Powys, LD6 5NS
National Grid Reference (full)	SN 97702 69467
Document reference and Dates for Site Condition Report at Permit Application	Completed 3 <sup>rd</sup> April 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	<p>Planning permission was granted dated 30th June 2020 (ref: 18/0463/FUL) for the erection of a broiler unit, creation of access and all associated works at Llwyngwilym Farm, Rhayader, Powys, LD6 5NS. This application seeks to add a second broiler unit on the site. The total number of birds would double from 55,000 to 110,000.</p> <p>The site boundary will extend to approximately 2.6 hectares in total.</p>
	Description & Current Use	<p>There is planning permission for a single broiler poultry building on the site. The permit is for both poultry buildings.</p> <p>The site is set within a sloping grassland field with the surrounding area being predominantly agricultural.</p>
	Geology, Hydrology and Surface Hydrology.	<p>The proposed system of surface water drainage will consist of various components to collect, convey and treat surface water. We propose that water from the building roofs will be collected via a combination of</p>

		<p>rainwater harvesting tanks and stone-filled filter drains. The filter drains will provide a level of infiltration, source control / upstream attenuation and a level of treatment before flowing to the downstream soakaway tanks or system of attenuation. The yard areas of the development will require a system of positive drainage intercepted by gullies, with diverter valves fitted for times of washing down vehicles and residual muck deposited on the concrete surfaces following cleaning of the buildings between cycles.</p> <p>During washing down, the diverter valves will be engaged to direct water to the underground effluent tanks in order to prevent pollution of the surface water system.</p> <p>Should the ground infiltration rates prove to be inadequate to allow the disposal of all site water via soakaways, then a system will be designed to use a combination of infiltration and attenuation.</p> <p>An unnamed watercourse is located to the north of the development site, which runs to the River Wye located to the south west at Rhayader. This watercourse is available for a controlled discharge from the development, as it's within the applicant's ownership and the development land presently drains to it. The surface water post-development would therefore follow the same flow path as the existing land drainage. We consider that an attenuation pond could be constructed with a flow control at the pond outlet, which would limit the discharge from the pond to the greater of 2 l/s per hectare of the equivalent 1in 1 year greenfield runoff rate calculated for the site.</p>
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Pollution History	Pollution Incidents Which May Have Affected the Land	-
	Historical Land Uses and Associated Contaminants	General agricultural use prior to the broiler 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	

### 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?  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

Summary of pollution incidents that may have damaged land, investigation and remedy Deterioration in land/groundwater?
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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	
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>

## 9. Reference data and remediation

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)

Land/groundwater reference data (if collected):

Land in satisfactory state or remedy carried out:

Not Applicable

Checklist of supporting information

- Land and/or groundwater data collected at application (if collected)
- Land and/or groundwater data collected at surrender (where needed)
- Assessment of satisfactory state
- Remediation and verification reports (where undertaken)

## 10. Statement of Site Condition

Statement of site condition

Confirmation that:

The permitted activities have stopped

Decommissioning is complete, and the pollution risk has been removed

The land is in a satisfactory condition

Not Applicable

Checklist of supporting information

Not Applicable