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Rev	Description	Date	By
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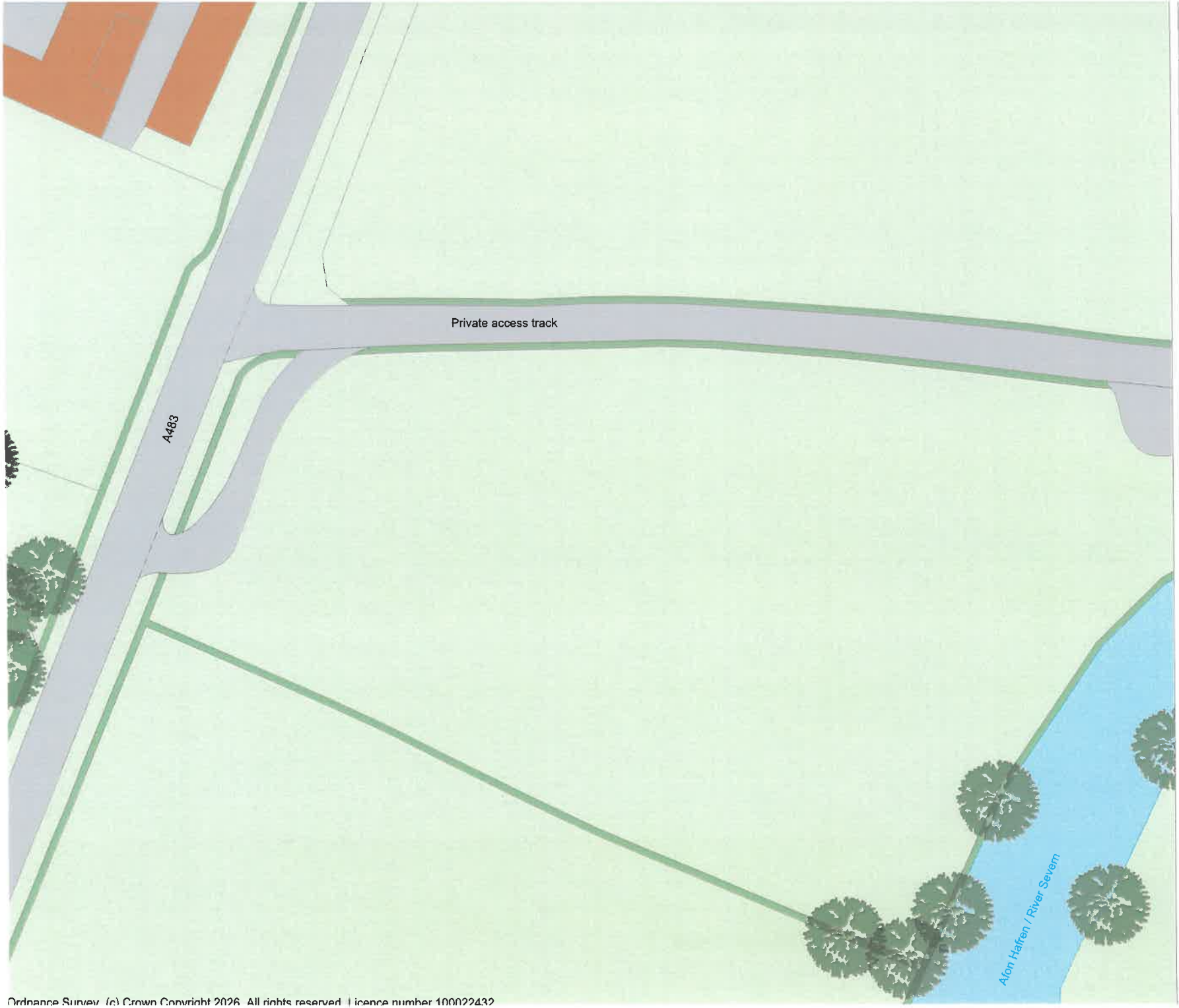
Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed Slurry Store		
Drawing Title	Location Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	[redacted] Jones		
Scale	1:1250 @ A3		
Drawing No	79549 / RJC / 001	Rev	-
Drawn By	NB	Date	2026/03/04

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RICS



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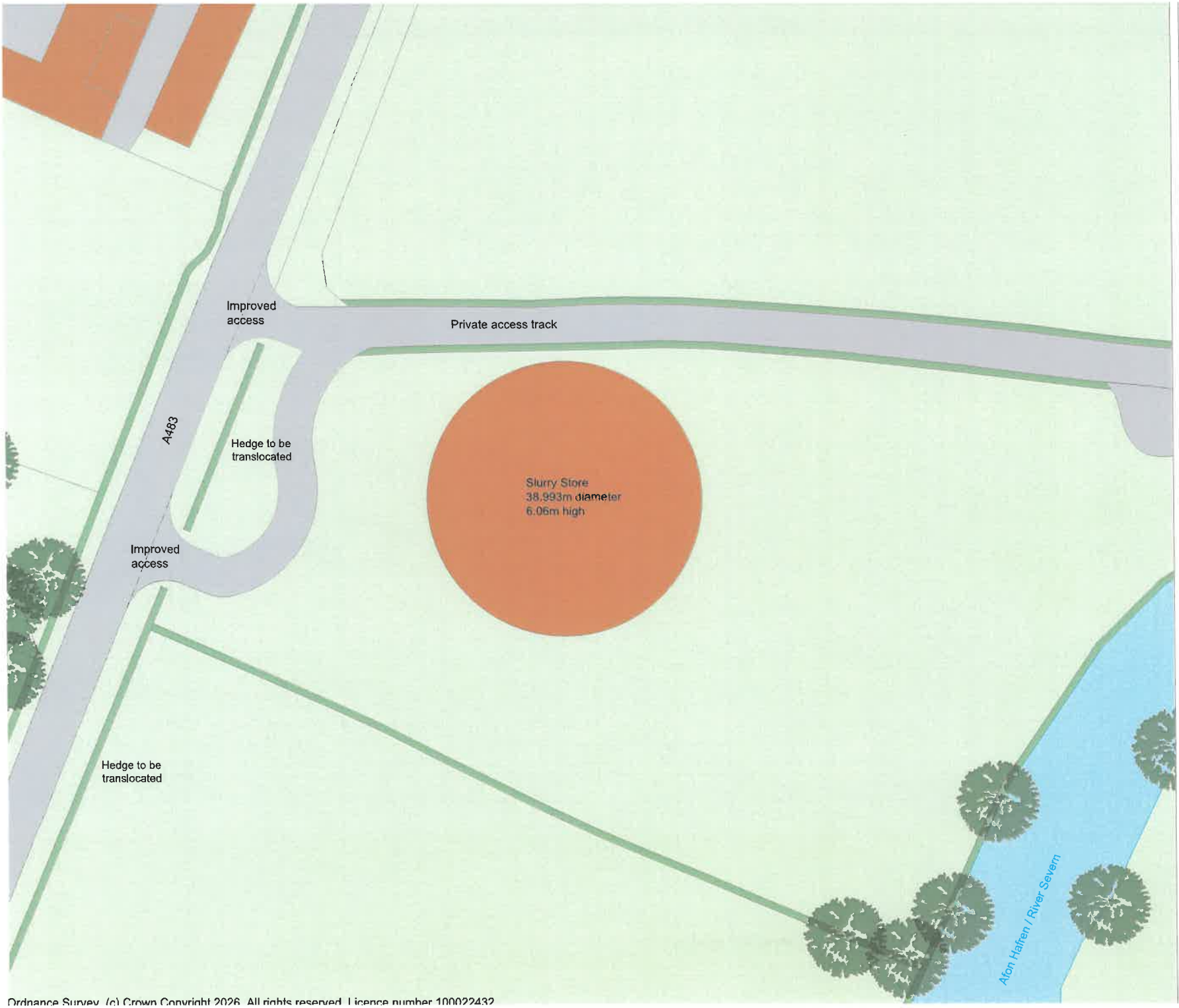
Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed Slurry Store		
Drawing Title	Existing Block Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	[redacted] Jones		
Scale	1:500 @ A3		
Drawing No	79549 / RJC / 002	Rev	-
Drawn By	NB	Date	2026/03/04

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Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed Slurry Store		
Drawing Title	Proposed Block Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	[redacted]		
Scale	1:500 @ A3		
Drawing No	79549 / RJC / 003	Rev	-
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RICS



Method Statement Pollution Prevention

Erection of a slurry tower and all associated works

Prepared for A M Jones

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- The site access road will be brushed and scraped regularly to reduce dust and mud deposits.
- Preventative measures such as silt fences/bales will be placed on top of slopes to reduce the risk of silt contamination.

4. Fuel and Chemical spills

Given the limited amount of time any machinery will be on site, it is highly unlikely that any fuel or chemical spills will occur. However, if refuelling takes place, the following steps will be taken:

- refuel mobile plant in a designated area, on an impermeable base away from drains or watercourses
- use a bunded bowser
- supervise all refuelling and bulk deliveries
- check the available capacity in the tank before refuelling
- don't jam open a delivery valve
- check hoses and valves regularly for signs of wear
- turn off valves after refuelling and lock them when not in use
- position drip trays under pumps to catch minor spills
- keep a spill kit with sand, earth or commercial products for containment of spillages
- provide incident response training to the staff and contractors

If any fuel or chemical spill does occur during construction or operation, a spill kit containing sand/earth will be used immediately.

5. Foul water drainage

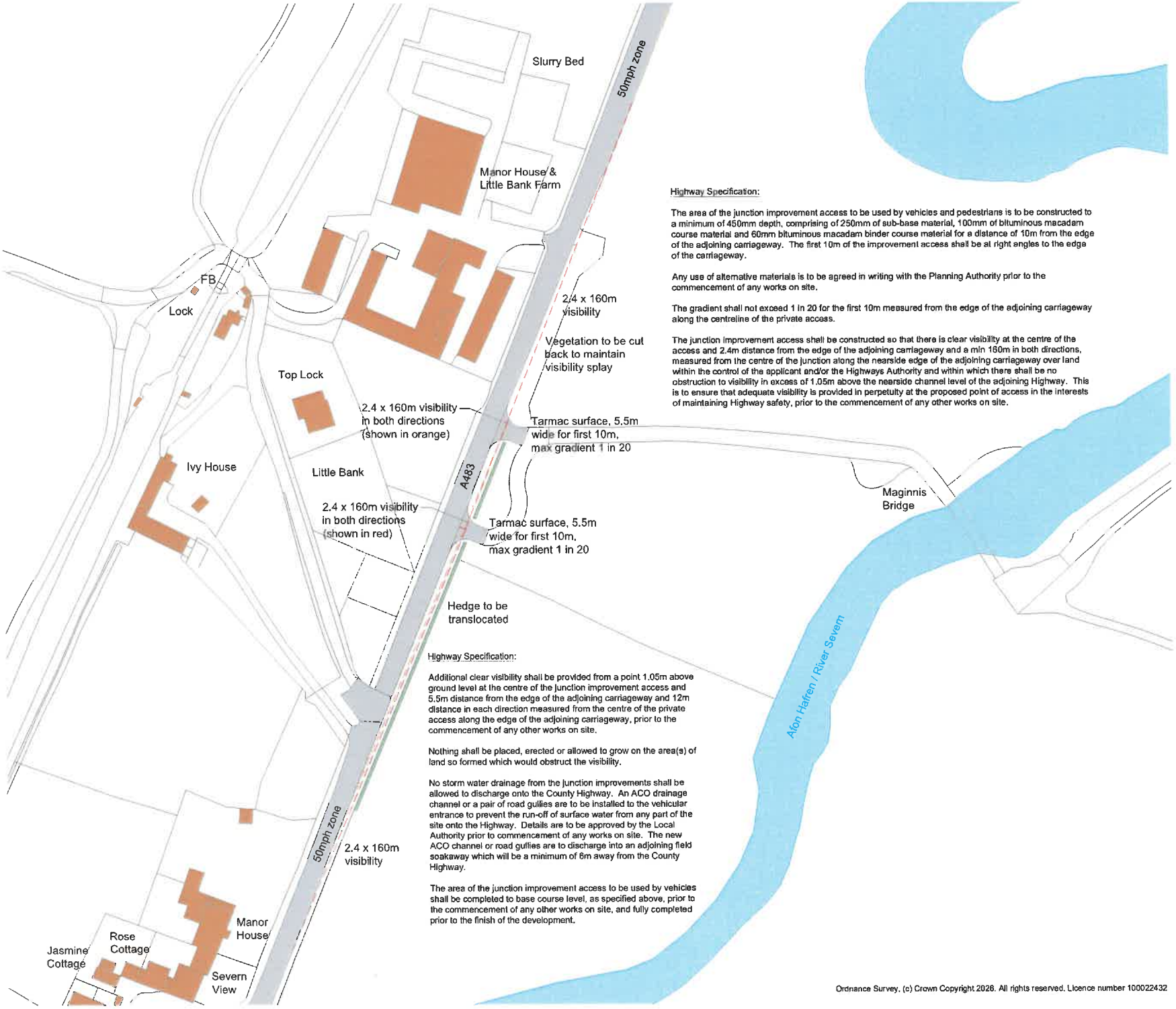
The drainage system implemented will ensure that the foul water and clean water are kept separate and therefore no clean water (of which will be discharged into the nearby stream) will be contaminated.

6. Environmental Appraisal

In light of the above with the additional landscaping provided the overall biodiversity of the site will improve as part of this development.

7. Incident response

If any pollution incident occurs, the developer and applicant will report the incident immediately to NRW. The potential incidents include any spillage, contaminated run-off, flooding, damage to habitats. Staff will be informed of their duty to report such incidents and carry out the work to minimise the risk of any pollution incidents occurring.



Highway Specification:

The area of the junction improvement access to be used by vehicles and pedestrians is to be constructed to a minimum of 450mm depth, comprising of 250mm of sub-base material, 100mm of bituminous macadam course material and 60mm bituminous macadam binder course material for a distance of 10m from the edge of the adjoining carriageway. The first 10m of the improvement access shall be at right angles to the edge of the carriageway.

Any use of alternative materials is to be agreed in writing with the Planning Authority prior to the commencement of any works on site.

The gradient shall not exceed 1 in 20 for the first 10m measured from the edge of the adjoining carriageway along the centreline of the private access.

The junction improvement access shall be constructed so that there is clear visibility at the centre of the access and 2.4m distance from the edge of the adjoining carriageway and a min 160m in both directions, measured from the centre of the junction along the nearside edge of the adjoining carriageway over land within the control of the applicant and/or the Highways Authority and within which there shall be no obstruction to visibility in excess of 1.05m above the nearside channel level of the adjoining Highway. This is to ensure that adequate visibility is provided in perpetuity at the proposed point of access in the interests of maintaining Highway safety, prior to the commencement of any other works on site.

Highway Specification:

Additional clear visibility shall be provided from a point 1.05m above ground level at the centre of the junction improvement access and 5.5m distance from the edge of the adjoining carriageway and 12m distance in each direction measured from the centre of the private access along the edge of the adjoining carriageway, prior to the commencement of any other works on site.

Nothing shall be placed, erected or allowed to grow on the area(s) of land so formed which would obstruct the visibility.

No storm water drainage from the junction improvements shall be allowed to discharge onto the County Highway. An ACO drainage channel or a pair of road gullies are to be installed to the vehicular entrance to prevent the run-off of surface water from any part of the site onto the Highway. Details are to be approved by the Local Authority prior to commencement of any works on site. The new ACO channel or road gullies are to discharge into an adjoining field soakaway which will be a minimum of 6m away from the County Highway.

The area of the junction improvement access to be used by vehicles shall be completed to base course level, as specified above, prior to the commencement of any other works on site, and fully completed prior to the finish of the development.

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Drawing Title	Access Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	[redacted] Jones		
Scale	1:1250 @ A3		
Drawing No	79549 / RJC / 005	Rev	-
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