



DESIGN AND ACCESS STATEMENT

ERECTION OF A POULTRY UNIT FOR TURKEY BREEDING COMPRISING
2 NO. LINKED POULTRY UNITS WITH ASSOCIATED FEED BINS,
TRACTOR SHED, HARDSTANDINGS, ACCESS ROAD AND NEW
HIGHWAY ACCESS; FOLLOWING DEMOLITION OF EXISTING POULTRY
FARM AT BRYN GOLAU, SARON, DENBIGH, LL16 4TH

Client

Aviagen Turkeys Ltd

**Chowley Five
Chowley Oak Business Park
Tattenhall
CH3 9GA**

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire
YO25 8NJ
Tel: 01377 253363
Email: mail@ianpick.co.uk
Web: www.ianpickassociates.co.uk

Introduction

This report has been commissioned by Aviagen Turkeys Ltd of Chowley Five, Chowley Oak Business Park, Tattenhall, CH3 9GA and relates to a proposal for the erection of 2 No. linked poultry buildings with associated feed bins, tractor shed, hardstandings, access road and new highway access following the demolition of the existing poultry unit at Bryn Golau, Saron, Denbigh, LL16 4TH.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 25 years' experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

Background Information

Bryn Golau is an established poultry farm at Saron, Denbigh, LL16 4TH. The existing farm includes 7 No. poultry sheds and is permitting by Natural Resources Wales for rearing of broiler chickens. The capacity of the farm is currently 87,200 birds (Environmental Permit Number: EPR/SP3438WH).

Aviagen Turkeys Ltd are in the process of purchasing the farm in order to redevelop the farm for turkey breeding purposes. The proposed development involves the demolition of the seven existing poultry sheds followed by the erection of 2 No. new poultry houses and associated infrastructure. Following the development, the farm will operate as a turkey laying unit, producing fertile eggs for hatching. The capacity of the new farm will be 6,000 birds (5,500 hen and 500 stag turkeys).

The proposed redevelopment of the farm will create 5 full-time jobs.

The application includes the following technical reports.

- Odour Impact Assessment
- Ammonia Impact Assessment
- Noise Impact Assessment
- Ecology Survey

Amount

The proposed development involves the demolition of the 7 No. existing poultry sheds and site clearance, followed by the erection of 2 No. linked poultry buildings with associated feed bins, tractor shed, hardstandings, access road and new highway access. The size of the scheme elements is shown below.

- Poultry Unit 1 = 101m x 18m – 1818m³
- Poultry Unit 2 = 111m x 18m – 1998m³
- Link = 7m x 3m – 21 m³
- Tractor Shed = 10m x 5m = 50m³
- 4 No. Feed Bins = 3.75m diameter, 8.6m height.
- Hardstandings and Internal Access Road
- Car Parking
- New Highway Access

The floor area of the buildings proposed totals 3887m³.

Use

Existing Use

The current use of the site is based on the rearing of commercial broiler chickens. The capacity of the existing site is 87,200 birds, with around 7.5 flocks of birds per annum.

Proposed Use

The site is proposed to change from a commercial broiler farm to a turkey breeding farm, producing fertile eggs for hatching purposes.

The site will operate on a 36-week production cycle. The birds are moved into the site at the beginning of the production cycle and lay for a maximum of 28 weeks. For the first 24 weeks, there will be 5,500 hens and 500 stags on the farm. Depopulation of the farm commences at week 25 through to week 28. After week 28, the farm is empty and is cleaned and disinfected in readiness for the next flock of birds. The farm is empty for cleaning and preparation for around 8 weeks between each flock of birds.

The proposed buildings are of steel portal frame construction, and the external cladding will be polyester coated profile sheeting for the walls and roof. The buildings will be fitted with automated feeders, supplied by auger systems from the proposed feed bins. Water for the birds is provided by bell drinkers. Ventilation within the buildings is based on roof mounted ventilation fans. Internally, the buildings will be fitted with nest boxes for the hens to lay in.

Eggs will be collected daily from the nest boxes and transferred through the egg grading room and egg drying room to the egg store, from which they will be collected 3 times per week for transport to the hatchery.

At the end of each flock cycle, the birds are manually caught and removed from the site. Once the birds are removed, the process of cleaning and preparing the site for the next flock of birds commences. This involves removal of the manure from the sheds which is undertaken with a mechanical loader. The manure is loaded directly into waiting trailers, which are sheeted when full and removed from the site for disposal. Following the removal of the manure, the buildings are power washed in readiness for the next flock of birds. All manure will be removed from the site under contract with Gamber Logistics.

The buildings will have a smooth floated impermeable concrete floor, which will be drained via sealed drains into a dirty water containment tank to contain dirty water arising from the washing out process. The dirty water will be removed from the site at the end of each flock by vacuum tanker under a waste management agreement.

Layout

The proposed layout of the site is shown on the attached site plan, IP/ATL/03 and the attached floor plan, IP/ATL/05. The proposed buildings have been located on a similar footprint to the existing buildings on the site.

The main change to the layout is from 7 smaller buildings to 2 larger buildings. The proposed buildings are linked together to allow staff access to all areas of the poultry unit without going outside.

This design is to maintain biosecurity for the site, and limit disease risks to the birds from the external environment. The proposed design also incorporates the egg grading room, egg drying room, egg store, office, and staff facilities within the proposed buildings.

Scale

The existing poultry houses to be demolished have a total floor area of 3890 sq m.

The scale of the development is the erection of a poultry unit which extends to 3887 sq. m of floor space. The development will accommodate 5,500 hens and 500 stag turkeys with a maximum of 6,000 birds on the site in total.

Landscaping

The proposed development is one of replacement of existing buildings of a similar design on a similar footprint. Given the scale and nature of the development, replacing an existing facility, the impact of the development on the character and appearance of the landscape is negligible.

Appearance

The proposed development will be constructed from a steel portal frame. The walls are formed of poured concrete with profile sheeting above in olive green. The roof covering is profile sheeting in olive green. The feed bins will be in olive green plastic. The external hardstanding's will be of concrete construction or crushed stone as shown on the site plan.

Access

It is proposed to move the entrance to the farm as part of this proposal. The proposed entrance into the farm is to be located to the north. The entrance has been designed with 15m northern radii, 6m southern radii, 7.3m width, and a gate set back of 20m.

Table 1

Existing Traffic Generation from 87,200 commercial broiler chickens.

Activity	Vehicle Size	Frequency per Flock (7 weeks)
Bedding	16.5m Articulated HGV	1
Bird Delivery	16.5m Articulated HGV	2
Feed Delivery	16.5m Articulated HGV	10
Egg Collection		0
Fallen Stock Collection	7.5 tonne lorry	5
Bird Removal	16.5m Articulated HGV	11
Manure Removal	16.5m Articulated HGV	5
Dirty Water Removal	Tanker	1
Total		35 per 7-week flock
Average per Week		5
Total Per Annum		260 per annum

Table 2

Proposed Traffic Generation from 6,000 turkey breeders (5,500 hens and 500 stags)

Activity	Vehicle Size	Frequency per Flock (36 weeks)
Bedding	16.5m Articulated HGV	5
Bird Delivery	16.5m Articulated HGV	5 (during week 1)
Feed Delivery	16.5m Articulated HGV	27 (1 per week)
Egg Collection	Rigid HGV	81 (3 per week)
Fallen Stock Collection	7.5 tonne lorry	1 (end of flock)
Bird Removal	16.5m Articulated HGV	6 (during weeks 25-28)
Manure Removal	16.5m Articulated HGV	10 (during weeks 30-32)
Dirty Water Removal	Tanker	2 (during week 33)
Total		137 per 36-week flock
Average per Week		3.8
Total per Annum		198 per annum

The tables above show the commercial traffic generation associated with the existing and proposed operation of the site. The proposed use of the site as a turkey breeding use is a far less intensive use than the existing broiler use and results in a 25% reduction in commercial traffic associated with the operation of the site.

The proposed development will require 5 No. full time employees, creating 10 car movements per day. This represents a slight increase on the existing operations which require 2 full time workers.

Ian Pick BSc (Hons) MRICS

A handwritten signature in black ink, appearing to be 'Ian Pick', written in a cursive style.

February 2023.