



## **NON TECHNICAL SUMMARY**

**DEVELOPMENT:**      **IPPC PERMIT APPLICATION FOR THE  
HOUSING OF 200,000 BROILERS**

**LOCATION:**                      **The Gaer Poultry Unit  
The Gaer  
Trefnanney  
Welshpool  
Powys  
SY22 6XX**

**CLIENT:**                      **Mr David Langford**

**Roger Parry & Partners LLP Carmarthen  
C/O The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
Tel: 01691655334 Fax: 01691 657798  
Email: [gail@rogerparry.net](mailto:gail@rogerparry.net)**

*Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG  
Tel: 01938 554499 Fax: 01938 554462  
email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)*

*Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: [mail@rogerparry.net](mailto:mail@rogerparry.net)*

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The farm business trading as Mr D Langford has been established within the last fifteen years and is made up of Mr D Langford.

The Gaer extends to 80.94 hectares (200 acres). The farm operates beef and sheep and arable enterprises.

The farm business has made the decision to diversify into a poultry enterprise to support their successful beef and sheep and arable enterprises and the applicant wishes to enhance the business to create a sustainable future for themselves and their young family. The farm business unfortunately lost a share farming agreement of an adjacent 200 acres last year. Hence, the business has to diversify to create and sustain jobs.

The proposed site is located to the north east of the village of Meifod in the County of Powys; the local authority is Powys County Council. It lies within an existing livestock and arable unit adjacent to the farm buildings.

The surrounding land is exclusively agricultural.

Settlements surrounding the site include Meifod, Guilsfield and Llanfyllin.

The site is classed as open countryside in the Powys County Council Local Plan.

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The Gaer Poultry unit shall continue to operate as a broiler meat production unit with the capacity for 200,000 broiler chickens per crop cycle and an annual meat production capacity of 3,156 tonnes.

The broiler unit will be integrated into the applicant's arable enterprises to increase efficiency and sustainability. A broiler unit operating in association with an arable enterprise is a vertical integration of a production system whereby the manure produced is used to fertilise the crops on the applicants own farm, it is the most efficient system of poultry meat production, since the applicants will purchase grain which is grown in close proximity to the point of use and the waste completes the cycle.

The footprint of the poultry buildings is expected to cover 9,472m<sup>2</sup> totalling approximately 0.94 hectares (ha) within a site of 2.65ha. The buildings will be 5.0 m high and the associated feed bins 8m high. Hours of operation will be 24 hours seven days a week due to the fact that it is a livestock enterprise requiring continual husbandry. Short seven day periods between crop cycles will occur when there will be no birds on the site.

The chickens will be grown in 7.6 42-day crop cycles per annum with seven-day turn around periods per crop.

Water is via a nipple drinking system fitted with cups to reduce leakage and spills leading to drier litter.

Feed is delivered from a UKASTA accredited feed mill and blown into bulk feed bins situated adjacent to the houses, from the feed bins the feed is augered into the houses and distributed to the birds via a pan feeding system.

Fallen stock will be recorded daily and securely stored in vermin proof containers awaiting regular collection by a licenced renderer.

The poultry unit is cleaned out in its entirety at the end of each production cycle.

At depletion any remaining litter will be removed from the site and used on operator controlled land or used as fuel for the Anaerobic Digester. The site will then be pressure washed, disinfected and dried out prior to the cycle beginning again. All wash waters will be contained in sealed underground tanks.

Wash water tanks along with sediment traps will be emptied and removed with litter. The above measures are designed to reduce emissions, trees and hedges will trap dust particles reducing odour. Ammonia emissions will be reduced by reduced protein feed, maintaining good litter conditions with dry matter content above 60%. Containment of wash waters will prevent pollutants being released to the environment.

Records of tonnages of litter and wash water removal are recorded.

