



SITE CONDITION REPORT

DEVELOPMENT: IPPC PERMIT APPLICATION FOR THE HOUSING OF 260,000 BROILERS

LOCATION: Dunnimere Farm
Portway Lane
Harlaston
Near Tamworth
Staffordshire
B79 9LA

CLIENT: Dunnimere Poultry Ltd

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

Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG
Tel: 01938 554499 Fax: 01938 554462
email: welshpool@rogerparry.net

Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net

2022 08 24

1.0 SITE DETAILS	
Applicants Name	Dunnimere Poultry Ltd
Activity Address	Land at Dunnimere Farm Portway Lane Near Tamworth Staffordshire B79 9LA
National Grid Reference	421457,309707
Document Reference for Site Condition Report at permit application and surrender	24 08 2022
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology</p> <p>Hydrogeology</p> <p>Surface Waters</p>	<p>The Ordnance Survey Grid reference of the site is: SK214097.</p> <p>RM & DC Calcott currently run successful arable, beef, sheep and turkey enterprises at Wigginton Fields Farm, Wigginton, Tamworth and Dunnimere Farm, Portway Lane, Harlaston. Both Wigginton Fields Farm and Dunnimere Farm are owner occupied and the business farms a total of 500 acres (202 hectares) of owner occupied and rented land.</p> <p>The poultry enterprise for Broilers is run by Dunnimere Poultry Ltd.</p> <p>The poultry site is located at Grid Reference SK214097. The area is a rural district to the South of Harlaston.</p> <p>The site is surrounded by agricultural land. Outlying land uses include residential to the North at Harlaston. Isolated farm units scatter the landscape. The surrounding village network is illustrated on the location plan.</p>

	<p>The site is situated approximately 220m off the council maintained road. Access to the site for all HGV traffic will be over an improved access track to the West of the development that connects the site to Portway Lane and A513. Tractor and trailers and other small vehicles will access the site in the same way as HGV traffic.</p>
<p><u>Pollution history including:</u></p> <p>Pollution incidents that may have affected land</p> <p>Historical land uses and associated contaminants</p> <p>Any visual/olfactory evidence of existing contamination</p> <p>Evidence of damage to pollution prevention measures</p>	<p>None noted</p> <p>Polluting substances – None noted Previous use prior to Broiler Units– general agricultural use, arable/brownfield</p> <p>None noted</p> <p>None noted</p>
Evidence of historical contamination	N/A
3.0 Permitted Activities	<p>Four poultry houses for Broiler production. This will give a total of 260,000 places. The working area where vehicles operate is laid to concrete and hard standing.</p> <p>Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.</p> <p>Manure is removed at the end of the production cycle.</p> <p>Immediately following depopulation, litter is removed off site, for use on operator controlled land and sold to a local Anaerobic Digester.</p> <p>The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks will</p>

	<p>have been installed to catch all wash waters.</p> <p>Dead birds are removed from the houses and stored in sealed containers awaiting collection from a licensed renderer.</p> <p>Diesel fuel storage is in a bunded tank.</p> <p>Chemicals are stored in a frost free secure bunded store (off site).</p>
Non permitted activities undertaken	N/A
Document References	<p>Location Plan</p> <p>Layout/Drainage Plan</p> <p>H1 Assessment</p>
4.0 Changes to Activity	N/A.
5.0 Measures taken to protect Land	<p>Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded.</p>
6.0 Pollution Incidents	N/A
7.0 Soil, gas and water quality monitoring	<p>No monitoring will be undertaken at the installation.</p>