

---

# H1 ASSESSMENT

27/01/26

---

New IPPC Permit: Ellerdine  
Grange Farm Poultry unit

---

Prepared for E Agri Ltd

---

Ellerdine Grange Farm, Ellerdine,  
Telford, Shropshire, TF6 6QR

---

Roger Parry & Partners LLP  
[www.rogerparry.net](http://www.rogerparry.net)  
[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[emily@rogerparry.net](mailto:emily@rogerparry.net)

---



**Roger  
Parry**  
& Partners

*This proposal on seeks approval for a new IPPC permit to establish two barn reared egg-laying units, each designed to accommodate 24,000 birds, at Ellerdine Grange Farm.*

The H1 Assessment for the above noted site is detailed in the those reports listed below;

Risk Assessments & Reports	Results
<p><b>Odour</b></p> <p>Criteria – Distance 400m receptors</p>	<p>The risk of significant noise and vibration impact is low. Mitigation measures include: sourcing feed from accredited mills, sealed feed delivery and immediate spill cleanup, efficient ventilation to maintain dry litter, proper litter management with drinker design and insulation, sealed carcass storage and licensed removal, careful clean-out using approved products, covered transport and no outdoor litter storage, as well as acid scrubbers on each shed and safe dirty water collection and off-site disposal. The mitigation measures outlined demonstrate that the proposed site will not result in an increase in risk.</p>
<p><b>Noise &amp; Vibration</b></p> <p>Criteria – Distance 400m receptors</p>	<p>Based on the findings of the risk assessment, the potential for significant noise &amp; vibration impact is considered to be low. Mitigation includes: vehicle movements are controlled by restricting deliveries to daytime hours, maintaining roads, and instructing drivers to use low speeds and switch off engines, which meets BAT requirements for transport and operational noise reduction. Feed transfer systems are designed for quiet operation and ventilation fans are efficient and regularly maintained to minimise noise Alarm systems are tested at low-impact times and maintained under specialist contracts. Staff follow quiet working practices and repairs occur during normal hours. Noise surveillance and complaint procedures are implemented with regular monitoring and corrective actions. The mitigation measures outlined demonstrate that the proposed site will not result in an increase in risk.</p>
<p><b>Fugitive Emissions</b></p> <p>Criteria – Distance 400m receptors</p>	<p>The risk of significant fugitive emissions is low. Controls include using sealed feed systems and suitable bedding to minimise dust, careful litter removal with covered trailers, and maintaining dry litter with balanced feed to reduce ammonia emissions. Litter and manure is removed from the poultry housing are avia a manure belt and dried within the house complex before being removed from site via sheeted trailers. Wash water is collected in sealed underground tanks and yard spillages are cleaned immediately. Biosecurity measures, PPE, and veterinary health plans prevent disease spread. Pest control includes regular checks and treatment of temporary heaps for flies and prompt cleanup of feed spills with specialist rodent control. The mitigation measures outlined demonstrate that the proposed site will not result in an increase in risk.</p>
<p><b>Dust &amp; Bioaerosol</b></p>	<p>Dust and particulate matter generally don't travel far because of their physical properties and environmental factors. Larger dust particles (up to 500 microns) are relatively heavy, so they settle quickly under gravity,</p>

<p>Criteria – Distance 100m receptors</p>	<p>especially in calm conditions. Even finer particles like PM10 can disperse further, but their concentration drops rapidly with distance due to dilution in the air and deposition on surfaces. Wind speed, turbulence, and moisture also influence movement, but under normal conditions, most dust emissions from ground-level activities fall out within tens of meters. At 100 m, the risk of significant dust impact is very low, which is why EA guidance considers receptors beyond this distance as not requiring a formal dust risk assessment.</p> <p>The Ellerdine Poultry Unit will be located more than 100 m from any neighbouring properties or businesses. However, it is situated within 100 m of Ellerdine Grange farmhouse, which is owned by the Griffiths family.</p> <p>According to the Fugitive Emissions Assessment, the main potential sources of dust include litter and feed, poultry housing, litter storage, and disease-related materials. The Dust Management Plan outlines several mitigation measures, including:</p> <ul style="list-style-type: none"> <li>• Delivering feed through a sealed system</li> <li>• Using appropriate bedding materials</li> <li>• Removing manure at the end of each crop cycle</li> <li>• Operating efficient ventilation fans</li> <li>• Carrying out careful cleaning of the poultry houses</li> <li>• Regularly inspecting the houses to ensure good management practices</li> </ul> <p>The mitigation measures outlined demonstrate that the proposed site will not result in an increase in risk.</p>
<p>Incidents and Abnormal Operators</p> <p>Criteria - Required</p>	<p>The site manages incidents and abnormal operations through a formal logging system and corrective action process. All events with potential pollution risk are recorded with date, nature, and remedial measures, and reviewed to prevent recurrence. Emergency procedures include containment of pollutants, safe handling of chemicals, and immediate mitigation steps to protect receptors. These measures ensure that abnormal situations do not lead to significant environmental impact and maintain compliance under the Environmental Permit.</p>
<p>Ammonia Assessment</p> <p>Criteria – Determined Ammonia Screening Assessment</p>	<p>The risk of ammonia impact on local sensitive sites is low. As per the Ammonia Impact Assessment there are only two sensitive sites within the EA screening distance threshold the results being:</p> <ul style="list-style-type: none"> <li>• Hodnet Heath SSSI (4.85km away from the farm): the process contribution at the SSSI is below 1% of the ammonia critical level and nutrient N critical load</li> <li>• Brooms Coppice AW (2km away from the farm): the process contribution at the ancient woodland is below 100% of the ammonia critical level and nutrient N critical load</li> </ul> <p>Therefore, no further assessment is required and the proposed site falls within the permit threshold for ammonia emissions.</p>