
Site Condition Report

14/01/26

New IPPC Permit: Ellerdine
Grange Farm Poultry unit

Prepared for E Agri Ltd

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

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1.0 SITE DETAILS	
Applicants Name	E. Agri
Activity Address	Ellerdine Grange Farm, Ellerdine, Telford, Shropshire, TF6 6QR
National Grid Reference	360587, 320934
Document Reference for Site Condition Report at permit application and surrender	Jan 2026
	Installation Plan
	Drainage Plan

2.0 Condition of the Land at Permit issue	
<p>Environmental setting including:</p> <p>Geology Hydrogeology Surface Waters</p>	<p>The installation occupies approximately 2.5 hectares and is situated within a predominantly rural setting, with surrounding land mainly used for arable and grass farming. The site itself is flat, and most of the surrounding land is flat or gently undulating.</p> <p>There are not sensitive sites within the locality. The nearest Ancient Woodland is BROOMS COPPICE located 1.8km away from the proposed site.</p> <p>The site falls within British Geological Survey Sheet 676 (Solid and Drift Edition, 1:50,000 Series). The underlying geology is primarily Bridgnorth Sandstone with a band of Chester Formation-Interbedded sandstone and conglomerate starting about 1km east of the site.</p> <p>Soils at the site are described on the Cranfield University 'Soilscapes' website mostly as, 'Freely draining slightly acid sandy soils'</p> <p>There are 2 boreholes within 50m of the site.</p> <p>Groundwater vulnerability mapping indicates the site is low vulnerability. It is not</p>

	within a Groundwater Catchment Area or Source Protection Zone, but it is within a Nitrate Vulnerable Zone (NVZ 2025-2028) as confirmed by Defra.
<u>Pollution history including:</u>	
Pollution incidents that may have affected land	None noted
Historical land uses and associated contaminants	Polluting substances – None noted
Any visual/olfactory evidence of existing contamination	None noted
Evidence of damage to pollution prevention measures	None noted
Evidence of historical contamination	N/A
3.0 Permitted Activities	<p>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.</p> <p>All manure generated will be transported to the manure burner owned and operated by the applicant or sold to local AD plants</p> <p>Clean water from the rooves of the buildings will drain via French drains into the shale as per the drainage plan.</p> <p>Feed will be stored in sealed bins to maintain hygiene and prevent contamination. Mortalities will be collected daily and removed under the National Fallen Stock Scheme. At the end of each rearing cycle, the sheds will be thoroughly cleaned and disinfected in line with biosecurity protocols.</p>
Non permitted activities undertaken	N/A
Document References	<p>Installation Plan</p> <p>Drainage Plan</p> <p>H1 Assessment</p>

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.