
Non- Technical Summary

Planning application for an
extension to a poultry unit
at: The Gaer, Meifod,
Powys, SY22 6XX

Prepared for Mr D Langford

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Erection of an Extension to a
Poultry Unit

Non-Technical Summary

Planning Authority

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1. Introduction

1.1 This Document

This document contains a brief description of the proposal to develop an extension to a poultry unit at land at The Gaer, and a summary of the findings of an Environmental Impact Assessment (EIA) (as reported in an Environmental Statement (ES)) associated with the proposal.

1.2 The Proposals

The proposal is to erect two poultry sheds located to the south of The Gaer and within a pasture field at land at The Gaer.

The new sheds will have associated feed bins, office, stores and service yard area. A scheme of landscaping is included to support the existing landscaping measures on site to reduce the impact of the development on the landscape and visual receptors.

1.3 The Site








The proposed site is located on the outskirts of the hamlet of Trefnanney within the County of Powys; the local authority is Powys County Council. It lies within an existing farm unit.

The surrounding land is exclusively agricultural.

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

2. Scoping and Key Issues

From the outset, the process of EIA and the design of the proposals have been carried out in an open and constructive manner with consultees. Taking into account the nature of the proposals, the site location and the perceived potential impacts arising from construction, operation and decommissioning, the following main environmental assets were assessed within the Environmental Statement:

-  Air quality;
-  Landscape and visual;
-  Traffic;
-  Amenity issues;
-  Ecology;
-  Noise and vibration; and
-  Water resources;

3. Policy and Legislative Context

An assessment has been carried out as to whether the proposed poultry installation 'fits' within the planning policies relating to agricultural development and development within the rural area at European, National, Regional and Local levels. The proposals are considered to be compatible with the relevant policies in adopted and saved plans and National and Regional policies.

4. Traffic

An assessment of traffic impacts was carried out covering road safety, public transport, pedestrians and cyclists. Its principal conclusions were that the increase in traffic along the proposed route to the site will be insignificant and that there will be a marginal change in vehicle movements on the bird depopulation days.

The change in traffic to the farm is well within the day-to-day variation of flow on the adjacent highway network.

5. Landscape and Visual Assessment

The potential direct impacts of the proposed development on the fabric of the landscape and the perception of landscape character of the area were examined. The assessment also considered the potential impacts of the proposed development on visual amenity. It was established that the effect of the visual impact of the site will have no significant effect on visual amenity due to the proposed mitigation planting.

6. Ecology

The potential impacts of the proposed poultry installation on both designated and undesignated habitats and protected species have been assessed. The site lies sufficient distance from locally designated woodland and from the internationally designated sites such that no impact is anticipated on designated sites. Habitats on-site are generally of low value given the intensive use of the site for agriculture. The value of the site as habitat for protected species was assessed and found to be limited. Without mitigation the construction, operation and decommissioning of the proposed poultry installation would potentially affect on-site habitats and species principally through disturbance and habitat loss. However, proposed mitigation measures (including the provision of woodland planting, conservation rough grassland and the use of sensitive construction methods, amongst others) will ensure that impacts are minimised and, in some cases, biodiversity will be enhanced. No significant impact due to atmospheric emissions on designated sites is predicted.

7. Air Quality

The effect of atmospheric emissions from the proposed poultry development were assessed in terms of air quality standards, health, effects on internationally and nationally designated conservation sites and climate change. The effects were assessed using screening tools, using worst case assumptions and taking existing pollution levels into account. Given the emission controls integral to the design and operation of the poultry installation no significant effects were identified and no air quality standards will be breached.

8. Amenity

An assessment of the potential for odour, dust, flies and litter to be produced by the proposed poultry development and cause an impact in the local area was carried out. By conducting risk assessments, and analysing the recent nuisance complaint history of other poultry developments in Powys, the assessment concluded that no significant impacts are likely, given the lack of complaints made about other such poultry farms, the isolated location of the proposals and the full range of integral controls to be applied.

9. Noise and Vibration

The noise and vibration impacts of the proposed poultry installation on nearby residential receptors were assessed. The impacts arising from operation associated traffic were assessed, where appropriate, using quantitative techniques. Using worst case assumptions regarding operational noise emissions, traffic levels and noise insulation levels of the building fabric, the impacts were assessed as

not significant. Any effects would be mitigated by the choice of appropriate plant and building insulation.

10. Water Resources

The potential impacts of the proposed poultry installation on water resources including surface waters, groundwater and flood risk were assessed. Risk assessment identified that the principal potential risks posed to water resources by the proposals (given that all operations will occur on hardstanding within a building) included: the risk of pollution migrating from the site into the local watercourses and habitats; the risk of groundwater and surface water contamination from oils and hydrocarbons, and nitrogen from land spreading; and an increase in surface water runoff from the site. However, with appropriate best practice mitigation in place (including the adherence to the Code of Good Agricultural Practice and Sustainable Urban Drainage Systems (SuDS)) all risks are reduced to minor or less.

11. Overall Conclusions

In most cases, even without mitigation, the environmental impacts due to the proposed poultry development are predicted to be insignificant. This has been achieved by appropriate location and design of the proposed poultry installation. Even where significant impacts have been identified many will be effectively reduced to insignificant by the use of appropriate mitigation. Indeed, in some areas, negative impacts will be altered to positive impacts via the application of mitigation and enhancement measures (particularly in relation to traffic and ecology).