



## MANAGEMENT PLAN



<b>DEVELOPMENT:</b>	<b>Erection of an extension to a free range egg production unit including silos and associated works</b>
<b>LOCATION:</b>	<b>Pertherin Pontdolgoch Caersws Powys SY17 5NJ</b>
<b>CLIENT:</b>	<b>Gwynne Hughes &amp; Son</b>

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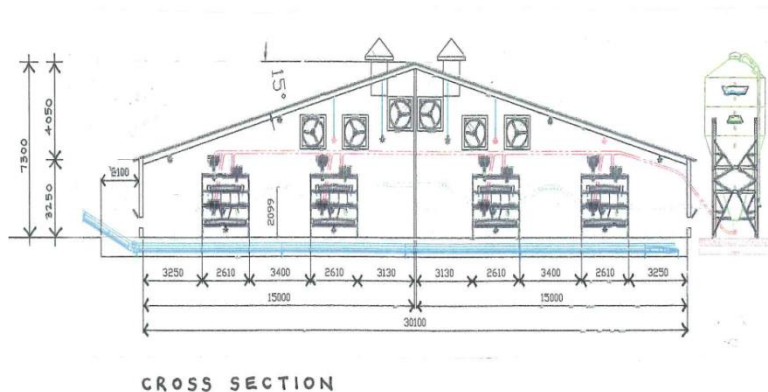
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## 1. The Development

The proposal is for an extension to a free range poultry building to provide an additional 48,000 free range bird egg laying production unit. The new buildings will be located to the south of the current farmyard on land currently used as a permanent pasture. The buildings will be approximately 128.32m x 19.50m wide x 68m x 20m wide, which will house 48,000 birds. The eggs would be conveyed into the control room area where they would be packed and stored. The birds will have direct access from the building to dedicated pasture which will be electric fenced to keep out predators. The birds are brought in as young laying stock and remain in the egg production unit for some 14 months. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the egg production cycle.



The building proposed operates a multi tier system which allows a smaller shed as opposed to a flat deck system by having two tier perching decks for the laying hens within the building, these perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt.



The conveyor belt system is operated every 5 - 7 days with the manure going directly into a parked trailer outside the building. After 14 months the flock is removed and



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the whole building fully cleaned down internally and a new flock introduced to restart the egg production cycle.

Feed for the birds is stored in six external dark blue grey 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 buildings.

The buildings have a proposed roof pitch of 15° and an eaves height of 3.10m. The building is of a low profile which helps to minimize its visual impact. The proposed buildings 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 slate blue (or a colour to approved by the LPA) set above a low concrete base wall. The side elevations of the buildings will have sheeted steel profile sides with concrete walls with pop holes for the birds to egress from the building.

## **2. Free range laying hens**



The birds have a laying cycle of 56 – 58 weeks. The birds are farmed to a free range system. The system utilizes a series of perches and feeders at different levels. The maximum stocking density is 9 birds per square metre and there must be at least 250cm square of litter area/bird. Perches for the birds must be installed to allow 15cm of perch per hen. There must be at least 10cm of feeder/bird and at least one drinker/10 birds.

There must be one nest for every 7 birds or 1 square metre of nest space for every 120 birds. Water and feeding troughs are raised so that the food is not scattered. The birds must have continuous daytime access to open runs which are mainly covered with vegetation and with a maximum stocking density of 2,500 birds per hectare. Within the system the birds must be inspected at least once a day. At the end of each laying period the respective houses are completely cleared and disinfected.

## **3. Scratching Areas , Paddocks and Perimeter Fencing**



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In free range laying systems, good pasture management is essential if the ground is to remain in good condition and the problems of poaching and the build-up of parasitic intestinal worms and coccidial oocysts are to be avoided. The land surrounding the laying house will be divided into a series of paddocks which the birds are allowed to use for periods of up to 6 - 8 weeks each.



The length of time that the birds are allowed to use individual paddocks will vary depending on soil type, drainage, grass cover and weather conditions. The area immediately outside the poultry house tends to suffer the greatest amount of damage, so we propose that the ground adjacent to the pop holes should be covered with stones/pebbles. As well as providing health and welfare benefits the birds' feet will be cleaned as they enter the building providing cleaner eggs. Free range layers are attractive to predators.



Foxes are the most frequent cause of problems and can cause damage and often kill or maim large numbers of birds – far more than they are able to consume. We propose to use a 1.2 m semi permanent electric fence with netting which will be exactly the same as the one used on site shown to the left.

#### 4. Vehicle Movements

The proposed extension to the free-range egg production 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 3 times a month and stored in the silos on site. Also, Gwynne Hughes & Son have a provisional contract with a company to supply the free-range eggs, which will collect the eggs in a 7.5 tonne



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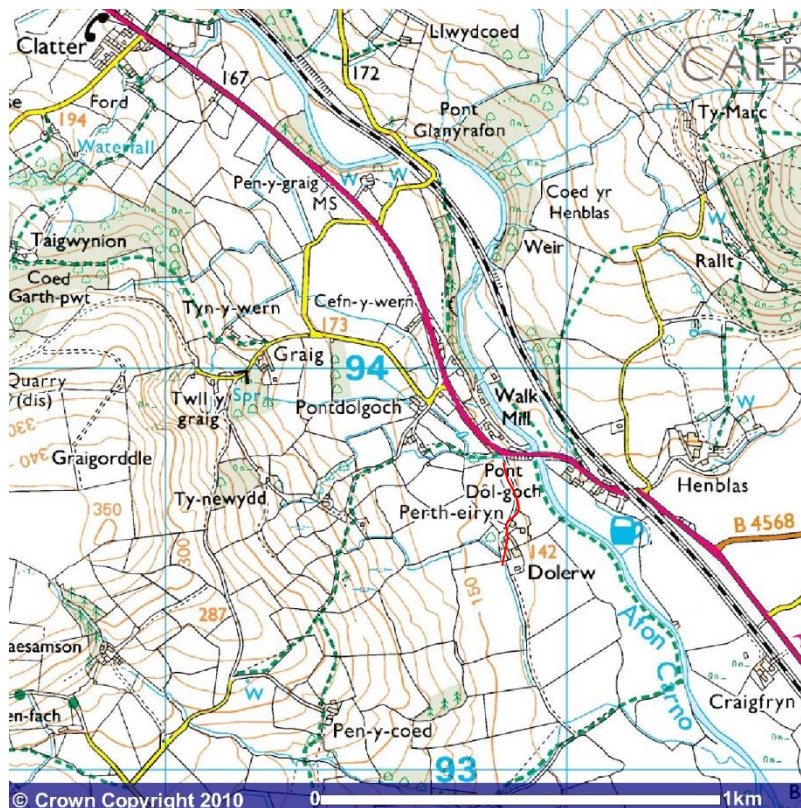
lorry three times a week. However, the feed will be delivered at the same time as the existing free range unit and therefore there will be no increase in movements.

With regard to potential sustainable modes of transport, there are no public services, including bus services, passing near to the application site.

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

## 5. Vehicle Routing

The proposed egg enterprise unit would be accessed from the A470 with a left turn into the farm immediately on entering the rural settlement of Pontdolgoch, then approach the site from the private drive.



## 6. Drainage

Clean surface water from the roof of the building will be collected in an underground storage tank and used for washing down purposes. Surplus clean water from the roof will be run by pipe, to existing watercourses.



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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 spread by vacuum tanker over the farms 200 acres (or thereabouts) of grassland and arable land as per the farm manure management plan.

We propose that the majority of the surface water is to be stored within a 2000 gallon underground holding tank, the water from which will be used for washing down purposes on a regular basis with surplus clean water being discharged direct to the Afon Carno through existing drainage systems and into an existing field gutter, the aim is that the continuation flow will be controlled not to exceed the existing Greenfield run off rate.

## **7. Manure Storage & Disposal**

The manure will be removed via conveyors every 5 -7 days set below the nesting and perching areas. Due to the manure being moved every 5 - 7 days 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, however all of the muck will be taken off the farm and utilised on family owned farmland. Dependant on the time of year the manure is removed from the building; it would be spread directly on the arable ground in accordance with good agricultural practice for soil and water and in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

The manure management plan identifies the land which the manure will be spread, this is grassland and arable land 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 manure management plan for detailed information,

## **8. Neighbourhood Notification Requirements**

Verbal confirmation is given to any neighbouring properties with 200m of the buildings of the fields utilised for manure spreading in advance of the date of cleaning out or spreading.



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## **9. Cleaning Out**

The building proposed operates a multi tier system which allows a smaller shed by having two tiers perching decks for the laying hens within the building, These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt. The conveyor belt system is operated every 10 days and goes directly into a parked trailer outside the building. 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, 12 mechanical extractor fans will thermostatically control the buildings. 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.

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

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

The proposed buildings would utilise 12 ridge mounted high velocity mechanical fans which thermostatically control the building. Therefore they tend to operate more frequently during hot weather. The industry standard noise level for six fans operating at 100m from the nearest property would be in the region of 40 dB(a), In rural areas, background levels may be between 38 - 42 dB adjacent to an existing farm this figure is likely to be towards 42 dB figure if not in excess of this, we therefore feel that any increase in the noise levels at any neighbouring properties would be negligible as the closest property is approximately 340m away.

The design of the unit incorporating a slatted floor and conveyor belt mechanism for waste removal. The waste is removed moved every 5 - 7 days, so 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 free range hen's freedom to



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access the adjoining fields. The surrounding paddocks are rotated and only occupied by birds for a short period of time.

## **12. Quality Standards**





The eggs are produced and 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. This can then be spread onto the farm land both grassland and arable land in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan.

Again guidance is found within Defra 'Code of Good Agricultural Practice' for the prevention of water Appendix III, which provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens. The majority of the manure will be spread on the remaining land on the farm especially the arable fields.

## **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**



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