Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | RG & JM Towers |
| Activity Address | Three Nooks Wood, Weeton Road, Wesham, Preston, Lancashire. PR4 3NA |
| National Grid Reference | 340295,433169 |
| Document Reference for Site Condition Report at permit application and surrender | 24th November 2024 |
|  | Location Plan |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:  Geology  Hydrogeology  Surface Waters | The poultry unit lies on level ground to the east of Wesham. Predominant land use is arable farming and grazing. Field pattern is semi large scale with a strong pattern of field boundaries. There are no sensitive receptors within 400m of site.  **Topography and Drainage**  The poultry houses are between 25 and 30 metres above sea level. Existing mature hedges and woodland help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to an attenuation pond, with outlet to Wrongway Brook.  **Geology and Hydrogeology**  According to the British Geological Society solid geology extract map the site is underlain with bedrock of the Triassic period with rock type Mudstone comprising Sidmouth Mudstone Formation.  Searches indicate some of the site is not within a Ground water protection zone.  Bedrock Aquifer Secondary B.  The site is situated within a Ground water vulnerability area over a minor aquifer intermediate.  The site is not within a Nitrate Vulnerable Zone.  Hydrology  General drainage is in an easterly direction. Average rainfall for this area is 1100 mm. There are no nearby watercourses listed. |
| Pollution history including:  Pollution incidents that may have affected land  Historical land uses and associated contaminants  Any visual/olfactory evidence of existing contamination  Evidence of damage to pollution prevention measures | None noted  Polluting substances – None noted  Previous use prior to 2024 – general agricultural use, grass and grazing  None noted  None noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Planning permission is being sought for five poultry houses for Broiler chicken. This will give a total of 300000 places in five poultry houses. Biomass boiler will provide hot water for heating the poultry houses. The working area where vehicles operate is laid to concrete. Dust deposited on hard standing by end gable fans is regularly swept up and disposed of in accordance with the DEFRA Code of Good Agricultural Practice for the Protection of Water. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins.  Immediately following depopulation, litter is stored in the litter store before being removed off site and sent to Anaerobic Digester or third-party land spreading.  The houses are then washed and disinfected prior to the cycle beginning again. Underground storage tanks will have been installed to catch all wash waters.  Dead birds are removed from the houses and stored in sealed containers awaiting collection by a licensed collection agent.  Kerosene fuel storage is in bunded tank/storage area. |
| Non permitted activities undertaken | N/A |
| Document References | Location Plan  Layout/Drainage Plan  H1 Assessment |
| 4.0 Changes to Activity | N/A |
| 5.0 Measures taken to protect Land | Site will be operated in compliance with “how to comply” routine maintenance schedules are followed and recorded and with any abnormal operations recorded. |
| 6.0 Pollution Incidents | N/A |
| 7.0 Soil, gas and water quality monitoring | No monitoring will be undertaken at the installation. |
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