



## MANAGEMENT PLAN

**DEVELOPMENT:** Erection of an extension to a poultry growing unit including silos and associated works

**LOCATION:** Fron Bella  
Pentrefoelas  
Betws y Coed  
Conwy  
LL24 0TE

**CLIENT:** G B Jones

**Roger Parry & Partners LLP**  
The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
Tel: 01691655334 Fax: 01691 657798  
Email: [richard@rogerparry.net](mailto:richard@rogerparry.net)

*Also at: 1 Berriew Street, Welshpool, Powys, SY21 7SQ  
Tel: 01938 554499 Fax: 01938 554462  
email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)*

*Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: [mail@rogerparry.net](mailto:mail@rogerparry.net)*

**November 2018**



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley & Welshpool*

## **Table of Contents**

1. The Development
2. Free range laying hens
3. Scratching areas, paddocks. Perimeter fencing
4. Vehicle Movements
5. Vehicle Routing
6. Drainage
7. Manure Storage & Disposal
8. Neighbourhood Notification Requirements
9. Cleaning Out
10. Emissions
11. Noise / Odour Management
12. Quality Standards
13. Dead Bird Management & Pest Control



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley &  
Welshpool*

## **1. The Development**

G B Jones propose the building of an additional poultry house to be used for growing birds that will produce poultry meat for human consumption.

The extension will be laid out as per the location plan and will include the following elements:

- Poultry shed
- 2 feed bins
- Hardstanding around the extension for turning, loading and unloading

It is proposed that one chicken house is constructed. The poultry extension will measure 118m x 18.1m. the total floor area will therefore be 2,136m<sup>2</sup>. Eaves and ridge height will be 2.59 metres and 5 metres respectively.

## **2. Broiler Growing**

Production programme for Fron Bella Poultry already operate in accordance to their processor Maelor Foods requirements as follows:

Day 1: Day old chicks arrive on farm as hatched so a mixture of Female and Males.

Day 32: Thinning of the flock, where 30% are removed

Day 39: Depletion of the flock, where all birds are removed

Day 40-54: Clean out of the shed, wash down, pre-heating and laying of sawdust and chick crumb.

On average it is a 54 day programme, although this can alter due to weekends, holidays etc.

The chicks are hatched and delivered from Wrexham.

Feed is delivered from the Lloyds Wrexham Mill.

The processing plant is located just on the outskirts of Wrexham.

## **3. Stocking Rates**

There is no maximum stocking density for intensive chicken meat production currently set down in UK domestic law, the law covering the welfare of broiler chickens is covered by general animal welfare law and farmers are expected to comply with the relevant DEFRA Code of Practice. It is not however an offence to fail to keep to the DEFRA Code.

In 2010 EU Legislation (Directive 2007/43/EC) came into force that sets new limits on stocking densities. The Directive sets as a limit a figure of 33kg per square metre but



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley & Welshpool*

lays down requirements where derogation up to a maximum of 42kgs per square metre could be implemented.

Despite the potential derogations from the standard stocking density applied by the Directive, the commercial reality is that the industry as a whole is decreasing stocking rates in response to higher welfare expectations of consumers.

It is proposed that the poultry installation will grow chickens for the retail trade. In order to supply the retail trade, all farmers must as a minimum, be members of the independently audited Assured Chicken Production (ACP) Scheme. The scheme requires farmers to comply with strict management requirements such as stocking at a maximum of 38kg/m<sup>2</sup>. Many retailers now require the supply of 'Higher Welfare Chicken' (HWC), which includes those endorsed by the RSPCA Freedom Foods Scheme, and these farms are stocked at a lower rate of 30kg/m<sup>2</sup>. For the purpose of this report a stocking rate of 38kg/m<sup>2</sup> has been used for calculating the maximum number of birds stocked on site.

#### **4. Summary of Production Cycle**

The production cycle will follow the same basic procedure as follows:

- Chick placement on day one following pre-warming of the house and covering of the floor with wood shavings
- Feed arrives for birds during growing cycle. Volume of feed consumed increases during the growing period
- Thinning of the flock, where 30% are removed
- Depletion of the flock, where all birds are removed
- Remove all manure from shed and move to existing manure store on farm to be stored prior to land spreading or to be taken by neighbouring farmers
- Sheds power washed, disinfected and dried out prior to chick placement on days forty to fifty four.

The turnaround period between crops will be 7 days on average; the length of time taken to clear the site will depend on many factors such as when the date on which the crop cycle ends, e.g. if the cycle completes before a bank holiday weekend the clearout may take an additional day to avoid disturbance over the holiday. For the purpose of this report a 7 day turnaround period has been used. This would result in producing 6.75 crop cycles per year.

#### **5. Vehicle Movements**

G B Jones propose to connect to the A543 for all HGV movements as per existing practice for the sheep, beef and poultry enterprises. We believe that the additional



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley & Welshpool*

vehicle movements would be: 6 vehicle movements per crop removing grown chickens and 4 vehicle movements per crop of feed delivery.

However, these movements will take place at the same time as the existing unit and therefore there will not be an increase in vehicle movements to and from the site.

## **6. Vehicle Routing**

The site is accessed off the A543 and then taking a minor road towards Fron Bella. Access to the poultry unit is via an existing road to the North of the site.

## **7. Drainage**

After the litter is cleared the building and roof inside and the walls are pressure washed and disinfected. Washing water then passes via a pipe directly into a collection tank between the buildings. The tank holds 55 cu metres. Due to variants in the yard levels the tank will serve a proportion of the yard area. The tank will be made of concrete and will be to BS 5502 requiring no maintenance. When the cleaning out is in progress the dirty washing water and any contaminated rain water falling on the yard will be directed via drains to manholes and in to the tank.

With the polished floors following a brushing down there will be very little solid matter to be carried away with the washing water. The shed will take approximately 6 hours to be fully washed down. With the drains in the lowest corner of the shed leading directly into the collection tank and no water passing out on to the outside yard there can be no mistake over the position of the isolating valve when washing down is taking place. The outside area can then be cleaned up when the litter has been taken away and also controlled in sections by the sloping concrete.

## **8. Manure Storage & Disposal**

The unit will produce approximately 2kg/bird of manure produced/flock i.e. 110T = 715T per annum. The manure will be removed at the end of each flock. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage. All the manure will be removed from the shed and moved to a covered manure store.

The manure will be removed from the poultry unit following each crop cycle and will then be stored in a covered manure store before being moved off farm.



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley & Welshpool*

## **9. Cleaning Out**

With reference to the cleaning, this will take place once every cycle. The manure will be removed from the site using a sheeted tractor and trailer.

## **10. Emissions**

The building design incorporates the use of mechanical ventilator extractor fans which will thermostatically control the building. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions this will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission.

It is concluded that the nature of the development and environmental controls built into the proposed extension mean that emissions to air will have no significant adverse effects on air quality or the health of local people or designated wildlife sites. Therefore no further mitigation measures are required.

## **11. Noise / Odour Management**

The proposed extension incorporates the use of mechanical ventilator extractor fans which will thermostatically control the building temperature. Therefore they tend to operate more frequently during hot weather. The industry standard noise level for fans operating at 100m from the nearest property would be in the region of 36 dB (A) in rural areas, background levels may be between 38-42 dB (A) adjacent to an existing farm. This figure is likely to be towards 42 dB (A) if not in excess of this. We therefore feel that any increase in the noise levels at any neighbouring properties would be negligible.

The waste is removed once per cycle, therefore there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage either on external ground or within covered storage. The potential build up of manure is mitigated by the age and size of the birds.

Decomposing waste products such as manure, dust and bedding causes odours in intensive meat chicken buildings. Ventilation rate and temperature significantly influence the concentration of odorous compounds; inadequate air movement in the



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

*Offices also at Minsterley & Welshpool*

houses, leading to high humidity and wet litter causes poor dispersal of odours. The ventilation system is designed to efficiently move moisture from the house and to remove heat. The drinking system is also designed to eliminate spillage. The shed is also insulated to eliminate condensation. Other management controls include dietary manipulation; crude protein levels will be kept at a practical minimum keeping crude protein low. The feed will contain enzymes that enhance the digestion of the cereal components of the feed as a result of the improved digestion, the amount of water drunk by the birds is reduced, and this in turn leads to a lower moisture content of the litter. Consequently the risks of odour are reduced by this drier litter.





The period during the bird production cycle at which odour and dust concentrations have the potential to cause nuisance is during the clearing of manure and spent floor litter from the sheds.

## **12. Quality Standards**

The chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food Specification, which sets out that standards of welfare at all stages of the chickens life, as well as the Red Tractor Standards.

## **13. Dead Bird Management & Pest Control**

There are several reasons why the careful disposal of dead birds is an important part of the health management of systems:

-  Reduces the risk of disease spread back to the flock and other species.
-  Reduces the likelihood of carcasses being removed by scavengers, which can transmit disease.
-  Reduces the risk of blow flies (*Caliphora sp.*), which can also transmit disease.
-  NFS contractor Registered firm Pointins are used.

The dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme prior to this they will be stored in a secure container in line with the animal by-products Regulations 2003. Pest control for rats will be carried out by an approved agency. Preventative measures will be used to control flies to include fly screens and flies controls replaced periodically to prevent the flies entering the building from the outside.



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at Minsterley & Welshpool

Signed:.....

**Richard J. Corbett BSc (Hons) MRICS FAAV**  
**For and on behalf of Roger Parry & Partners LLP**

Dated:.....



The Estates Office  
20 Salop road  
Oswestry  
SY11 2NU

Phone 01691655334

[mail@rogerparry.net](mailto:mail@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at Minsterley &  
Welshpool