



**APPENDIX 1:
SITE CONDITION REPORT
(UPDATED)**

**IN RELATION TO
ENVIRONMENTAL PERMIT
VARIATION APPLICATION**

**ON BEHALF OF
INTERNATIONAL ENERGY CROPS LTD**



RTPI
mediation of space - making of place



RICS

Contents

- 1.0 Site Details
- 2.0 Condition of Land at Permission
- 3.0 Permitted Activities
- 4.0 Changes to the Activity
- 5.0 Measure Taken to Protect Land
- 6.0 Pollution Incidents that may have had an Impact on Land and their Remediation
- 7.0 Soil Gas and Water Quality Monitoring
- 8.0 Decommissioning and Removal or Pollution Risk
- 9.0 Reference data and remediation
- 10.0 Statement of Site Condition

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1. Site Details

Name of Applicant	HLW Farms
Activity Address	Hollins Lane Poultry Unit, Woodseaves, Market Drayton, Shropshire, TF9 2AP
National Grid Reference (full)	SJ 69143 31611
Document reference and Dates for Site Condition Report at Permit Application	Updated 17 th April 2024
Document references for site plans (including location and boundaries)	Site Plan Drainage Plan

2. Condition of the Land at Permit Issue

Environmental Setting	Extent	<p>The existing site area extends to approximately 5.26 hectares (13 acres) including the installation and access/hardstanding areas and adjoining biomass building and storage are situated.</p> <p>The proposed extension to the unit, will increase the site area to approximately 12.4 hectares (30.64 acres) in total. This includes the existing infrastructure, along with the additional poultry buildings, hand standing areas, extension to the water courses and associated planting.</p>
	Description & Current Use	The site comprises the existing poultry site installation, with the additional land currently being farmyard.
	Geology	The topsoil across the site is underlain by a mix of sandy soils which do not have the potential to transmit large volumes of water. The bedrock of the site is Salop Formation – mudstone, sandstone and conglomerate although there is an area of Bridgnorth Sandstone Formation – sandstone to the north. According to the Agricultural Land Classification of England and Wales the site is within an area of Grade 3.
	Hydrology	The topsoil across the site is underlain by a mix of sandy soils which do not have the potential to transmit large volumes of water. There is therefore a low risk for flooding to occur from groundwater seepage. The site is partially underlain by a major aquifer low;

		however this is known to be at a depth where there is no likely risk as a result of the development on it or the aquifer on the development.
	Surface Hydrology	The site is drained by a series of pipes and stones trenches which collect clean water drainage. The existing system will be retained and used for the additional sheds.
Pollution History	Pollution Incidents Which May Have Affected the Land	-
	Historical Land Uses and Associated Contaminants	General agricultural use grass/arable
	Visual/Olfactory Evidence of Existing Contamination	-
	Evidence of Damage to Pollution Prevention Measures	-
	Evidence of Historic Contamination	-
Supporting Information	Site Plan Drainage Plan	

3. Permitted Activities

Permitted Activities	-	
Site closure/decommissioning plan	-	
Changes to the activity	-	
None Permitted Activities Undertaken	Not applicable	
Document References	Activity Layout	Location Plan Site Plan Drainage Plan
	Environmental Risk Assessment	Appendix 3

Sections 4 to 7 will be maintained during the life of the permit and sections 8 to 10 will be completed prior to submission of a surrender application, as recommended in the Environment Agencies Guidance Notes.

4. Changes to the Activity

Changes to the activity boundary	The proposed extension to the unit, will increase the site area to approximately 12.4 hectares (30.64 acres) in total.
Changes to the permitted activities	The Environmental Permit currently allows up to 260,000 birds. The increased permitted activities seek to allow up to 464,000 broiler places.
Use of dangerous substances not identified in the Site Condition Report	Not Applicable
Checklist of supporting information	<ul style="list-style-type: none"> • Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5. Measure Taken to Protect Land

Use of pollution prevention measures and success Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6. Pollution Incidents that may have had an Impact on Land and their Remediation

Summary of pollution incidents that may have damaged land, investigation and remedy Deterioration in land/groundwater? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7. Soil Gas and Water Quality Monitoring

Gas and/or water monitoring undertaken Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Description of soil gas and/or water monitoring undertaken • Monitoring results (including graphs)

8. Decommissioning and Removal or Pollution Risk

How the site was decommissioned Removal of pollution risk Impact on land? Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Site closure plan • List of potential sources of pollution risk • Investigation and remediation reports (where relevant)

9. Reference data and remediation

Collection of land/groundwater data if relevant (or not due to information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows land not deteriorated) Land/groundwater reference data (if collected): Land in satisfactory state or remedy carried out: Not Applicable	
Checklist of supporting information	<ul style="list-style-type: none"> • Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10. Statement of Site Condition

Statement of site condition Confirmation that: The permitted activities have stopped Decommissioning is complete, and the pollution risk has been removed The land is in a satisfactory condition Not Applicable	
Checklist of supporting information	Not Applicable