



SITE CONDITION REPORT

DEVELOPMENT: **EPR/VP3237WY/V0005**

LOCATION: **Bryn y Groes
Llanyblodwel
Oswestry
SY10 8NB**

CLIENT: **DV, GE & JD Wigley Partnership**

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Reviewed: 26/08/25

1.0 SITE DETAILS	
Applicants Name	DV, GE & JD Wigley Partnership
Activity Address	Bryn y Groes Llanyblodwel Oswestry SY10 8NB
National Grid Reference	SJ 2423 4721
Document Reference for Site Condition Report at permit application and surrender	2025 07 07
	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: SJ24472321.</p> <p>DV, GE & JD Wigley Partnership currently run a successful free range poultry business near Llanyblodwel, Shropshire, producing eggs. In addition to this they farm 87 ha of arable and pastureland.</p> <p>The poultry site is located at Grid Reference SJ 24454 23282. The area is a rural district to the southwest of Oswestry.</p> <p>The site is surrounded by agricultural land, outlying land uses include residential to the west at Oswestry. Isolated farm units scatter the landscape.</p> <p>Access to the site for all HGV traffic will be from the B4396 from the A495.</p> <p>It is proposed to maintain the existing surface water run-off from the site in accordance with The Technical Guidance to the National Planning Policy Framework (NPPF) and good practices. The surface water from the proposed</p>

	development buildings will be collected in a mix of pipes and attenuation stone trenches located adjacent to and between the proposed buildings.
<u>Pollution history including:</u> 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 Poultry Units– general agricultural use, arable/brownfield None noted None noted
Evidence of historical contamination	N/A
3.0 Permitted Activities	<p>Currently permitted for 100,000 broiler places across two houses, this variation should increase the number of places to 180,000 birds across three houses. The working area where vehicles operate is laid to concrete and hard standing. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins. Manure is removed at the end of the production cycle. Immediately following depopulation, litter is removed off site and sold to a local Anaerobic Digester or neighbouring farmers. 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 from a licensed renderer. Diesel fuel storage is in a bunded tank.</p>

	<p>Chemicals are stored in a frost free secure bunded store (off site).</p> <p>The site is not within a flood zone.</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>