



MANAGEMENT PLAN



DEVELOPMENT:	Erection of a poultry rearing unit including silos and associated works
LOCATION:	Lynwood Church Stoke Montgomery Powys SY15 6TD
CLIENT:	J Meddins & Co

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

Also at: 1 Berriew Street, Welshpool, Powys, SY21 7SQ
Tel: 01938 554499 Fax: 01938 554462
email: welshpool@rogerparry.net

Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net

February 2018



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

Table of Contents

1. The Development
2. Pullet Rearing
3. Vehicle Movements
4. Vehicle Routing
5. Drainage
6. Manure Storage & Disposal
7. Cleaning Out
8. Emissions
9. Noise / Odour Management
10. Quality Standards
11. Dead Bird Management & Pest Control



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

1. The Development

The proposal is for a new poultry rearing building to provide a 38,000 bird rearing unit. The new building will be located to the west of the current farmyard on land currently used as a permanent pasture. The building will be approximately 91.44m x 21.33m wide, which will house 38,000 birds, together with a service area and office on the west gable end. The birds are bought in as pullet stock and remain in the unit for some 16 weeks. After this time the birds are removed and the whole building fully cleaned down internally and the new flock introduced to restart the rearing cycle.



The building incorporates a removable raised perching area which will collect droppings on the floor of the building. After 16 weeks the flock is removed and the whole building fully cleaned internally and a new flock introduced to restart the pullet rearing cycle.

Feed for the birds is stored in two external juniper green coloured, or a similar dark colour to be agreed with the local planning authority, steel hoppers and conveyed automatically to the building. The external steel hoppers will be located adjacent to the building to the south elevation.

Adjoining the building on the western end will be a hard stoned apron for access for delivery and removal of the birds and for cleaning out the manure.

The building has a proposed roof pitch of 15° and an eaves height of 3.00m. The building is of a low profile which helps to minimize its visual impact. The proposed building would utilise 12 ridge mounted high velocity mechanical fans which thermostatically control the building. The building roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall. The eastern end will have a box profile sheeted door for vehicle access and also two passenger doors and the western end will have a box profile sheeted door for vehicle access and also two passenger doors.



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

2. Pullet Rearing



The house will mimic a free range set up, in that it has 50/50 litter and slats. Through the use of house lights, the birds are trained to roost on the slats by 8 weeks of age, significantly reducing management time on the farm.

The proposal proposes to meet the ever increasing demand for multi-tier reared pullets through continual investment into the systems. The multi-reared pullets are active, mobile and totally geared for the challenges of Aviary free-range egg production.

Internally all of the houses are uniformal and use the following:

- Chain or pan feeders
- Feed cleaners
- Nipple drinkers
- Chick super starter crumb to 3 weeks
- Chick starter crumb to 6 weeks
- Super pullet grower meal to 9 weeks
- Pullet grower meal from 9-16 weeks
- Daily water monitoring equipment (digital per bird)
- Daily bodyweight monitoring (platform weighers)
- Perches (on nipple lines between perches and A-frame)
- Chopped treated straw for litter substrate
- Bright lighting – increased at end of rear if required
- Dosatron – used for all water administrated vaccines and vitamins
- Water sanitisation



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

3. Vehicle Movements

The proposed pullet rearing unit will once in use need bulk food delivered to the farm by six or eight wheeler HGVs, the usual sized vehicle for agricultural use in this rural area. The feed will be delivered 2/3 times a month and stored in the silos on site.

The main labour force to be used in conjunction with the proposed development will be the existing farm workers and partners of the business who already live and work at Lynwood and therefore have no need to leave the holding to access the proposed development.

4. Vehicle Routing

The proposed pullet rearing unit would be accessed from the A489 and B4385 and an unclassified road using the existing access which is to be improved directly to the site.



5. Drainage

Clean surface water from the roof of the building and clean surfaces will run into open and stone filled infiltration trenches and a piped system each side of the proposed building. It will be collected in an underground storage tank with a 2000 gallon capacity to be used for washing down purposes.

Any surplus clean water will be discharged into existing ditches. The aim is that the continuation flow will be controlled to not exceed the existing Greenfield run off rate.



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

At the wash down stage the clean water system around the yard will be switched to the underground dirty water tank.

Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A slump in the floor will drain to a further below ground sealed tank, which will allow collection of any dirty water primarily arising from the washing down process at the end of the production cycle. This dirty water will then be taken by vacuum tanker to be spread on grassland in ownership of the applicant (as per the farm manure management plan). The dirty water tank will be constructed to be compliant with the SSAFO Regulations (Wales) 2010 Standards.

The clean and foul water drainage systems will be kept separate in order to ensure no pollution incident occurs to the environment.

6. Manure Storage & Disposal

The unit will produce an estimated 2kg/bird of manure/flock i.e. 76T = 190T 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, however all of the muck will be taken off the farm. Dependent on the time of year the manure is removed from the building, it would be spread directly on the grassland in accordance with good agricultural practice for soil, water and air in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

The land available for disposal is shown on the attached plans in the manure management plan. This is grassland and manure spread at correct rates will be a useful asset for the business. The disposal areas mostly lie well away from other residential properties.

Please see the manure management plan for detailed information.

7. 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.

8. Emissions

The building design incorporates the use of mechanical ventilator extractor fans, 12 mechanical extractor fans will thermostatically control the building. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

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.

Please see the ammonia screening document for detailed analysis of the Ammonia and Nitrogen Deposition from the proposal.

9. Noise / Odour Management

The proposed rearing unit at Lynwood shall have 12 mechanical extractor fans which will be used during periods of hot weather only. It is paramount that mechanical fans are provided within the buildings as they are used to control the temperature, it is vitally important to bird welfare during periods of hot weather. The table below details the environmental sound levels dB (A) for HER710/6/1 following numerous manufacturing trails:

Distance from Fan to Receptor - metres	Number of Fans				
	1	3	10	16	20
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	52	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

The above data has been compiled in line with BS848 Part Two (1985) and using the Technical Specification of the Mechanical Fan which confirms the fan selected will operate at a level of 61 dB (A) at 3 metres. When all 12 fans are in operation, the cumulative sound level should be in the range of between 27 and 29 dB (A) at 400 metres from the unit.

The nearest receptors to the proposed poultry unit at Lynwood are Stonelea and Ty-Gwyn at approximately 343 metres from the rearing unit. At this distance, the noise impact on the sensitive receptor based on 12 fans would be between 27 and 33 dB (A).



In considering an operational farm unit, it is recognised that a working farm unit would have a background noise level of 42 dB (A), the development proposed therefore is not excessive and would not result in complaints or disturbance to sensitive receptors.

Mitigation:

The applicant is proposing the following mitigation as part of the proposal:

- 1) Movements of feed and birds to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours to respect neighbours thus meaning that movements shall only occur between 07:00 and 18:00.
- 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
- 3) All fans will be maintained by local electricians to ensure they are working properly and reducing any unplanned excessive noise.
- 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.
- 5) Whilst the birds are placed in the unit and taken, we will ensure the operation is smoothly undertaken to prevent stress to the birds and no noise to the neighbours.

The fans shall be in a treated chamber which will have an insulated roof and walls which will exhaust into an insulated baffle area thus limiting the noise emanating from the rearing unit proposed. The cumulative noise impact of the rearing unit at Lynwood will not exceed World Health Organisation Guidelines.

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 pullets.

10. Quality Standards

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

The unit will produce in line with Defra 'Code of Good Agricultural Practice' for the protection of water Appendix V approximately 190 tonnes of bedding/manure per annum. This can then be spread onto the farm land in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan. If the time of year is not appropriate for the spreading of the



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499





mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley

manure, an agreement has been reached with local family member farmers to take the manure and they have the hard standing areas and existing buildings to store the manure until required.

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.

Signed:.....

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

Dated:.....



11 Severn Street,
Welshpool
Powys
SY21 7AG

Phone 01938 554499

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley