
Non- Technical Summary

Planning application for a
poultry unit at: Ty Nant,
Talybont, Ceredigion, SY24
5DN

Prepared for E Evans & Co

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Poultry Installation

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1. Introduction

1.1 This Document

This document contains a brief description of the proposal to develop a Poultry Unit at Ty Nant, Talybont, 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 East of the A487 and within a pasture field at Ty Nant, Talybont.

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 to the East of the village of Talybont within the County of Ceredigion; the local authority is Ceredigion County Council. It lies within an existing livestock unit.

The surrounding land is exclusively agricultural.

The site is classed as open countryside in the Ceredigion 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 to determine whether there would be an impact on highway safety of traffic flows. The assessment demonstrates that the proposed development will generate a marginal change in vehicle movements on the bird depopulation days and a minimal change in vehicle traffic overall to the existing operation.

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

5. Heritage

The Environmental Statement includes an assessment of heritage related effects as a result of the proposed development.

There are no known designated or un-designated heritage assets within the proposed development site boundary. However, the surrounding area contains a number of non-designated heritage assets.

The assessment concludes that the application will have no long-term visual impact on any of the designated and undesignated heritage assets identified within the 1km search area.

The site is currently pasture and has clearly been consistently disturbed in the past as a result. The assessment concludes that the proposed development site is of low archaeological potential.

6. Landscape and Visual Assessment

The potential direct impacts of the proposed poultry farm on the fabric of the landscape and the perception of landscape character of the area was examined. The assessment also considered the potential impacts of the proposed development on visual amenity. It was established that the development will have no significant effect on either landscape character or visual amenity.

7. Ecology

The potential impacts of the proposed poultry farm on protected species and habitats were assessed. 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.

The ecology assessment concludes that the development as a result of the proposed landscape enhancement measures will have a positive input on local species and habitats.

8. 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.

9. 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 Ceredigion, 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.

10. 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.

11. 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.

12. 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).