



DESIGN AND ACCESS STATEMENT

ERECTION OF A POULTRY UNIT FOR TURKEY BREEDER SELECTION
COMPRISING 6 NO. LINKED POULTRY UNITS WITH ASSOCIATED FEED
BINS, STORAGE SHED AND HARDSTANDINGS; FOLLOWING
DEMOLITION OF EXISTING POULTRY FARM AT PEN Y FFRIDD, SARON,
DENBIGH, LL16 4SW

Client

Aviagen Turkeys Ltd

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

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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 6 No. linked poultry buildings with associated feed bins, storage shed and hardstandings, following the demolition of the existing poultry unit at Pen Y Ffridd, Saron, Denbigh, LL16 4SW.

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

Pen Y Ffridd is an established poultry farm at Saron, Denbigh, LL16 4SW. The existing farm includes 8 No. poultry sheds and is permitted by Natural Resources Wales for rearing of broiler chickens. The capacity of the farm is currently 114,400 birds (Environmental Permit Number: EPR/CP3338WX).

Aviagen Turkeys Ltd are in the process of purchasing the farm in order to redevelop the farm to create a turkey breeder selection unit. The proposed development involves the demolition of the eight existing poultry sheds followed by the erection of 6 No. new poultry houses and associated infrastructure. Following the development, the farm will operate as a turkey breeder selection unit. The capacity of the new farm will be 12,500 birds (7,500 hens and 5,000 stag turkeys).

The proposed redevelopment of the farm will create 2 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 8 No. existing poultry sheds and site clearance, followed by the erection of 6 No. linked poultry buildings with associated feed bins, storage shed and hardstandings. The size of the scheme elements is shown below.

- Poultry Units 1-6 (identical) = 30m x 20m = 3600 m³.
- Link Corridor = 165m x 4m = 660 m³.
- Storage Building = 20m x 10m = 200m³.
- Amenity Block = 20m x 90m = 180 m³.
- 6 No. Feed Bins = 3.75m diameter, 8.6m height.
- Hardstandings

The floor area of the buildings proposed totals 4640 m³.

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 114,400 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 breeder selection unit, producing turkey breeding stock (hens and stags) to be transferred to laying farms.

The site will operate on a 36-week production cycle.

The birds will be moved into the site at the beginning of the production cycle as day old chicks and reared on the site for a maximum of 30 weeks.

The site will be initially stocked with 7,500 hen and 5,000 stag turkeys as day olds at the start of the production cycle.

Selection of birds for breeding purpose commences from week 15. Birds which do not meet the high standards required for breeding are removed from the flock and are taken for slaughter and enter the food chain.

By the end of the flock at week 30, only birds which meet the grade for breeding remain on the site, and these birds are then transferred to the laying farm, which will be located at Bryn Golau, Saron, Denbigh.

After week 30, 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 6 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.

Once the birds are removed at the end of the flock, 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 dirty water containment tanks 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/04. 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 8 buildings to 6 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 an amenity area for staff.

Scale

The existing poultry houses to be demolished have a total floor area of 5263 sq m.

The scale of the development is the erection of a poultry unit which extends to 4640 sq. m of floor space. The development will accommodate a maximum of 7,500 and 5,000 stag turkeys with a maximum of 12,500 birds on site at any time.

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

Access the farm will be provided by the existing farm entrance. The tables below show the existing and proposed traffic generation associated with the farm.

Table 1

Existing Traffic Generation from 114,400 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	13
Fallen Stock Collection	7.5 tonne lorry	5
Bird Removal	16.5m Articulated HGV	15
Manure Removal	16.5m Articulated HGV	6
Dirty Water Removal	Tanker	1
Total		43 per 7-week flock
Average per Week		6.14
Total Per Annum		319 per annum

Table 2

Proposed Traffic Generation from the proposed 12,500 bird turkey breeder selection unit.

Activity	Vehicle Size	Frequency per Flock (36 weeks)
Bedding	16.5m Articulated HGV	6
Bird Delivery	16.5m Articulated HGV	3 (during week 1-3)
Feed Delivery	16.5m Articulated HGV	37 (1 -2 per week)
Fallen Stock Collection	7.5 tonne lorry	1 (end of flock)
Bird Removal	16.5m Articulated HGV	18 (between weeks 15-30)
Manure Removal	16.5m Articulated HGV	20 (during weeks 31-33)
Dirty Water Removal	Tanker	2 (during week 34)

Total		87 per 36-week flock
Average per Week		2.4
Total per Annum		125 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 breeder selection unit is a far less intensive use than the existing broiler use and results in a 60% reduction in commercial traffic associated with the operation of the site.

The proposed development will require 2 No. full time employees, creating 4 car movements per day. This is the same level of staffing as the existing broiler use of the site.

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