

Site Condition Report

1.0 SITE DETAILS	
Applicants Name	MS Walker Poultry Unit
Activity Address	Roden Lane, Telford, Shropshire. TF6 6BP
National Grid Reference	SJ 5639217018.
Document Reference for Site Condition Report at permit application and surrender	23 rd July 2022
	Location Plan
	Layout/Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p>	<p>The poultry unit lies on level ground to the West of Roden. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. There are no sensitive receptors within 400m of site.</p> <p>Topography and Drainage</p> <p>The poultry houses are between 40 and 45 metres above sea level. Existing mature hedges and some woodland help to minimise the visual intrusion normally associated with poultry units. Site clean water drainage all goes to an attenuation pond to the south.</p> <p>Geology and Hydrogeology</p> <p>According to the BGS Extract Map shows the site geology to be of Salop formation – Mudstone, Sandstone and Conglomerate. Searches indicate the site is underlain with a Bedrock Aquifer of Secondary A</p>

	<p>classification. The Site is underlain with an aquifer-Secondary A, and is situated in a Groundwater Vulnerability Zone - Medium. The site is situated within a Surface Nitrate Vulnerable Zone, and a surface water drinking zone. The site is not situated in, or within 250m of its boundary, to a Groundwater/Source protection zone.</p> <p>Hydrology</p> <p>General drainage is in a southerly direction. Average rainfall for this area is 1100 mm. There are no nearby watercourses listed.</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 2022 – Poultry production and Arable Farming.</p> <p>None noted</p> <p>None noted</p>
<p>Evidence of historical contamination</p>	<p>N/A</p>
<p>3.0 Permitted Activities</p>	<p>Planning permission has been granted for four poultry houses for Broiler chicken. This will give a total of 260000 places.</p>

Any visual/olfactory evidence of existing contamination	None noted
Evidence of damage to pollution prevention measures	None noted
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.