
DETAILED MANAGEMENT PLAN

Erection of Free Range Poultry Unit, 16,000
Birds

Land north of Glanmyddyfi
Pentrefelin
Llandeilo
Carmarthenshire

Prepared for Mr Terry Davies



land & property
professionals

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1 INTRODUCTION

This Management Plan shall detail how the proposed 16,000 Free Range poultry unit upon Land to the North of Glanmyddydi, Pentrefelin will operate.

As above the proposal is for the erection of a free-range poultry unit upon land to the North of Glanmyddydi, to provide accommodation for 16,000 free range birds together with all other associated works.

The site in question is currently laid to an agricultural enclosure laid to grass. The site in question is largely level, with the topography rising upwards, in relation to its north eastern portion.

The boundaries of the field parcels are defined by extensive, native hedgerows which are mature in their position. The field parcels are approached via a field gate in the southern corner directly off the council highway. Additional ground is proposed to be developed for the purposes of additional landscaping.

The site is currently used by Mr Davies as part of his agricultural business, being a mixed livestock farm with both beef and sheep. The field parcels proposed to be utilised as part of this development have been grazed by livestock for many years, with harvest crops also taken. Organic and inorganic manures have been applied to the land as part of the farm grass management programme. The application presented also provides improvements to the junction where the minor county highway adjoins the A40. The ornamental hedge at this junction point is to be relocated as part of the proposal as detailed in the transport statement.

The immediate surrounding area is predominately laid to agricultural enclosures and isolated dwellings. The landscape within which the application site is set is typical of the rolling Upper Tywi Valley area with mature hedgerows and woodland planting. Wider views are dominated by agricultural enclosures, isolated farms and large agricultural buildings and dwellings. Within the landscape there are traditional farm buildings, however the more modern style of steel portal framed buildings are common features in the landscape, with steel cladding to the roof and walls.

The site is approached directly off the A40 and then a county road. The settlement of Llandeilo is found some 3.5km to the east of the application site.

2 OPERATION OF THE POULTRY UNIT

2.1 FREE RANGE EGGS – THE BUILDING

The proposed building shall be 73.0 metres long by 19.750 metres wide with a roof pitch of 15°, eaves height of 3.4 metres.

The size of the proposed building is in line with the land availability surrounding the development, at a ratio of 2000 birds for every hectare of land. The maximum ranging distance associated with the building is 350 metres from building to the external perimeter of associated land.

The birds shall have access to the land lying to the north and north east of the proposed building which shall be dedicated pasture for the enterprise. The land will be fenced using fencing to keep predators out. Birds will be inspected at least once a day.

The birds are Free Range and have an opportunity each day to exit the building and enter onto the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building.

The maximum stocking density for the unit is nine birds per square metre, and there must be 250cm square of litter area per bird. The perches internally for the birds shall allow a depth of 8 cm per hen and there must be a minimum of 10cm of feeders per bird and one drinker per ten birds.

Feed for the 16,000 birds is proposed to be stored in two external feed bins. The feed bins shall be a juniper green colour. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building as per the submitted layout plans for the poultry unit.



Free Range Birds are brought into the enterprise as young laying stock and remain in the unit for a fourteen-month period. Following the end of the cycle for the laying stock all birds are removed and the building is thoroughly cleaned internally, and the next flock introduced to restart the cycle.

2.2 THE RANGING AREA AND FENCING

The birds within the free-range unit will graze the designated land in a rotational field system. The birds will step out of the building through the pop holes provided and onto concrete, which shall ensure that the ground is not poached and compacted by the birds. The concrete shall also ensure that the feet of the birds are cleaned prior to entering the building and it shall be regularly be cleaned by staff on farm. The birds will be then directed to those fields available for grazing in rotation to prevent over stocking of the ground and ensure the fertility of soil. Good pasture management is essential, and it is paramount the problems of parasitic intestinal worms and coccidian oocysts are avoided. Using the above systems of management shall result in less bacteria build up, a cleaner environment for the birds and shall lower the risk of disease.

Fencing shall surround the ground used as part of the enterprise to prevent predators entering onto the land.

The manure is to be removed twice per week using manure belts at the end of the production cycle over a course of two to three weeks the unit will be cleaned down and sterilise the building in preparation for the new flock.

2.3 MANURE

All manure applied to the land will be done so in accordance with regulations for Good Agricultural and Environmental Conditions regarding soil and water. The manure shall be applied in accordance with the Silage, Slurry and Agricultural Fuel Regulations in line with the businesses' manure management plan. A detailed Manure Management Plan has been submitted in support of the planning application, together with an Ammonia Report. Both of the aforementioned reports set of the process and capacity for dealing with manure generated by the proposal.

It is proposed that the following measures in relation to manure management also be adopted and the applicant is happy for each point to be included as a condition of any forthcoming consent. Discussions have been held with a Planning Solicitor who has confirmed that manure management proposals are enforceable as conditions of consent with the relevant documents referenced as a requirement to be adhered to ie the Manure Management Plan.

- 1) No manure of any kind will be applied to the 42 acre block of land which the application site forms part of.
- 2) No manure shall be sold to any individual or business owning or renting land within 1.5km of the boundary of the Dinefwr SSSI.
- 3) A register of purchasers of any manure generated by the application proposal shall be maintained and made available to the LPA upon any request made.
- 4) All recommendations of the Manure Management Plan shall be adhered to at all times.

2.4 DUST

It is paramount that dust is kept to a minimum in the unit to protect the welfare of the Birds and also those working within the unit. All feed is stored in purpose-built buildings outside the main unit to reduce the dust particles in the atmosphere. Fans will be used inside the buildings to prevent the build-up of dust. The open design of a free-range unit limit the emission of any significant dust particles into the atmosphere.

Automated feeding using the internal conveyor with augers direct from the sealed external feed bins will minimise dust creation.

2.5 FLIES, RODENTS AND PREDATORS

Rodent problems must not occur in a Poultry Unit as the droppings from rodents can taint the eggs and if found mean that those eggs produced in the unit are rejected. On side rodents are monitored and controlled should the unit experience problems, Specialist Pest Control Agents, would be used immediately if a problem were to occur. The Unit would operate in accordance with the DEFRA "Code of Practice for the Prevention of Rodent Infestations on Poultry Farms" April 2009.

As the manure is removed twice per week from the unit and the unit cleaned down, flies should not inhibit the unit. The manure standing for four days in the unit will be relatively dry and friable.

As all birds are housed during the evening predators such as stoats, foxes and badgers to name a few would not be able to access the birds. Whilst out on the designated land the birds would be protected by fencing from all predators.

2.6 LIGHTING

The development shall not use perimeter lighting, as birds shall be trained to find their own way back to the building prior to darkness. The building will then be in complete darkness. A small light will be used outside the egg collection unit for use in the winter months when staff enter the building to collect eggs in the morning and evening, this is for health and safety reasons.

2.7 VEHICLE MOVEMENTS AND ROUTING

The access to the site will be located at the existing field access, which has been in situ for many years. The existing cattle compound will be removed, and a hardstanding and vehicle manoeuvring area created as part of the proposal. The positioning of the access ensures that the length of single track lane that must be travelled to reach the site is minimised. The proposal offers improvements to the highway network, of benefit to all road users not just the applicant. The junction off the council highway to the A40 will be improved through the provision of additional visibility and the access plans for junction improvements have previously been approved by the Welsh Government.

Parking is available on site for staff and visitors in the creation of the new hardstanding to the south west of the proposed building.

2.8 STANDARDS

All eggs produced on the proposed site will be done so in a Free Range System, thereby meaning the eggs and chickens are managed to comply with the RSPCA Freedom Food Standards for Laying Hens.

The applicants will endeavour to ensure high standards of welfare are maintained as in all of their other enterprises.

The Unit will adhere to the Codes of Good Agricultural and Environmental Condition and Cross Compliance Regulations of the Welsh Government.

3. DEAD BIRD MANAGEMENT AND 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 Douglas Bros 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.

4. POLLUTION

The construction and site operation of the development will implement reasonable avoidance measures and controls to ensure the development does not create any unacceptable adverse impact on the immediate environment.

The pollution plan has been written with regard to national legislation and especially that of the Environment Agency's Pollution Prevention Guidelines (PPG5 & PPG6 – 2007).

Potential Pollutants

There are several potential pollutants that could arise from the construction and operation of a free range poultry unit, and therefore it is important to identify these elements prior to works commencing, in order to put some safeguarding measures in place, to reduce and minimise any potential pollution to the immediate and surrounding environment.

The main potential pollutants for this scheme are identified below:

- Silt
- Cement and Concrete
- Fuel/chemical spills
- Foul water drainage

Each potential pollutant will be considered separately, and the appropriate measures will be set out to minimise any potential pollution each activity might create.

Silt

Silt is a common potential issue in any development, as groundworks have the ability to implicate the existing surface water systems.

- During construction, we will minimise the amount of soil stripping in order to minimise the volume of contaminated surface water run-off.
- We will only remove vegetation from areas that need to be exposed in the near future.
- Plant and wheel washing facilities will be implemented during construction works, of which will be:
 - o on a hard standing area at least 10 metres from any watercourse,
 - o The run off from this area will be collected in a sump, of which will be disposed via a tanker off site.
- The site access road will be brushed and scraped regularly to reduce dust and mud deposits.
- Preventative measures such as silt fences/bales will be placed on top of slopes to reduce the risk of silt contamination.

Cement and concrete

It is acknowledged that concrete and cement are very alkaline and corrosive and can cause pollution. Given that the development includes both elements to construct the building and hardstanding, it is important to put some measures in place to minimise the risk of pollution.

Readymix shall be utilised within the development.

Fuel and Chemical spills

Given the limited amount of time any machinery will be on site, it is highly unlikely that any fuel or chemical spills will occur. However, if refuelling takes place, the following steps will be taken:

- refuel mobile plant in a designated area, on an impermeable base away from drains or watercourses
- use a bunded bowser
- supervise all refuelling and bulk deliveries
- check the available capacity in the tank before refuelling
- don't jam open a delivery valve
- check hoses and valves regularly for signs of wear
- turn off valves after refuelling and lock them when not in use
- position drip trays under pumps to catch minor spills
- keep a spill kit with sand, earth or commercial products for containment of spillages
- provide incident response training to the staff and contractors

If any fuel or chemical spill does occur during construction or operation, a spill kit containing sand/earth will be used immediately.

Foul water drainage

A detailed drainage strategy report and pollution prevention plan are submitted in support of this planning application. The aforementioned reports together with the planning drawings highlight how each water source will be drained and separated to prevent pollution.

The foul water from the toilet required in the building for staff will be disposed of via a new septic tank or bio-disc system. Clean water will discharge into soakaways from the free range poultry unit and the range area surface water will drain through natural infiltration and interception ditches. Dirty water will be channelled and directed to a dirty water storage tank.

Incident response

If any pollution incident occurs, the developer and applicant will report the incident immediately to NRW. The potential incidents include any spillage, contaminated run-off, flooding, damage to habitats. Staff will be informed of their duty to report such incidents and carry out the work to minimise the risk of any pollution incidents occurring.

IN THE EVENT OF ANY POLLUTION INCIDENT OR TO PREVENT POTENTIAL POLLUTION CALL

NATURAL RESOURCES WALES 03000 653 000