Site Condition Report

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| 1.0 SITE DETAILS |  |
| Applicants Name | JKB Megginson & Sons Ltd |
| Activity Address | Kirkburn Grange, Kirkburn, Driffield, East Yorkshire. YO25 9LP |
| National Grid Reference | 496495,456979 & 496987,457515 |
| Document Reference for Site Condition Report at permit application and surrender | 28th February 2023 |
|  | Location Plan  |
|  | Layout/Drainage Plan |

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| 2.0 Condition of the Land at Permit issue |  |
| Environmental setting including:GeologyHydrogeologySurface Waters | The poultry unit lies on level ground to the North of Kirkburn. Predominant land use is arable farming. Field pattern is semi large scale with a strong pattern of field boundaries. Nearest receptor is operators house 50m south and nearest non-farm related receptors are Sandy Pitt cottages are located to the north east of the installation boundary, these sensitive receptors are within 320m of site. **Topography and Drainage** The poultry houses are between 45 and 50 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 French drain soakaways.**Geology and Hydrogeology**According to the BGS Extract Map shows the site geology to be of Cretaceous period, of rock type – Chalk of both Flamborough and Burnham chalk formation.Searches indicate the site is underlain with a Principal Bedrock Aquifer.The Site is not situated in a Groundwater Vulnerability Zone.The site is situated within a SurfaceNitrate Vulnerable Zone, andwithin a surface Safeguard Zone fornitrates and pesticides.HydrologyGeneral drainage is in a south easterly direction. Average rainfall for this area is 1100 mm. There are no nearby watercourses listed. |
| Pollution history including:Pollution incidents that may have affected landHistorical land uses and associated contaminantsAny visual/olfactory evidence of existing contaminationEvidence of damage to pollution prevention measures | None notedPolluting substances – None notedPrevious use– Arable Farming.None notedNone noted |
| Evidence of historical contamination | N/A |
| 3.0 Permitted Activities | Permitted site for Broiler chicken. This will give a total of 230000 places. Biomass boilers and LPG will provide hot water for heating the poultry houses. The working area where vehicles operate is laid to concrete. Dust deposited on grassed area by end gable fans will prevent run off to water course. Feed is delivered in covered lorries and stored on site in vermin proof steel galvanised bins. Immediately following depopulation, litter is removed off site and used on operator controlled land.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 and incinerated in a licensed incinerator. Diesel fuel storage is in a bunded tank/storage areas. |
| Non permitted activities undertaken | N/A |
| Document References | Location PlanLayout/Drainage PlanH1 Assessment |
| 4.0 Changes to ActivityPollution history including:Pollution incidents that may have affected landHistorical land uses and associated contaminantsAny visual/olfactory evidence of existing contaminationEvidence of damage to pollution prevention measures | Additional ground to be included in site boundary for the additional 2 poultry houses, increasing bird places to 300,000. None notedPolluting substances – None notedPrevious use prior to 2019 – Arable Farming.None notedNone 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. |
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