



# Technical Appendix 9: Agricultural Quality of Land

Derril Water Solar Farm

01/03/2021



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#### **EXECUTIVE SUMMARY**

- 9.1. An agricultural land quality survey has been undertaken of circa 80 hectares of lands circa 1.2km southwest of the village of Pyworthy, Devon. This report is based on a survey of the land in December 2020, prior to the final design of the Proposed Development, hence the final Application Site boundary spans only 66.33ha of land.
- 9.2. The land is a mixture of subgrade 3a, 3b and 4 agricultural quality, limited by soil wetness, depth and gradient.





#### INTRODUCTION

#### Background

- 9.3. Land Research Associates (LRA) has been appointed by Neo Environmental Ltd on behalf of Renewable Energy Systems (RES) Ltd (the "Applicant") to complete an Agricultural Land Classification (ALC) survey and report for a proposed 42MW solar farm and associated infrastructure (the "Proposed Development") on lands circa 1.2km southwest of the village of Pyworthy, Devon (the "Application Site").
- 9.4. This report is based on a survey of the land in December 2020, prior to the final design of the Proposed Development, hence the final Application Site boundary spans only 66.33ha of land. The boundary surveyed by LRA is shown on **Figure 9.1 (Appendix 9A)** in black, while the final Application Site boundary is shown in red.
- 9.5. Please see **Figure 4 of Volume 2: Planning Application Drawings** for the layout of the Proposed Development.

#### **Development Description**

9.6. The Proposed Development will consist of the construction of bi-facial solar photovoltaic (PV) panels mounted on metal frames, new access tracks, underground cabling, perimeter fencing with CCTV cameras and access gates, a temporary construction compound, substation and all ancillary grid infrastructure and associated works. The Proposed Development will result in the production of clean energy from a renewable energy resource (daylight) and will also involve additional landscaping including hedgerow planting and improved biodiversity management.

#### Site Description

- 9.7. The Application Site is located on lands circa 1.2km southwest of the village of Pyworthy and c. 1.8km southeast of Bridgerule in Torridge, Devon; the approximate centre point of which is Grid Reference E229936, N101914. Comprising 28 agricultural fields, the Application Site measures 66.33 hectares (ha) in total. See Figure 1 of Volume 2: Planning Application Drawings for details.
- 9.8. Land within the Application Site itself is gently undulating, ranging between 95 125m AOD and consists of fields typically of medium scale and generally well enclosed by a mixture of dense treelines, hedgerows and woodland shelter belt, limiting visibility for local settlements and receptors (See Figure 3 of Volume 2: Planning Application Drawings for field numbers).
- 9.9. The Application Site is in an area with existing electricity infrastructure, with a solar farm present c. 0.3km southeast and another c. 1.2km to the southwest. Additionally, the electrical





- Pyworthy Substation is located c. 75m from the northern parcel's eastern boundary, adjacent to Field 16, where the Proposed Development will connect.
- 9.10. The local area is generally agricultural in nature, punctuated by individual properties and farmsteads; the nearest residential areas are Hopworthy and Yeomadon, located 0.7km northeast and southeast respectively. Recreational Routes include two Public Rights of Way (PRoW); one which passes the southeastern boundary of the Application Site (linking Crinacott Farm and Northmoor Farm, both outside the Application Site) and another which passes east of the adjacent substation.
- While there are a number of drains and water courses throughout the Application Site, it is mostly contained within Flood Zone 1, an area described as having a "Low probability" of flooding. The exception to this is a small part of the Application Site within Flood Zone 2 and 3, towards the eastern boundary of Field 16. These areas have been avoided within the Proposed Development footprint.
- 9.12. The Application Site will be accessed from four existing entrance points on the unnamed bundary of the site, the road runs in a southwestern direction for c. 0.5km before turning in a general east-northeast direction through the eastern section of the Application Site.

#### **Published Information**

- 9.13. 1:50,000 scale BGS information records the geology of the land as Bude Formation mudstone, siltstone and sandstone, overlain by river alluvium along the eastern margin.
- 9.14. The National Soil Map (published at 1:250,000 scale) records the land as Neath Association, mainly comprising shallow loamy soils, but with complex mixtures of freely-draining and slowly permeable soils in Devon and Cornwall<sup>1</sup>.

<sup>&</sup>lt;sup>1</sup>Findlay, D.C. *et al.*, (1984). *Soils and their use in South West England*, Soil Survey of England and Wales. Bulletin No. 14, Harpenden.





#### Soils

- 9.15. A detailed soils and agricultural quality survey was carried out in December 2020 in strict accordance with MAFF (1988) guidelines<sup>2</sup>. It was based on observations at intersects of a 100 m grid, giving a density of one observation per hectare. During the survey, soils were examined by a combination of pits and augerings to a maximum depth of 1.0 m. A log of the sampling points and a map showing their location can be found in Figure 9.1 of Appendix 9A.
- 9.16. The soils were found to vary principally in depth and drainage, as described below.

#### Deep soils with poor drainage

- 9.17. These soils are dominant in the north of the site, where land is underlain by mudstone and siltstone. They typically comprise clay loam topsoil over dense, slowly permeable clay loam or clay, often with moderately permeable upper subsoil.
- 9.18. An example profile is described below from a pit at observation 39 (Figure 9.1 of Appendix 9A).

0-25 cm	Very dark grey (10YR 3/1) medium silty clay loam with common distinct yellowish red (5YR 5/6) fine root channel mottles; stoneless; moderately developed very coarse sub-angular blocky structure; firm; many fine fibrous roots; smooth clear boundary to:
25-34 cm	Light grey (10YR 7/2) heavy silty clay loam with many distinct fine and medium reddish yellow (7.5YR 6/8) mottles; stoneless; moderately developed coarse sub-angular blocky structure; very firm; common fine fibrous roots; 3-4% coarse bio-pores; smooth gradual boundary to:
34-100 cm+	Light grey (10YR 7/2) silty clay with common distinct fine and medium reddish yellow (7.5YR 6/8) mottles; stoneless; moderately developed very coarse prismatic structure to structureless (massive); very firm; very few fine fibrous roots; no macro-pores.

9.19. These soils are poorly-draining (Soil Wetness Class IV) under the local climate, meaning waterlogging will occur to shallow depth during the winter field capacity period.

#### Shallow soils with imperfect to free drainage

9.20. These soils are found in the south where land is underlain by sandstone. They typically comprise medium clay loam or sandy clay loam topsoil and subsoil. Hard sandstone is found at variable depth, sometimes immediately below the topsoil, but mainly at 40 to 70 cm depth. Where present, subsoils show evidence of prolonged seasonal waterlogging to shallow depth (grey colouration with rusty mottles) although they are dominantly permeable.

<sup>&</sup>lt;sup>2</sup>MAFF, (1988).Agricultural Land Classification for England and Wales: Guidelines and Criteria for Grading the Quality of





9.21. An example profile is described below from an exposed quarry face near observation 58 (Figure 9.1 of Appendix 9A).

0-18 cm Very dark greyish brown (710YR 3/2) medium clay loam; slightly stony (small

and medium hard blocky sandstone); moderately developed coarse sub-

angular blocky structure; firm; smooth clear boundary to:

18-38 cm Light grey (10YR 7/2) medium clay loam with many distinct fine and medium

yellowish brown (10YR 5/8) mottles; moderately stony; moderately developed

coarse sub-angular blocky structure; firm; gradual uneven boundary to:

38 cm+ Very hard blocky sandstone

9.22. These soils are moderately freely to imperfectly-draining (Soil Wetness Class II or III).





#### AGRICULTURAL LAND QUALITY

- 9.23. To assist in assessing land quality, the Ministry of Agriculture, Fisheries and Food (MAFF) developed a method for classifying agricultural land by grade according to the extent to which physical or chemical characteristics impose long-term limitations on agricultural use for food production. The MAFF ALC system classifies land into five grades numbered 1 to 5, with grade 3 divided into two subgrades (3a and 3b). The system was devised and introduced in the 1960s and revised in 1988.
- 9.24. The agricultural climate is an important factor in assessing the agricultural quality of land and has been calculated using the Climatological Data for Agricultural Land Classification<sup>3</sup>. The relevant site data for an average elevation of 115 m is given below:

• Average annual rainfall: 1084 mm

January-June accumulated temperature >0°C
 1480 day°

• Field capacity period 217 days

(when the soils are fully replete with water) late Sept-early May

• Summer moisture deficits for: wheat: 82 mm

potatoes: 69 mm

#### **Survey Results**

9.25. The agricultural quality of the land is primarily determined by soil wetness and depth. Land of grades 3 and 4 has been identified.

#### Subgrade 3a

- 9.26. This land has loamy soils over sandstone with imperfect drainage (Soil Wetness Class III). This combination means this land has wetness limitations which restrict machinery access in winter and early spring.
- 9.27. Part of the land in this subgrade is equally limited by moderately shallow depth to hard sandstone bedrock (less than 45 cm) which restricts rooting depth and the growth of some crops.

#### Subgrade 3b

9.28. This land has soils with moderately high topsoil clay content and significant drainage restrictions (Soil Wetness Class IV). This combination means spring machinery land access opportunities are rare and arable cropping is therefore mainly limited to autumn sowings.

<sup>&</sup>lt;sup>3</sup>Meteorological Office, (1989). Climatological Data for Agricultural Land Classification.





- 9.29. Also included are areas of shallow soils over hard sandstone bedrock (less than 30 cm). This depth restriction limits maximum cultivation depth, causes increased machinery wear and restricts the suitability for some (root) crops.
- 9.30. Small areas have slope gradients between 7 and 11 degrees, with some areas with microtopographic constraints. This land could only be used for arable cropping with difficulty.

#### Grade 4

- 9.31. This land has soils with high topsoil clay content and significant drainage restrictions due to the shallow depth of slowly permeable clay (Soil Wetness Class IV). This combination means cultivation opportunities are rare and this land is effectively limited to grassland uses.
- 9.32. A small area in the south-east has slope gradients over 11 degrees and is not suitable for cultivation.

#### Other land (non-agricultural)

9.33. This land comprises blocks of woodland, alluvial areas and wetland.

#### Grade areas

9.34. Figure 9.2 of Appendix 9A and Table 9-1 below shows the areas of land that have been graded within the final Application Site Boundary.

Table 9-1: Areas occupied by the different land grades

Grade/Subgrade	Area (ha)	% of the land
Subgrade 3a	26.4	39.8
Subgrade 3b	28.3	42.7
Grade 4	8.22	12.4
Non agricultural	2.7	4
Not Surveyed	0.71	1.1
Total	66.33	100





#### Derrill Water Solar Farm: Soils and ALC survey – Details of observations at each sampling point

Obs		Topsoil			Upper subsoil			Lower subsoil		Slope	Wetness	Agricu	tural quality
No	Depth	Texture	Stones	Depth	Texture	Mottling	Depth	Texture	Mottling	(°)	Class	Grade	Main
	(cm)		>20 mm (%)	(cm)			(cm)						limitation
1	0-27	MCL	0	27-36	HCL	XXX	<u>36</u> -80+	С	XXX	1	IV	3b	W
2					undwater-affected rus	shy marsh				0	V?	4/5	W
3	0-28	HCL	0	28-42	MCL	XXX	<u>42</u> -60+	HCL	XXX	2	IV	3	W
4	0-32	SCL	0	32-70+	SCL (wet)	XXX				2	III	3a	W
5	0-31	MCL	0	31-41	MCL	XXX	41-72 72+	HCL SST	XXX	2	IV	3b	W
6	0-19	HCL	0	<u>19</u> -80+	С	XXX				3	IV	4	W
7	0-28	MCL	0	26-72	SCL	XXX	72-90+	SCL	XXX	2	III	3a	W
8	0-25	MCL	0	<u>35</u> -47	С	XXX	47-76 76+	SCL SST	XXX	2	IV	3b	W
9	0-29	MCL	0	29-49	MCL	XXX	<u>49</u> -80+	HCL	XXX	3	IV	3b	W
10	0-31	HZCL/MZCL	0	<u>31</u> -62	HZCL	XXX	<u>62</u> -80+	С	XXX	0	IV	3b/4	W
11	0-40	MCL	0	40-72	SCL	XXX	72-90+	MCL	XXX	1	III	3a	W
12	0-31	HZCL	0	<u>31</u> -80+	ZC	XXX				1	IV	4	W
13	0-30	MCL	0	30-65	MCL	XXX	<u>65</u> -80+	HCL	XXX	1	III	3a	W
14	0-29	MCL	0	<u>29</u> -70+	HCL	XXX				0	IV	3b	W
15	0-32	MZCL	0	32-52	MZCL	XXX	52-80+	HZCL	XXX	1	IV	3b	W
16	0-28	MZCL/HZCL	0	<u>28</u> -70+	HCL	XXX				1	IV	3b/4	W
17	0-26	MZCL/HZCL	0	26-38	HZCL	XXX	38-70+	C(wet)	XXX	0	IV	3b/4	W
18	0-28	MZCL	0	22-38	HZCL	XXX	38-90+	С	XXX	1	IV	3b	W
19	0-27	MZCL	0	<u>27</u> -48	HZCL	XXX	<u>48</u> -90+	С	XXX	1	IV	3b	W
20	0-25	MZCL	0	25-65	MZCL	XXX	<u>65-</u> 80+	HZCL	XXX	1	III	3a	W
21	0-27	MZCL	0	<u>27</u> -50+	HZCL (wet)	XXX				1	IV	3b	W
22	0-22	MZCL	0	22-38	MZCL	XXX	<u>38</u> -90+	С	XXX	1	IV	3b	W
23	0-27	MZCL	0	27-44	HZCL	XXX	<u>44</u> -63 <u>63</u> -80+	HZCL C	XXX	2	IV	3b	W
24	0-26	HZCL	0	26-42	HZCL	XXX	<u>42</u> -80+	HZCL	XXX	5	IV	4	W
25	0-34	HZCL	0	34-66	SCL	XXX	66+	SST		4	III	3a	W
26	0-30	SCL	<5	30-45	SCL	XXX	45+	SST		4	III	3a	W/De
27	0-22	HZCL	0	22-50	HZCL	XXX	<u>50</u> -90+	ZC	XXX	3	IV	4	W
28	0-25	HZCL	0	<u>25</u> -57	HZCL	XXX	<u>57</u> -80+	С	XXX	3	IV	4	W
29	0-32	HZCL	0	32-57	HZCL	XXX	<u>57</u> -80+	HZCL	XXX	4	IV/III	4/3b	W
30	0-23	HZCL	0	23-30	HZCL	XXX	<u>30</u> -80+	С	XXX	3	IV	4	W
31	0-27	HZCL	0	27-57	MZCL	XXX	<u>57</u> -80+	HCL	XXX	3	IV/III	4/3b	W
32	0-32	HCL	0	32-50	HCL	XXX	<u>50</u> -90+			4	IV	4	W
33	0-31	MZCL	0	31-43	mstSCL	XXX	43+	SST		5	III	3a	W/De
34	0-34	MZCL	0	34-68	MZCL	XXX	68-90+	MZCL	XXX	4	III	3a	W
35	0-27	MCL	0	27-79	SCL	XXX	79+	SST		4	III	3a	W
36	0-33	MCL	0	33-50	MCL	XXX	<u>50</u> -90+	С	XXX	3	IV	3b	W
37	0-25	MCL	<5	25+	SST	-				4	II?	3b	De

Obs		Topsoil			Upper subsoil		Lower subsoil			Slope	Wetness	Agricultural quality	
No	Depth	Texture	Stones	Depth	Texture	Mottling	Depth	Texture	Mottling	(°)	Class	Grade	Main
	(cm)		>20 mm (%)	(cm)			(cm)						limitation
38	0-36	MCL	<5	36-53	MCL	XXX	<u>53</u> -90+	HZCL	XXX	4	IV	3b	W
39	0-25	MZCL	0	25-34	HZCL	XXX	<u>34</u> -100+	ZC	XXX	1	IV	3b	W
40	0-25	MCL	0	25+	SST					5	?	3b	De
41	0-30	MZCL	0	30-44	MZCL	XXX	44-90+	HZCL	XXX	5	III/ IV	3a/3b	W
42	0-26	MZCL	0	26-36	MZCL/HZCL	XXX	<u>36</u> -80+	HZCL	XXX	2	IV	3b	W
43	0-30	MCL	<5	30-54	mstMCL	XXX	54+	SST		4	III	3a	W
44	0-31	MCL	<5	31-80+	MCL	XXX				4	III	3a	W
45	0-21	MCL	<5	21-31	MCL	XXX	31+	SST		2	III	3a	W/De
46	0-32	MZCL	0	22-56	MZCL	XXX	56-64 64-90+	HZCL mstSCL	XXX	3	III/IV	3a/3b	W
47	0-28	MCL	0	28-68	MZCL	XXX	<u>68</u> -90+	HCL	XXX	3	III	3a	W
48	0-29	MCL	0	29-66	MCL	XXX	66+	SST		4	III	3a	W
49	0-50	MCL(dist)	0	50+	Stopped					4	-		
50	0-26	MZCL	0	26-52	MZCL	XXX	<u>52</u> -80+	HZCL	XXX	3	IV	3b	W
51	0-25	MZCL	0	25-38	MZCL	XXX	38-56 56+	HZCL Stopped on stones	XXX	3	IV	3b	W
52	0-27	MZCL	0	27-38	MZCL	XXX	<u>38</u> -90+	С	XXX	3	IV	3b	W
53	0-21	MZCL	0	21-44	MZCL	XXX	<u>44</u> -80+	HZCL/ZC	XXX	2	IV	3b	W
54	0-35	MCL	0	35-90+	MCL	XXX				3	III	3a	W
55	0-30	MZCL	0	30-36	mstMCL/SCL	XXX	<u>36</u> -54 <u>54</u> -90+	HZCL C	XXX XXX	2	IV	3b	W
56	0-32	MCL	0	32-42	mstMCL/SCL	XX	42+	SST		3	1/11	3a	De
57	0-30	MCL	<5	30-41	mstMCL/SCL	XX	41+	SST		3	1/11	3a	De
58	0-28	mstMCL	5-10	28+	SST	-				12	1	4	SI
59	0-27	MCL	<5	27+	SST	-				1	I	3b	De
60	0-28	MCL	<5	28-60	MCL	XXX	60-70 70+	HCL SST	XXX	3	III	3a	W
61	0-33	MZCL	0	33-63	MZCL	XXX	<u>63</u> -90+	HZCL	XXX	5	III	3a	W
62	Not recor		-										
63	0-33	MCL	<5	33-67	MCL	XXX	<u>67</u> -80+	HCL	XXX	4	III	3a	W
64	0-21	MCL	<5	21-40	mstMCL	XXX	40+	SST		2	III	3a	W/De
65	0-28	MCL	<5	28-55	mstMCL/SCL	XXX	55+	SST		5	III	3a	W
66	0-21	MZCL	0	21-50	MZCL	XXX	<u>50</u> -80+	MZCL	XXX	0	IV		
67		ultural-woodlan				1			1	ı			
68	0-27	MCL	<5	27-55	mstMCL/SCL	XXX	55+	SST		6	III	3a	W
69	0-27	MCL	<5	27-33	mstSCL	XXX	33+	SST		4	III	3a	W/De
70	0-22	MZCL	0	22-90+	MZCL	XXX				5	III	3a	W
71		cultural-woodland				1		1,170: /	T	I -			1
72	0-30	MZCL	0	30-46	MZCL	XXX	<u>46</u> -90+	HZCL/ZC	XXX	4	IV	3b	W
73	0-31	MZCL	0	31-41	HCL	XXX	<u>41</u> -80+	ZC	XXX	3	IV	3b	W
74	0-31	MZCL	0	31-51	MZCL	XXX	<u>51</u> -76 <u>76</u> -90+	HZCL ZC	XXX XXXX	3	IV	3b	W
75	0-31	MCL	0	31-46	mstSCL	XXX	46+	SST		2	III	3a	W
76	0-30	MCL	0	30-80+	MCL	XXX				3	IIII	3a	W

#### Key to table

Mottle intensity: unmottled few to common rusty root mottles (topsoils) or a few ochreous mottles (subsoils) xx common to many ochreous mottles and/or dull structure faces xxx common to many greyish or pale mottles (gleyed horizon) xxxx dominantly grey, often with some ochreous mottles (gleyed horizon) SCL - sandy clay loam

Texture: C - clay ZC - silty clay SC - sandy clay CL - clay loam (H-heavy, M-medium) ZCL - silty clay loam (H-heavy, M-medium) SZL - sandy silt loam (F-fine, M-medium, C-coarse)

SL - sandy loam (F-fine, M-medium, C-coarse) LS - loamy sand (F-fine, M-medium, C-coarse) S - sand (F-fine, M-medium, C-coarse)

P - peat (H-humified, SF-semi-fibrous, F-fibrous) LP - loamy peat; PL - peaty loam

a depth underlined (e.g. 50) indicates the top of a slowly permeable layer R - bedrock (CH - chalk, SST - sandstone (a wavy underline indicates the top of a layer borderline to slowly permeable) LST - limestone, MST - Mudstone

Limitations:

W - wetness/workability

D - droughtiness

De - depth

St - stoniness

SI - slope

F - flooding

T – topography/microrelief

Texture suffixes & prefixes:

ca - calcareous: x-extremely, v-very, sl-slightly

(ca) marginally calcareous

mn - ferrimanganiferous concentrations

gn - greenish, yb - yellowish brown, rb - reddish brown

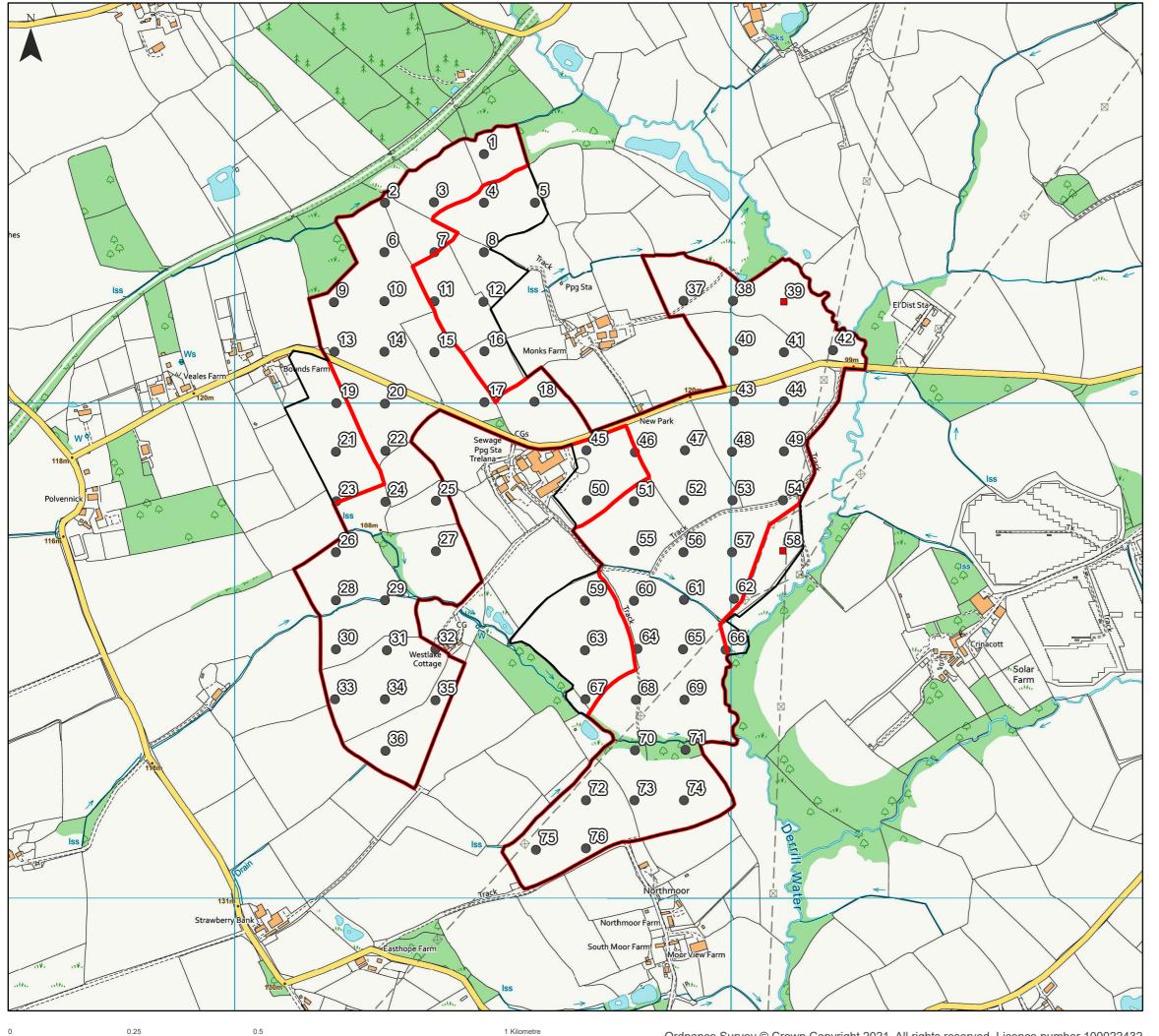
r - reddish; (v)st - (very) stony

dist - disturbed soil layer; chky-chalky



# Appendix 9A: Figures





## Derril Water Solar Farm **ALC Observations** Figure 9.1

Key

**Development Boundary** 

Survey Area

Pits

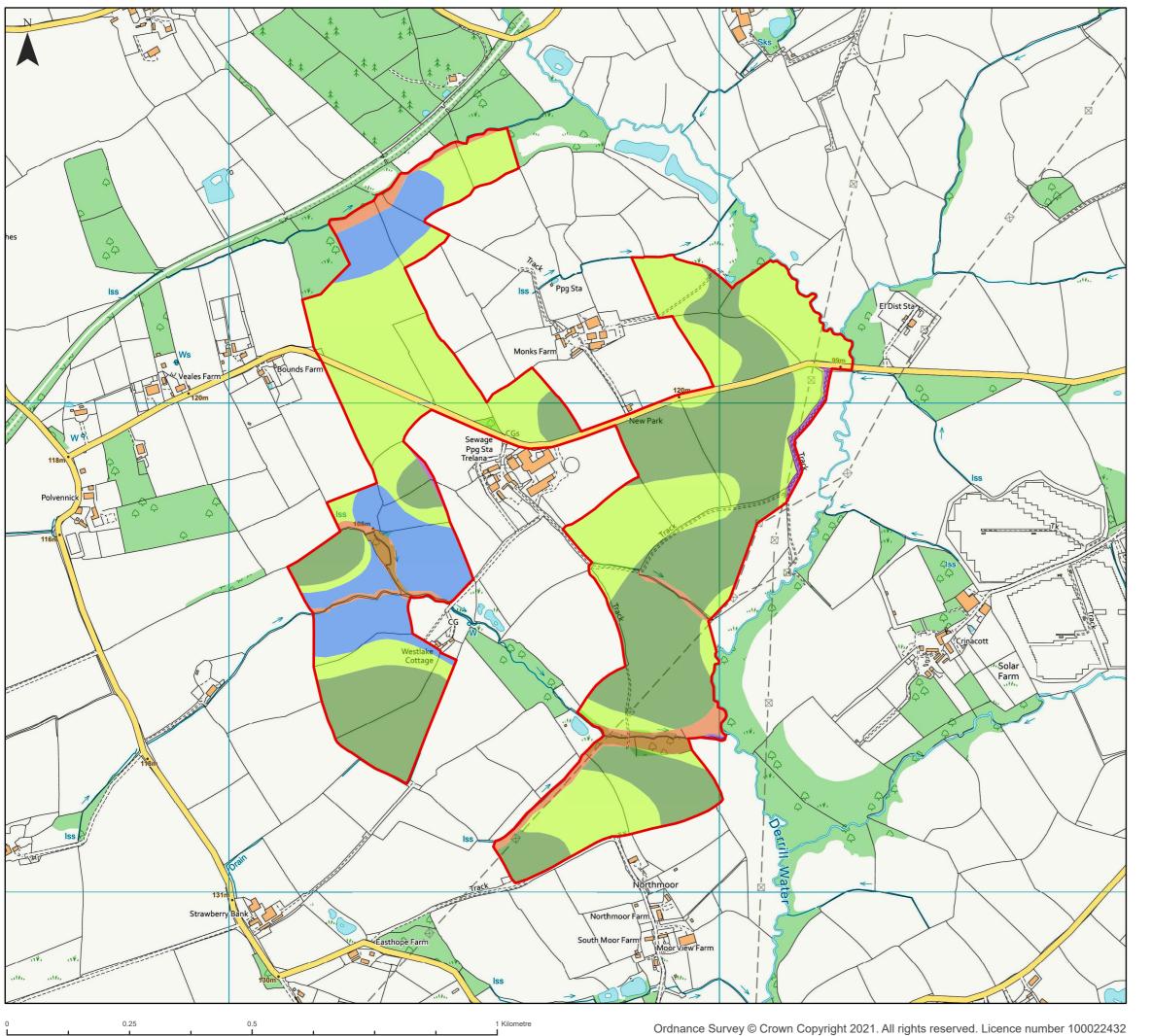
**Auger Observations** 

Neo Office Address: Cinnamon House, Crab Lane, Warrington, WA2 0XP

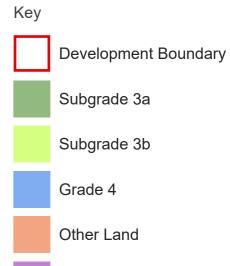


Date: 29/01/2021 Drawn By: Jamie McGhee Scale (A3): 1:7,500





# Derril Water Solar Farm Agricultural Land Classification Figure 9.2



Not Surveyed

Neo Office Address: Cinnamon House, Crab Lane, Warrington, WA2 0XP



Date: 29/01/2021 Drawn By: Jamie McGhee Scale (A3): 1:7,500 Drawing No: NEO00738/065I/A





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