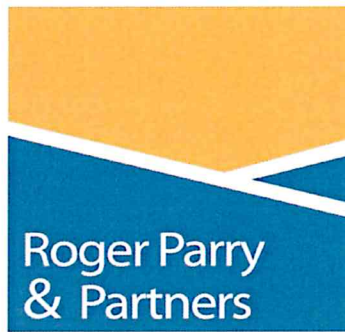




MANAGEMENT PLAN



DEVELOPMENT: Erection of a Free Range Egg Production Unit including silos and associated works

LOCATION: CaeMor Farm
Llwynmawr
Llangollen
LL20 7BE

CLIENT: E & J Morris

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: 11 Severn Street, Welshpool, Powys, SY21 7AG
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*

June 2015



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
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
www.rogerparry.net

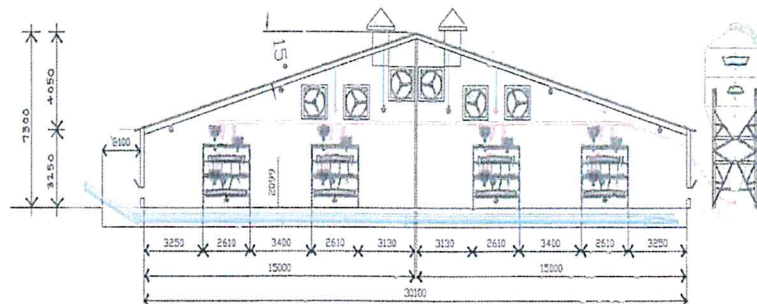
*Offices also at Minsterley &
Welshpool*

1. The Development

The proposal is for a new free range bird egg laying unit. The new building will be located on existing agricultural land and accessed with a new entrance off the B4579. The building will be approximately 76m x 19.5m wide which will house 16,000 birds. The eggs would be conveyed into the packaging and storage area and would be packed and stored ready for collection. The birds will have direct access from pop holes on the north elevation of the building to dedicated pasture which will be fenced to keep out predators. The birds are brought in as young laying stock and remain in the egg production unit for some 13 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 and allows a smaller shed by having two tier perching decks for the laying hens within the building and the highest level of welfare standards. 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.



CROSS SECTION

The conveyor belt system is operated every 10 days and removes approximately 14 tonnes from the internal conveyor belt systems via an external conveyor belt into a parked trailer outside the building. After 13 months the flock is removed and 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 two external green powder coated hoppers and conveyed automatically to the building. The two external steel hoppers will be located adjacent to the building. Adjoining the building will be a hard stoned area approximately 5m wide to allow for access for delivery and removal of the birds.

The building has a proposed roof pitch of 15° and an eaves height of 3.35m and a ridge height of 5.2m. The building is of a low profile which helps to minimize its visual impact. The proposed building would utilise 4 mechanical extractor fans which thermostatically control the building. The building roof and sides will be clad with steel box profile sheeting coloured juniper green set above a low concrete base wall. The East gable will have four sheeted steel doors for vehicle access.

2. Free range laying hens

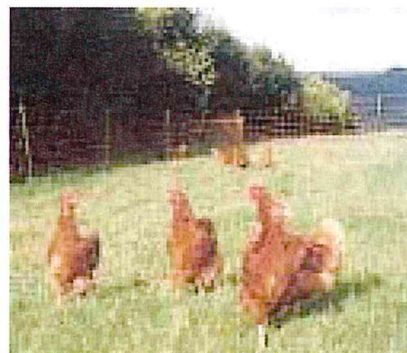


The birds have a laying cycle of 56 – 58 weeks. The birds are farmed to a free range system. The system utilizes a series of perches and feeders at different levels. The maximum stocking density is 9 birds per square metre and there must be at least 250cm square of litter area/bird. Perches for the birds must be installed to allow 15 cm 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 800 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

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



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

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 1.5 m semi permanent electric fence with netting.

4. Vehicle Movements

The proposed extension of the free-range egg production unit will require one feed delivery lorry of 18 tonne capacity or thereabouts every seven days. The collection of eggs is twice a week in a rigid body commercial lorry. Once in every production cycle i.e. 14 month intervals, lorries bringing fresh laying birds and a lorry for removing the old flock will need to access the site.

The main labour force to be used in conjunction with the proposed development will be Emma and Julian Morris who own and already live and work at CaeMor Farm and therefore have no need to leave the holding to access the proposed development.



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

5. Vehicle Routing

The existing farm access is currently off an unclassified road, it is therefore proposed that a new access is created off a B classified road that will provide a suitable visibility line to access and egress the site safely and easily. The entrance has been designed to allow all vehicles to pull fully off the main highway with a waiting area should a vehicle be exiting the building area at the same time.

Access and Egress will be mainly from the Shropshire direction to the East and vehicles will turn right to access the site. Feed supplies and deliveries will come from this direction passing through the village of Selattyn.

The B4579 has been for many years been the main artery route for supplying farms and collecting milk on the South Side of the Ceiriog Valley.

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 and discharged in soakaways.

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.

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 soakaways.

7. Manure Storage & Disposal

The unit extension will produce an estimated 400 tonnes of poultry manure each 13 month cycle. The manure will be removed via conveyors every 10 days set below the nesting and perching areas. Due to the manure being moved every 10 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 farmland 6 miles away on another farm in Oswestry. Dependant on the time of year the manure is removed from the building;



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

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.

Other local close family farmers have also indicated that they would be interested in taking some of the manure.

8. Neighbourhood Notification Requirements

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

9. Cleaning Out

With reference to the cleaning, this will take place once every cycle, which will be in the 14th month and muck movement will be for approximately two days, as it is moved off site.

10. Emissions

The building design incorporates the use of mechanical ventilator extractor fans, 4 mechanical extractor fans 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.

11. Noise / Odour Management

The proposed building design incorporates the use of mechanical ventilator extractor fans, 4 mechanical extractor fans which thermostatically control the building and located on the roofline of the building and 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 36fB."* The nearest farm dwelling is CarMorUcha which is located 180m from the nearest point of the building. In rural areas, background levels may be between 38 - 42 dB therefore there will be no increase in noise levels.



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

The design of the unit incorporates a slatted floor and conveyor belt mechanism for waste removal. The waste is removed every 10 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 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.

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 fly 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: 1.07.2015



The Estates Office
20 Salop road
Oswestry
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool