

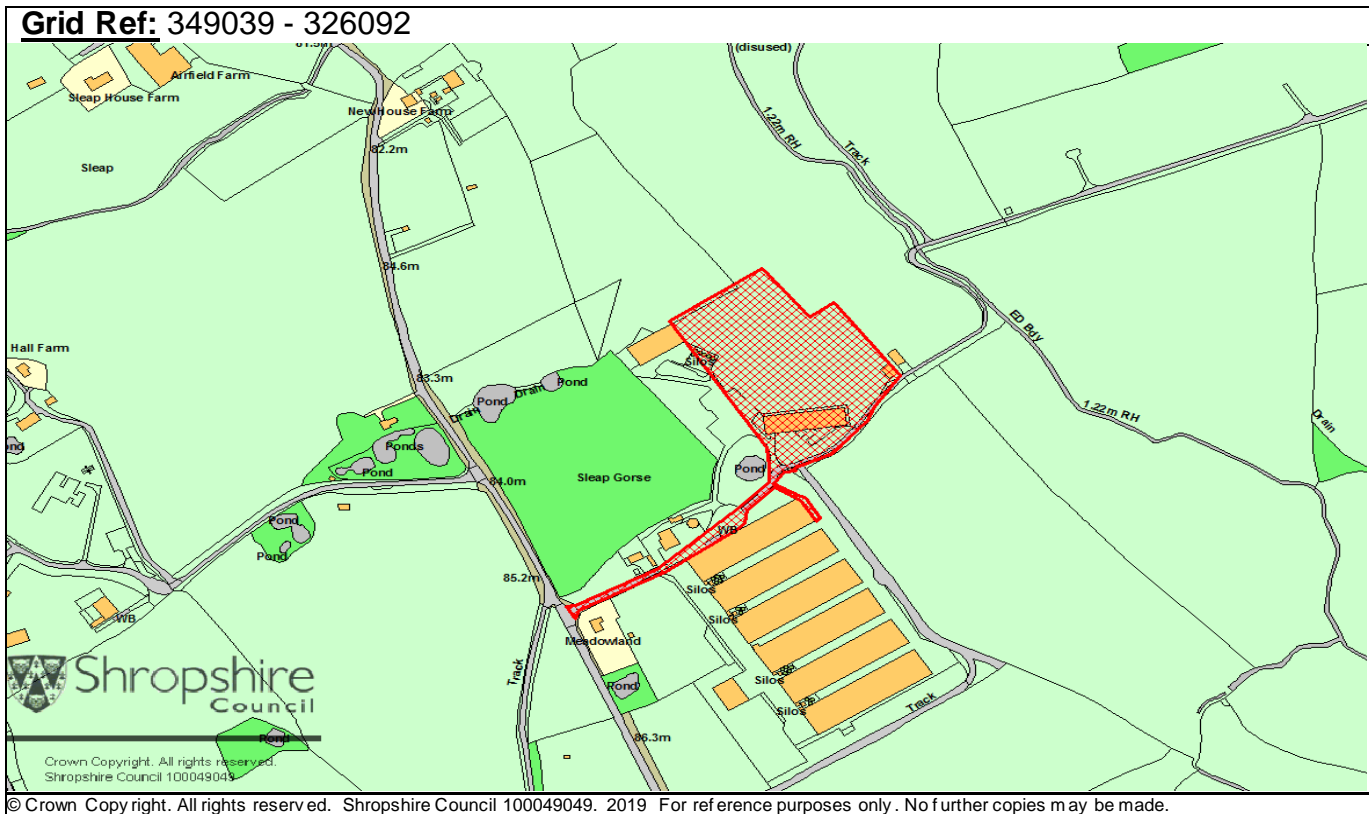


Northern Planning Committee  
7<sup>th</sup> March 2023

Responsible Officer: Tracy Darke, Assistant Director of Economy & Place

**Summary of Application**

<b>Application Number:</b> 22/02001/EIA	<b>Parish:</b> Myddle Broughton and Harmer Hill
<b>Proposal:</b> Erection of three additional poultry units with associated air scrubber units, control rooms, feed blending rooms, feed bins, hardstanding, dirty water tanks and a drainage attenuation pond, together with retrofitting an air scrubber unit to an existing poultry shed	
<b>Site Address:</b> Meadowland, Sleaf, Harmer Hill, Shrewsbury, Shropshire, SY4 3HE	
<b>Applicant:</b> Mr David Grocott	
<b>Case Officer:</b> Richard Denison	<b>Email:</b> richard.denison@shropshire.gov.uk



**Recommendation:** Granted subject to the conditions as set out in Appendix 1

## REPORT

### 1.0 THE PROPOSAL

- 1.1 The proposed development relates to the erection of three additional broiler poultry houses with associated air scrubber units, control rooms, feed blending rooms, feed bins, hard standings, dirty water tanks, and an attenuation pond, together with retrofitting an air scrubber unit to an existing poultry house on land at Meadowland, Sleaf. Each new poultry house will have a capacity of 47,500 birds and will increase the total capacity of the site from the existing 318,000 birds, up to 460,500 birds, an increase of 142,500.
- 1.2 The development will consist of the proposed works:
- Poultry Houses - Three Poultry Houses measuring 110m x 20.42m with an eave's height of 3.3m and a ridge height of 6.114m.
  - Air Scrubber Units - Three air scrubber units attached to the northern elevation of the new poultry houses, measuring 7m x 20.42m with an eave's height of 4m and a ridge height of 7.114m.
  - Control Rooms - Three control rooms attached to the south elevation of the new poultry houses, measuring 12.510m x 4m with an eave's height of 3.3m and a ridge height of 6.114m.
  - Feed Blending Rooms - Two feed blending rooms, measuring 4m x 3m with an eave's height of 2.9m and ridge height of 3.446m.
  - Hard Standings - Concrete aprons to the north and south of the proposed poultry houses.
  - Dirty Water Tanks - Two SSAFO certified dirty water tanks.
  - Attenuation Pond - Sustainable Drainage System
  - Retrofitting Air Scrubber - Retrofitting to Existing Poultry House 1.
- 1.3 The application has been accompanied by a site location plan, block plan, elevations and floor plans, Design & Access Statement, Flood Risk Assessment, Landscape & Visual Impact Assessment, Transport Statement, Noise Impact Assessment, Odour Report, Ecology Survey, Ammonia Report and Environment Statement.
- 1.4 A detailed pre-application enquiry was submitted which indicated that the development could be considered acceptable in principle, although the proposal represents substantial development in the countryside to which careful consideration will be required in particular in relation to landscape and ecological mitigation, as well as impacts on residential amenity and public highway access.

## **2.0 SITE LOCATION/DESCRIPTION**

2.1 The site is located at Meadowlands, an 18.6 hectare farm at Sleaf, and is an existing poultry enterprise. There are six modern poultry buildings at the farm, developed through 2014 to 2017 with a housing capacity of 318,000 broilers. The site is within the Parish of Myddle, Broughton and Harmer Hill and sits in an area of countryside. Sleaf is located approximately 3km to the south of the market town of Wem and is made up of sporadic houses and farms, the private airfield operated by Sleaf Aero Club and a small number of other businesses.

2.2 Access to the site is via the minor road known as Burma Road, which is accessed off the B5476 Shrewsbury to Wem Road. Wem, Clive and Myddle are all approximately 3km from the site and Loppington is 3.75km away. There are a small number of houses and farms in Sleaf, it is not an identified settlement in the SAMDEV Plan but is recognisable on an OS map. The site is therefore considered to be countryside in planning terms with the main use being the airfield which is still in active use by small aircraft.

## **3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION**

3.1 The application is schedule one development in accordance with Environment Impact Assessment Regulations 2017. As such the application requires Committee consideration.

## **4.0 COMMUNITY REPRESENTATIONS**

### **4.1 Consultee Comments**

4.1.1 **Shropshire Council, Highways** - The site has been visited and from a highway aspect it is considered that the highway network can cater for the additional traffic generation as a result of the 3 additional units. Highways therefore raise no objection to the granting of consent.

4.1.2 **Shropshire Council, Ecology** - No objection. Conditions are recommended to secure biodiversity mitigation and enhancement, in accordance with the NPPF, MD12 and CS17. Information from the consultant ecologists regarding the ponds and the Habitat Suitability Index calculations has been undertaken. The consultants have also now provided a map showing the location of the ponds. It is well documented that the Habitat Suitability Index assessment is not a substitute for survey and does not prove presence/likely absence but provides an indication of the likelihood of Great Crested Newts being present. Therefore, as the works will impact an area (albeit relatively small) of highly suitable terrestrial habitat for Great Crested Newts (tall ruderal) and which is within the core area of pond 1 (within 50m) Precautionary Working Methods for Great Crested Newts to be a detailed as they are for reptiles and can be conditioned. It is agreed that the works would not require a mitigation licence for Great Crested Newts.

4.1.3 **Shropshire Council, Drainage** - The proposed surface water drainage strategy in the Flood Risk Assessment is acceptable in principle. The final drainage details, plan and calculations should be submitted for approval including details and plan on how the contaminated water in the yard from spillages or cleaning of the poultry units will be

managed/isolated from the main surface water system to ensure that polluted water does not enter the water table or watercourse.

- 4.1.4 **Shropshire Council, Regulatory Services** - The proposal will require an Environmental Permit issued and regulated by the Environment Agency prior to operation. It is advised that the Environment Agency is consulted on this application. The environmental Permit will control any noise or odour generated within the boundary of the site. It is not anticipated that there will be significant noise or odour generated off the site so Environmental Protection has no comments regarding noise or odour. The application indicates that manure will be exported to their local biogas plant at Whitchurch. Previous appeals found that moving the spreading of manure to a third party for spreading would be considered to be an indirect impact of a poultry application requiring consideration by the planning regime. It is recommended that an appropriate manure management plan is required or an agreement that the applicant will only provide manure to the biogas plant. It would be advised that this aspect should be conditioned to ensure that the planning regime offers reasonable security of this aspect having a low impact.
- 4.1.5 **Shropshire Council, Landscape Consultants** - This proposed site is relatively small in landscape and visual terms and will not have any significant landscape and visual impact subject to the landscape mitigation proposal.
- 4.1.6 **Environment Agency** - Environmental Permitting Regulations: The proposed development will accommodate up to 460,500 birds, which is above the threshold (40,000) for regulation of poultry farming under the Environmental Permitting (England and Wales) Regulations (EPR) 2016, as amended. The Environmental Permit controls day to day general management, including operations, maintenance and pollution incidents.

The Environmental Permit will include the following key areas:

- Management - including general management, accident management, energy efficiency, efficient use of raw materials and waste recovery.
- Operations - including permitted activities and Best Available Techniques (BAT).
- Emissions - to water, air and land including to groundwater and diffuse emissions, odour, noise and vibration, monitoring.
- Information - records, reporting and notifications.

The site is an existing intensive poultry site which is permitted to stock 350,000 birds in seven sheds. The proposed development will add a further three houses and this will need an application to vary the site environmental permit. Initially the applicant had applied for (and gained) a separate intensive poultry site permit nearby. The permit (QP3233YH), allowed for 350,000 birds to be reared in six sheds. This was to be operated as a separate facility. Its location was close to an educational establishment. We had some concerns as to the siting of that poultry unit nonetheless a permit was issued. If the applicant does not intend to develop this site, then that separate permit will need revoking as part of the overall variation to the permit EPR/SP3737FF.

The Environment Agency encourages the 'twin tracking' of the Environmental Permit with the planning application to help give a greater degree of certainty on the appropriateness of the land use.

The Environment Agency have indicated that they have not received any recent substantiated complaints regarding the existing poultry operation which we regulate.

Generic guidance notes have been provided in relation to Ammonia Emissions; Ammonia Screening; Environmental Permit Control; Odour and Noise; Odour Management Plans; Noise Management Plans; Bio-aerosols and Dust; Dust Management Plans; Water Management; Manure Management (storage/spreading); and Pollution Prevention.

4.1.7 **Myddle Broughton And Harmer Hill Parish Council** - Members have raised the following objections:

1. Page 19 of the Odour Report shows clearly that the existing odour measurements taken at the farm are far greater than measurements collected at any other point in the locality. The proposed increase in the number of poultry will further increase the odour to the detriment of those living or active in the area.
2. The transportation of chicken manure from the farm to the processing plant at Whitchurch will, apart from the increased smell, mean considerably more large vehicles using narrow roads that are not constructed for this type of vehicle, leading to congestion and road damage.

4.1.8 **Wem Town Council** wish to comment that if Shropshire Council are minded approving the application the following condition be included as part of planning permission: "All vehicles leaving the site must head south along Burma Road to the B4576, where they turn left and head north towards Wem. At the outskirts of Wem, they must not travel through the town and instead turn right at the mini roundabout before the railway bridge and head southeast along the B5063 Shawbury Road to the A49, onto which they turn left to head north."

## 4.2 **Public Comments**

4.2.1 One letter has been received from the occupiers of Sleaf Hall Farm raising the following concerns:

- Smell from existing poultry buildings occurs in and around home during cleaning out.
- Noise from scrapping when cleaning out existing poultry buildings which is undertaken during midnight and the early hours of the morning.
- Increase in light pollution from external lighting.
- Traffic impact from increased use of Burma Road which is already heavily overused with traffic from the woodyard, airfield, nearby school and local residents.

## 5.0 **THE MAIN ISSUES**

- Background

- Policy & Principle of Development
- Environmental Impact Assessment
- Layout, Scale and Visual Impact
- Impact on Residential Amenity
- Highways
- Ecology
- Drainage
- Flooding

## **6.0 OFFICER APPRAISAL**

### **6.1 Background**

- 6.1.1 Meadowlands is an established poultry farm, which extends to six poultry houses which are used for broiler rearing. Five of the existing poultry houses were constructed in 2013, and the sixth as an expansion in 2016. All of the existing poultry houses are identical, and of standard poultry house construction, formed from steel portal frames, with the external cladding being polyester coated profile sheeting in Olive Green. The existing poultry houses are equipped with automated feeders and drinkers, and a high-speed roof mounted ventilation system. The existing poultry houses each accommodate up to 53,000 birds per flock, with the site having a total capacity of 318,000 birds.
- 6.1.2 The applicants propose to expand their poultry farming operations on the site through the erection of three additional poultry houses. The use of the development will be for the rearing of broiler chickens. Birds will be delivered to the site as day old chicks, and reared within the buildings for 38 days, at which point they will be removed live to the processors and enter the food chain. Following the removal of each flock of birds, the buildings will be mucked out, power washed, dried, bedded with shavings and pre heated in readiness for the next flock of birds. The cleaning and building preparation process takes around 10 days.
- 6.1.3 The proposed poultry buildings are identical and will have pan feeders, non-drip nipple drinkers and indirect heating provided by the existing renewable heating system. Ventilation within the buildings is based on high velocity chimneys above an air scrubber. The ventilation, heating and feeding systems are all fully automated and controlled by a computer system located within the control rooms which are attached to the south elevation of each poultry shed. The systems are alarmed for high and low temperature, feeding system failure and power failure. The alarm system will be linked to an 'auto dial' computer system which alerts personnel via mobile phone to any system failures. The proposed poultry unit will produce standard birds, based on a 48-day growing cycle, including 10 days at the end of each cycle for cleanout and preparation of the buildings for the incoming flock. The unit will operate with approximately 7.6 flocks per annum.
- 6.1.4 All manure and dirty water generated by the existing poultry houses is currently disposed of via the applicants existing biogas plant at Whitchurch. The additional manure and dirty water arising from the expanded development will also be directed to the applicant's biogas plant at Whitchurch. The existing and proposed buildings will

operate on an all-in-all out basis, with all nine poultry houses stocked and de-stocked at the same time.

## **6.2 Policy & Principle of Development**

6.2.1 The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to achieving sustainable development and establishes a presumption in favour of sustainable development (para. 7). One of its core planning principles is to proactively drive and support sustainable economic development. Sustainable development has three dimensions - social, environment, and economic. The NPPF also promotes a strong and prosperous rural economy, supports the sustainable growth and expansion of all types of business and enterprises, in rural areas, and promotes the development of agricultural businesses (para. 84). The NPPF states that the planning system should contribute to and enhance the natural and local environment (para. 174) and ensure that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity should be taken into account (para. 185).

6.2.2 Core Strategy Policy CS5 states that development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to specified proposals including agricultural related development. It states that proposals for large scale new development will be required to demonstrate that there are no unacceptable adverse environmental impacts. Whilst the Core Strategy aims to provide general support for the land-based sector, it states that larger scale agricultural related development including poultry units, can have significant impacts and will not be appropriate in all rural locations (para. 4.74). Policy CS13 seeks the delivery of sustainable economic growth and prosperous communities.

6.2.3 In rural areas it says that particular emphasis will be placed on recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with industry such as agriculture.

6.2.4 The above policies indicate that there is strong national and local policy support for development of agricultural businesses which can provide employment to support the rural economy and improve the viability of the applicant's existing poultry business. In principle therefore it is considered that the provision of a further three broiler units can be given planning consideration in support. Policies recognise that poultry units can have significant impacts and seek to protect local amenity and environmental assets.

## **6.3 Environmental Impact Assessment**

6.3.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify that Environmental Impact Assessment (EIA) is mandatory for proposed development involving the intensive rearing of poultry where the number of broiler birds is 85,000 or more. As such the current proposal is classed as Schedule 1: 17(a) EIA development. An adequate Environmental statement in support of such an application is therefore essential. Whilst the proposal also falls into the remit of Schedule 2 EIA Development criteria (Schedule 2: 1(c) – Agriculture and aquaculture and intensive

livestock installations, as area of floor space exceeds 500 square metres). The fact that the number of additional birds on site is to be 142,500 means that Schedule 1 development procedure prevails. The applicants environmental statement submitted in support of the application is considered adequate in consideration of the assessment of the environmental impacts as a result of the proposed development.

## 6.4 **Layout, Scale and Visual Impact**

6.4.1 Core Strategy policy CS6 seeks to ensure that development is appropriate in scale and design considering local context and character, having regard to landscape character assessments and ecological strategies where appropriate. It states that development will be designed to a high quality using sustainable design principles. Policy CS17 also seeks to protect and enhance the diversity, high quality, and local character of Shropshire's natural environment and to ensure no adverse impacts upon visual amenity, heritage and ecological assets. SAMDev Plan policy MD2 requires that development contributes to and respects locally distinctive or valued character and existing amenity value and demonstrates how good standards of sustainable design and construction have been employed. SAMDev Plan policy MD7b states that applications for agricultural development should be of a size/scale which is consistent with its required agricultural purpose, and where possible sited so that it is functionally and physically closely related to existing farm buildings.

6.4.2 The poultry houses measure 20.4 metres wide by 117 metres long and will include an air scrubber at one end and a bird housing area for 47,000 birds. The eaves height will be 4.3 metres with the ridge height of 7.1 metres. A control room, catching canopy and two feed bins will be located at the end and will extend the building by a further 4 metres. The walls and roof of the building together with the feed bins will be constructed from polyester coated profile sheeting in olive green, whilst the roof chimneys will be black plastic. The buildings will be separated by 8 metres and there will be two small feed blending buildings located between each poultry unit at the end.

### Siting and Alternatives

6.4.3 No details of alternative sites to the proposed development have been provided. The Environmental Statement advises that the application site is considered to be the only suitable location as it is a natural extension to the existing poultry houses. The proposed buildings would be positioned close to the existing ones and would utilise existing infrastructure at the site such as roadways. This in principle is considered acceptable.

### Visual Impact

6.4.4 A detailed Landscape and Visual Impact Assessment has been prepared by LVIA Ltd to provide an assessment of the potential landscape and visual effects of a proposed development upon the landscape. Particular attention was paid to the potential views of receptors of high sensitivity such as users of public rights of way and residential properties.

6.4.5 The site is located adjacent to existing poultry houses and is part of a field in agricultural use which is surround by a native hedgerow and trees. An existing agricultural building is located to the west adjacent to a dense small woodland, whilst the southern corner



of the site has an old, dilapidated poultry house. The site sits in a gently undulating landform and is well screened from the public highway to the west.

- 6.4.6 The Landscape and Visual Impact Assessment study area included a radius of approximately 2.5km from the centre of the site in which four viewpoints were considered. The viewpoints assessed showed that the site is partly visible from two of the four assessed and that none of these views can be considered subject to significant material change.
- 6.4.7 The view from the B5476 is at a distance of 1.34km from which the ridgelines of the proposed poultry houses are likely to be visible, although this is through intervening vegetation. This section of the road is twisty and road users would only view glimpses across the landscape whilst concentrating on the road. The second viewpoint is from the Burma Road at the junction of a public footpath to the north east of the site. From this view point the end of the poultry units will be partly visible alongside an existing agricultural building of a similar scale.
- 6.4.8 The Council landscape consultant has been consulted on the Landscape and Visual Impact Assessment and initially raised concerns regarding the methodology and requirement for mitigation measures at reducing the impact. A revised assessment was carried out, together with the submission of a detailed landscaping proposal. The proposed landscaping consists of a mixed woodland belt to the north of the proposed poultry houses covering an area of 0.62ha. The woodland belt will be approximately 250 metres long and ranging in depth from 16 metres to 55 metres and will link into the existing woodland to the west of the site. The planting will consist of several staggered rows of a woodland mix consisting of native trees and shrub understorey with 3 metre centres to allow suitable growth. This planting will prevent any view from the public footpath at the junction of Burma Road and New House Farm to the north.
- 6.4.9 The Council landscape consultant has indicated that this proposed site is relatively small in landscape and visual terms and will not have any significant landscape and visual impact subject to the landscape mitigation proposal.
- 6.4.10 Officers consider that due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape. Mitigation measures have been suggested to aid the schemes visual blending with the existing environment. Four viewpoints were considered and of these, none were considered subject to material visual impacts. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a minor/negligible overall effect on the surrounding landscape character and a minor effect on the visual baseline (i.e. not a material change). Officers consider that this type of development is not out of character within the existing landscape.
- 6.4.11 The proposed development will not result in any significant landscape and visual impacts subject to the proposed planting scheme along the northern boundary.

## 6.5 **Impact on Residential Amenity**

- 6.5.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that development should safeguard the residential and local amenity.

## Poultry Buildings

- 6.5.2 Having regard to the distance away from neighbouring properties and low height the proposed poultry houses will not result in any detrimental impact from causing any overbearing impact or loss of light.

## Noise

- 6.5.3 A detailed Noise Impact Assessment has been prepared by Matrix Acoustic Design Consultants to review plant and operational noise generated from the proposed development. The assessment includes the proposed ventilation systems together with transport related noise.
- 6.5.4 Concerns have been raised from the occupiers of Sleep Hall Farm which is located over 530 metres away to the west regarding noise from cleaning out the existing poultry buildings which is undertaken during midnight and the early hours of the morning.
- 6.5.5 The Noise Impact Assessment has split the potential noise sources into two categories, plant noise from the ventilation fans and transport noise from the commercial vehicles manoeuvring and loading/unloading. A noise survey has been undertaken to establish the typical background noise levels at the nearest dwellings to the development site over a 24-hour period and to establish noise levels generated by the plant and transport activities. Six dwellings have been assessed in relation to noise impact which range from 300 metres to 1km away.
- 6.5.6 In both daytime, evening and night time the noise level from the ridge fans and the air scrubber fans are significantly below the typical background noise levels. In relation to the transport noise these are also below typical background noise levels during the day and evening, whilst during the night the noise level is between 1dB to 10dB above the typical background noise level. However, the occupiers of the nearest dwellings will be within their houses during the night period and a room even with an open window will provide between 10dB to 15dB sound reduction. As a result of this the noise levels would be below typical background noise and therefore not result in any noise impact.
- 6.5.7 ProPG: Planning & Noise (2017) provides guidance with regard to maximum noise events and sleep quality. Where individual noise events do not normally exceed 45dB more than 10 times a night within a bedroom ProPG states that this represents a reasonable threshold below which the effects of individual noise events on sleep can be regarded as negligible. The maximum noise ingress levels generated by the transport activities fall significantly below this threshold.
- 6.5.8 Therefore, during the night noise emissions from the development will result in a very low noise impact.

## Odour

- 6.5.9 The application site is currently an operational poultry farm and therefore offers some potential for adverse odour conditions. A detailed Odour Assessment has been prepared by AS Modelling & Data Ltd consultants to review the odour emission rates from the existing and proposed poultry houses.

- 6.5.10 Concerns have also been raised from the occupiers of Sleep Hall Farm regarding smells during cleaning out.
- 6.5.11 The odour emission rates have been quantified based upon an emissions model that takes into account the likely internal odour concentrations and ventilation rates of the poultry units and also the effects of the ammonia scrubbing equipment that would be fitted, in relation to the additional units as a result of this proposal. The odour emission rates obtained have been used as inputs to an atmospheric dispersion model which calculates odour exposure levels in the surrounding area.
- 6.5.12 Odour concentration is expressed in terms of European Odour Units per metre cubed of air (ouE/m<sup>3</sup>). 1.0 ouE/m<sup>3</sup> is defined as the limit of detection in laboratory conditions, whilst 2.0 ouE/m<sup>3</sup> is a particular odour which might be detected against background odours in an open environment. When the concentration reaches around 5.0 ouE/m<sup>3</sup>, a particular odour will usually be recognisable, but would usually be described as faint. At 10.0 ouE/m<sup>3</sup>, most would describe the intensity of the odour as moderate or strong and if persistent, it is likely that the odour would become intrusive.
- 6.5.13 Odour emission rates from broiler units depend on many factors and are highly variable. At the beginning of a crop cycle, when chicks are small, litter is clean and only minimum ventilation is required, the odour emission rate may be small. Towards the end of the crop, odour production within the poultry housing increases rapidly and ventilation requirements are greater, particularly in hot weather, therefore emission rates are considerably greater than at the beginning of the crop.
- 6.5.14 The Odour Assessment has considered all variables in the crop cycle and predicts that at all nearby residential properties will be below the odour exposure level set by the Environment Agency's benchmark for moderately offensive odours, which is a concentration of 3.0 ouE/m<sup>3</sup>. The maximum predicted odour exposure is below this threshold and is 2.45 ouE/m<sup>3</sup> at New House Farm which is 300 metres away to the north.
- 6.5.15 The proposed development requires an Environmental Permit in order to operate which is issued by the Environment Agency. The requirements of the Environmental Permit insist on the site being designed to Best Available Techniques. This includes the provision of a high velocity ventilation system and air scrubber, which is deemed to be Best Available Techniques for the dispersal of odour and ammonia emitted from the proposed poultry buildings.
- 6.5.16 Each of the proposed poultry houses will be fitted with air scrubber units, whilst Poultry House 1 will be retrofitted with an air scrubber unit. It is understood that this unit may be the cause of some existing odours which the owners of New House Farm have experienced and thus the fitting of an air scrubber to the unit will be a betterment in relation to this matter.
- 6.5.17 Therefore, the proposed development will not result in any unacceptable level of odour impact on residential properties.

### Light Pollution

- 6.5.18 Concerns have also been raised from the occupiers of Sleaf Hall Farm regarding the increase in light pollution from external lighting.
- 6.5.19 The agent has indicated that the development does not require 24-hour external lighting. However, there are four days over each flock cycle when night time catching operations will be undertaken and lighting on the site will be required. This will be in the form of directional flood lighting above the catching doors. Motion sensor trigger lighting will be provided for any staff needing to visit the site during hours of darkness.
- 6.5.20 However, the proposed poultry houses will be screened from Burma Road by the existing poultry houses and small dense woodland. The buildings will be accessed from the end elevation facing south which would not be visible from any public vantage point and over 1km from the nearest property which may have a broken view towards the farm across agricultural fields hedgerows and trees. However, officers consider it would be appropriate to condition any external lighting so that the intensity, position and orientation of any lighting can be controlled.

## 6.6 Highways

- 6.6.1 Policy CS6 'Sustainable Design and Development Principles' of the Shropshire Core Strategy indicates that proposals should be designed to be safe and accessible to all.
- 6.6.2 Meadowland is served via an existing access approximately 1.75km along Burma Road from its junction with the B5476. The site has an existing splayed entrance with visibility splays of 2.4 metres by 70 metres with localised road widening for vehicles turning left out of the site. These works were provided as part of a previous planning permission 12/04574/EIA granted in March 2013 for the construction of a broiler building (Phase 1 of a 5 Phase development). As part of this application further highway improvements were also undertaken which included the provision of a passing place on Burma Road near Woodside Farm (approximately 250 metre south of the site access) and revisions to the Burma Road junction with the B5476 to increase the bellmouth radii to 15 metres. Visibility for vehicles joining the B5476 is excellent in both directions from the wide grass verge and set back of the field hedgerow.
- 6.6.3 Burma Road has a variable width along its length from around 6 metres in the vicinity of the B5476 junction and localised widening/passing place to 4.1 metre on the straight section between the site access and the passing place to the south near Woodside Farm. At the junction of the B5476 the approach and departure lanes are marked with a central line. It is therefore apparent that HGV's can travel in both directions along Burma Road at the same time without resulting in obstructions to the flow of traffic.
- 6.6.4 The existing Meadowland Poultry units operate on a flock cycle with 7.5 flocks per year resulting in the following traffic movements:

Activity	Vehicle Size	Existing Frequency (Loads per flock)
Chick Delivery	16.5m Articulated HGV	5
Feed Delivery	16.5m Articulated HGV	35
Bird Collection	16.5m Articulated HGV	40
Manure Removal	16.5m Articulated HGV	17
Dirty Water Removal	Tanker	6
Carcass Collection	7.5 Tonne Rigid HGV	5
Fuel Delivery	16.5m Articulated HGV	4
Shavings Delivery	16.5m Articulated HGV	2
Total per Flock		114 (228 Movements)
Total per Annum (7.5 flocks)		855 (1710 Movements)

- 6.6.5 Chicks are normally delivered on a single day resulting in 5 HGV loads at the start of the flock cycle. Thinning out of the flock is undertaken at around days 29 and 30 of the cycle, resulting in 10 HGVs. The remaining flock is removed at around days 37 and 38, which also results in 10 HGVs per day.
- 6.6.6 Once the flock is removed, cleaning of the units is undertaken over 2 days, resulting in 11 to 12 HGVs per day (including the tankers removing dirty water), which is the busiest activity during the cycle. Shavings are then imported in a couple of HGV loads in a day before the next flock of chicks are delivered.
- 6.6.7 All vehicles leaving the site head south along Burma Road to the B4576, where they turn left and head north towards Wem. At the outskirts of Wem, vehicles turn right at the mini-roundabout and head southeast along the B5063 Shawbury Road to the A49, onto which they turn left to head north.
- 6.6.8 The flock travels to Moy Park at Ashbourne, Derbyshire, whereas the manure and dirty water is transported towards Whitchurch, where it is fed into the applicant's Anaerobic Digestion Plant off the A525 on the east side of the town to produce sustainable energy. The feed to the Poultry Unit is also supplied from Moy Park. Inbound vehicles follow the same route in reverse.
- 6.6.9 The Transport Statement indicates a review of Crashmap reveals that there have been no recorded accidents at the site access or the route between it and the B5476 since 2013 when the associated highway improvements were undertaken.
- 6.6.10 The proposed development would provide three additional poultry sheds, and capacity for a further 142,500 birds. There would be no changes to the existing access arrangement to the site from the public highway, or the routes followed by vehicles travelling to and from Meadowland Poultry.
- 6.6.11 The proposed new sheds would operate on the same flock cycle as the existing units. As a result, the same processes within the existing and proposed buildings would coincide, i.e. stocking, cleaning, etc. would be undertaken at the same time for the whole poultry unit. Due to the increased capacity, there would be additional vehicle movements to and from Meadowland Poultry when compared with the existing

situation. The table below confirms the existing and proposed movements, together with the change in vehicle numbers per flock cycle and per annum.

Activity	Vehicle Size	Existing Frequency (Loads per flock)	Proposed Frequency (Loads per flock)	Proposed Increase (Loads per flock)
Chick Delivery	16.5m Articulated HGV	5	7	2
Feed Delivery	16.5m Articulated HGV	35	50	15
Bird Collection	16.5m Articulated HGV	40	57	17
Manure Removal	16.5m Articulated HGV	17	24	7
Dirty Water Removal	Tanker	6	12	6
Carcass Collection	7.5 Tonne Rigid HGV	5	5	0
Fuel Delivery	16.5m Articulated HGV	4	6	2
Shavings Delivery	16.5m Articulated HGV	2	3	1
Total per Flock		114 (228 Movements)	164 (328 Movements)	50 (100 Movements)
Total per Annum (7.5 flocks)		855 (1710 Movements)	1230 (2460 Movements)	375 (750 Movements)

- 6.7.12 As the table above demonstrates, the proposed development would result in an additional 50 loads per flock cycle and 375 loads per annum when compared with the existing situation. This equates to an average of just over 1 load per day over the year.
- 6.7.13 The expansion of the existing business would result in additional traffic movements to and from the site via the existing access and road network. A review of the crop cycles confirmed the largest increase would occur over a couple of days within the cycle when the buildings are cleaned.
- 6.7.14 Concerns have been raised by Myddle Broughton and Harmer Hill Parish Council that the transportation of chicken manure from the farm to the processing plant at Whitchurch will result in more large vehicles using narrow roads that are not constructed for this type of vehicle, leading to congestion and road damage. However, it is clear from the Transport Assessment that the HGV's utilise the main road network, although use a short 1.75km section of Burma Road. This is a tarmac road which is maintained by the Council and is used by a number of large vehicles for commercial businesses, the airfield and farms at Sleep.

- 6.7.15 Comments have been received from Wem Town Council recommending a condition which stipulates that all vehicles leaving the site and approaching Wem should be directed along the B5063 Shawbury Road to the A49 so that they do not travel through the town. No evidence has been submitted indicating that existing vehicles are travelling through Wem or that this is causing any highway impact. The Transport Statement provides confirmation that vehicles are not taking the route through Wem and are using the shortest route along main B-roads to access the main A49 trunk road for vehicles heading to Whitchurch and Ashbourne.
- 6.7.16 The Highways Manager has reviewed the Transport Statement and has confirmed that the highway network can cater for the additional traffic generation as a result of the three additional poultry units and raises no objection on highway safety grounds.

## 6.7 Ecology

- 6.7.1 Policy CS17 'Environmental Networks' of the Shropshire Core Strategy indicates that development will identify, protect, expand and connect Shropshire's environmental assets to create a multifunctional network and natural and historic resources. This will be achieved by ensuring that all development protects and enhances the diversity, high quality and local character of the natural environment and does not adversely affect the ecological value of the assets, their immediate surroundings or their connecting corridors. This is reiterated in national planning guidance in policy 11 'Conserving and Enhancing the Natural Environment' of the National Planning Policy Framework. This indicates that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, minimising impacts on biodiversity and providing net gains where possible.

### Impact on Wildlife

- 6.7.2 A detailed Ecological Appraisal has been carried out to provide an assessment of the ecological value of the site in local context and to identify potential ecological constraints relating to the development and recommend measures to avoid, reduce or manage negative effects and provide a net ecology gain.
- 6.7.3 Meadowlands is surrounded by arable land with habitats on and adjacent to the site include an existing poultry unit, barns, arable land and overgrown scrub. There are no ponds on the site, although there are six ponds within 250 metres of the site. The six ponds have been surveyed and assessed to have 'poor' habitat suitability for Great Crested Newts. Whilst the habitat covering the majority of the development site (intensively managed arable land) is considered to be a very poor habitat for Great Crested Newts.
- 6.7.4 The existing derelict poultry building has been assessed for the suitability for roosting bats, although due to the poor state of the building with large openings the building has very few potential roosting opportunities and no evidence was found. All of the trees and bushes on the site were considered to have negligible potential to support roosting bats as no bat roosting features were observed during the survey. Bats are likely to forage within the site to some extent, although the development is unlikely to have a significant impact on the local bat population.

- 6.7.5 Evidence of red foxes and moles were present on the site and a number of small mammals including hedgehogs probably use the habitats on the site.
- 6.7.6 The ecological appraisal has revealed that the sites habitat which will be affected by the work are considered to be of low intrinsic biodiversity value.
- 6.7.7 The proposed biodiversity enhancements for wildlife include the construction of a new attenuation pond, the placement of hedgehog boxes in the bases of hedgerows and the erection of bird and bat boxes on suitable trees within the curtilage of the farm. The installation of new ammonia air scrubbers on an existing poultry shed as well as the new poultry sheds will reduce the ammonia emissions from the poultry units as a whole. The proposed ecological protection and enhancements will provide biodiversity net gains with no unacceptable adverse impact on ecology.

#### Ammonia Impact

- 6.7.8 A detailed Ammonia Impact Assessment has been prepared by AS Modelling & Data Ltd consultants to review the ammonia emission rates from the existing and proposed poultry houses.
- 6.7.9 Ammonia emission rates from the existing and proposed poultry houses have been assessed and quantified based upon the Environment Agency's standard ammonia emission factors and also upon an emissions model that estimates emissions from the ammonia scrubbing equipment that would be fitted to the proposed new poultry houses and an existing poultry house. The ammonia emission rates have then been used as inputs to an atmospheric dispersion and deposition model which calculates ammonia exposure levels and nitrogen and acid deposition rates in the surrounding area.
- 6.7.10 The modelling predicts that at all wildlife sites (including Ruewood Pools Local Wildlife Site and Ruewood Pastures Site SSSI) that the ammonia concentrations and nitrogen deposition rates would be below the Environment Agency's lower threshold percentage. SC Ecologist have raised no concerns in relation to this matter.
- 6.7.11 Therefore, the Ammonia Impact Assessment confirms that the ammonia or nitrogen deposit rates on all wildlife sites will be negative.

#### **6.8 Drainage & Disposal of Waste**

- 6.8.1 Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity.
- 6.8.2 The application proposes the use of Sustainable Drainage System (SuDS) for all of the surface water from the buildings. The water from the hard standings and washing out of the insides of the buildings will need to be collected and disposed of offsite as this will be similar to the collected manure. The collection tanks should be fitted with level indicators to identify when they need emptying and the Environment Agency have provided advice to the application on pollution prevention measures which are commented on by the agent in the Environment Statement. The SuDS proposes that the surface water is collected and taken to a swale prior to discharging to Sleep brook



approximately 80 metres from the site which in turn joins the River Roden at Wem. The swale will have both infiltration and attenuation capabilities and hold the surface water close to source, releasing it slowly over time to not exceed green field run off rate. Both the Environment Assessment and the Council Drainage Engineer have advised that this method of dealing with surface water is acceptable in principle.

- 6.8.3 All manure produced from the unit will be removed from the site in sheeted HGV trailers for disposal via the applicants existing Anaerobic Digester Plant at Whitchurch. The anaerobic digester plant holds its own Environmental Permit (EPRJP3134RD) to process up to 50,000 tonnes poultry manure, silage and energy crops. As a result, the impacts of waste disposal have been scoped out of the EIA process as the anaerobic digest plant is a licensed waste facility which is allowed to process poultry manure and is subject to its own Environmental Assessment and Environmental Permit.

## 6.9 Flooding

- 6.9.1 Policy CS18 'Sustainable Water Management' of the Shropshire Core Strategy indicates that development should integrate measures of sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity and provide opportunities to enhance biodiversity.
- 6.9.2 The pre-application enquiry raised concerns that part of the proposed three poultry units were in Flood Zone 3b and that the additional units should not be permitted. Flood Zone 3b is a functional floodplain and comprises land where water has to flow or be stored in times of flood with an annual probability of 1 in 20 or great in any year.
- 6.9.3 The proposed poultry units and associated buildings have been reorientated 90 degrees so that they are sited parallel to the woodland to the west. This has resulted in the proposed development being located wholly within Flood Zone 1 based on our Flood Zone Map, where development is considered appropriate. This is the 'Low Probability' zone, identified in Table 1 of the NPPF Technical Guidance, where land is assessed as having less than a 1 in 1,000 annual probability of river flooding (<0.1%).
- 6.9.4 Given the location of the buildings within Flood Zone 1, the key issue is to ensure that sustainable surface water drainage proposals are in place to maintain greenfield run-off rates post development, including climate change impacts on peak rainfall intensity. Development of this nature on previously undeveloped land must not increase flood risk to third parties as a consequence of the construction of impermeable surfaces.
- 6.9.5 The proposals also include a sustainable drainage system utilising an attenuation pond with restricted discharge to the drainage network limiting flows from the development to a greenfield runoff rate.

## 7.0 CONCLUSION

- 7.1 It is considered that the Environmental Impact Assessment accompanying the application demonstrates that the environmental impacts of the proposed development are not significant and are capable of being effectively controlled and mitigated. The layout, appearance and scale of the poultry houses, together with the additional landscaping belt will minimise its visual impact on the rural landscape and will not have a detrimental impact upon the residential amenities of the surrounding area. The

recommended conditions would also be supplemented by detailed operational controls available under the Environment Agency's permitting regime. It is concluded that the proposed poultry houses and associated works are acceptable in relation to relevant development plan policies and guidance.

7.2 In arriving at this decision, the Council has used its best endeavours to work with the applicants in a positive and proactive manner to secure an appropriate outcome as required in the National Planning Policy Framework.

7.3 The recommendation is therefore one of approval subject to the conditions as outlined in appendix 1 attached to this report.

## **8.0 RISK ASSESSMENT AND OPPORTUNITIES APPRAISAL**

### **8.1 Risk Management**

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal - written representations, a hearing or inquiry.
- The decision is challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However, their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore, they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be a) promptly and b) in any event not later than 6 weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

### **8.2 Human Rights**

Article 8 give the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

### **8.3 Equalities**

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in planning committee members' minds under section 70(2) of the Town and Country Planning Act 1970.

## **9.0 FINANCIAL IMPLICATIONS**

9.1 There are likely financial implications of the decision and/or imposition of conditions if challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependant on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – in so far as they are material to the application. The weight given to this issue is a matter for the decision maker.

## **10.0 BACKGROUND**

### **10.1 Relevant Planning Policies**

Policies material to the determination of the Application. In determining this application the Local Planning Authority gave consideration to the following policies:

#### **National Planning Policy Framework:**

#### **Shropshire Council Core Strategy (February 2011):**

CS2 : Shrewsbury Development Strategy

CS5 : Countryside and Green Belt

CS6 : Sustainable Design and Development Principles

CS17 : Environmental Networks

CS18 : Sustainable Water Management

#### **Site Allocations and Management Development Plan (December 2016):**

MD2 : Sustainable Design

MD7b : General Management of Development in the Countryside

MD12 : Natural Environment

### **10.2 Relevant Planning History**

20/03120/FUL - Construction of dirty water lagoon. Granted 8<sup>th</sup> July 2021.

19/00403/PSPPA - Application for prior approval under Part 14, Class J of the Town & Country Planning (General Permitted Development) (England) Order 2015 for the installation of roof mounted solar panels. Prior Approval Not Required 22<sup>nd</sup> March 2019.

18/04913/FUL - Erection of general-purpose agricultural storage building. Granted 28<sup>th</sup> November 2018.

18/03798/FUL - Application under Section 73A of the Town and Country Planning Act 1990 for the erection of agricultural dwelling including the siting of a mobile home during construction (re-submission). Refused 24<sup>th</sup> October 2018.

- 16/00943/FUL - Erection of a secondary agricultural occupancy dwelling for a worker and a temporary dwelling available during construction of dwelling. Refused 12<sup>th</sup> May 2016.
- 15/01921/EIA - Erection of a poultry building, an expansion of the existing poultry business on site. Granted 20<sup>th</sup> August 2015.
- 14/03641/FUL - Erection of a farm managers dwelling and residential garage/annex. Granted 12<sup>th</sup> February 2015.
- 15/01938/EIA - Erection of a poultry building, an expansion of the existing poultry business on site. Granted 20<sup>th</sup> August 2015.
- 15/01937/EIA - Erection of a poultry building, an expansion of the existing poultry business on site. Granted 20<sup>th</sup> August 2015.
- 13/04582/VAR - Variation of Condition No. 2 attached to Planning Permission 12/04582/FUL for the construction of a building to house a biomass boiler and fuel store associated with a 150,000 broiler chicken unit (phase 4 of a 5 phase development) to relocate the building to house the biomass boilers to a more central position. Granted 13<sup>th</sup> February 2014.
- 12/04582/FUL - Construction of a building to house a biomass boiler and fuel store associated with a 150,000 broiler chicken unit (phase 4 of a 5 phase development). Granted 7<sup>th</sup> March 2013.
- 12/04581/EIA - Construction of a broiler chicken building to house 50,000 birds (Phase 3 of a 5 Phase development). Granted 7<sup>th</sup> March 2013.
- 12/04580/EIA - Construction of a broiler chicken building to house 50,000 birds (Phase 2 of a 5 Phase development). Granted 7<sup>th</sup> March 2013.
- 12/04574/EIA - Construction of a broiler chicken building to house 50,000 birds (Phase 1 of a 5 Phase development). Granted 7<sup>th</sup> March 2013.
- PREAPP/12/00049 - Broiler Farm accommodating up to 300,000 broiler chickens, including the incorporation of an agricultural workers dwelling. Acceptable Development 24<sup>th</sup> February 2012.
- NS/06/02560/FUL - Erection of a two-storey dwelling with detached double garage in connection with the existing poultry business. Granted 10<sup>th</sup> January 2007.
- NS/02/00832/FUL - Siting of mobile home and installation of septic tank drainage system. Granted 2<sup>nd</sup> April 2003.

- NS/99/10588/FUL - Replacement of mobile home in connection with egg production units and installation of septic tank. Granted 10<sup>th</sup> March 1999.
- NS/96/00583/FUL - Proposed siting of mobile home in connection with proposed egg production units. Granted 31<sup>st</sup> December 1996.
- NS/96/00582/FUL - Erection of free-range egg production unit (17.1m x 53.375m x 4.3m high) Unit 2. Granted 30<sup>th</sup> December 1996.
- NS/96/00581/FUL - Erection of free-range egg production unit (17.1m x 53.375m x 4.3m high) Unit 1. Granted 30<sup>th</sup> December 1996.

## **11.0 ADDITIONAL INFORMATION**

List of Background Papers - Planning Application reference 22/02001/EIA

Cabinet Member (Portfolio Holder) - Cllr Richard Marshall

Local Member - Cllr Brian Williams

Appendices

APPENDIX 1 - Conditions

## APPENDIX 1

### Conditions

#### STANDARD CONDITION(S)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: To comply with Section 91(1) of the Town and Country Planning Act, 1990 (As amended).
2. The development shall be carried out strictly in accordance with the approved plans, drawings and documents as listed in Schedule 1 below.  
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and details.
3. The proposed woodland landscaping belt shall be undertaken in accordance with drawing IPA1254-11 prior to the first occupation of the poultry houses hereby approved. The landscape works shall be carried out in full compliance with the approved plan, schedule and timescales. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall upon written notification from the local planning authority be replaced with others of species, size and number as originally approved, by the end of the first available planting season.  
Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

#### CONDITION(S) THAT REQUIRE APPROVAL BEFORE THE DEVELOPMENT COMMENCES

4. No development shall take place until a scheme of foul drainage, and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).  
Reason: The condition is a pre-commencement condition to ensure satisfactory drainage of the site and to avoid flooding.
5. (a) Prior to the commencement of the development a scheme shall be submitted in writing for the approval of the local planning authority which sets out procedures for ensuring that, wherever practicable, bird rearing in any building hereby permitted and in existing unit 1 as identified on Drawing number IP/MP/02 Existing Site Plan dated April 2022 only takes place during times when the air scrubbing unit for that building is operational. The submitted details shall identify contingency measures to be adopted to in the event that the operation of the scrubbing unit is not possible, such as plant breakdown, and set out procedures to ensure that any bird rearing that takes place without the use of air scrubbing unit is minimised. The poultry rearing operation shall be undertaken in accordance with the approved scheme.  
(b) No birds shall be brought to any of the poultry rearing buildings hereby permitted unless the associated air scrubbing unit is in effective working order.  
Reason: To minimise the times when the air scrubbing unit is not operational in order to minimise emissions of ammonia and odour and prevent adverse impact on sensitive ecological sites.

## **CONDITION(S) THAT REQUIRE APPROVAL DURING THE CONSTRUCTION/PRIOR TO THE OCCUPATION OF THE DEVELOPMENT**

6. Prior to first occupation / use of the buildings, the makes, models and locations of hedgehog, bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority. The following boxes shall be erected on the site:
- A minimum of six external woodcrete bat boxes, suitable for nursery or summer roosting for small crevice dwelling bat species.
  - A minimum of six artificial nests, suitable for starlings (42mm hole, starling specific), sparrows (32mm hole, terrace design) and tits 26mm/32mm entrance hole).
  - A minimum of four hedgehog nesting boxes.
- The boxes shall be sited in suitable locations and where they will be unaffected by artificial lighting. The boxes shall thereafter be maintained for the lifetime of the development.  
Reason: To provide enhancements for biodiversity in accordance with MD12, CS17 and section 174 of the NPPF.
7. Prior to first use of the buildings approved by this permission, Inno+ air scrubbers shall be installed on existing broiler unit 1 as identified on Drawing number IP/MP/02 Existing Site Plan dated April 2022 and the three new broiler buildings within the application site permitted under this approval as shown on Drawing number IP/MP/02 Proposed Site Plan dated April 2022. The scrubbers shall be fully operational, at all times when birds are housed within, and maintained in accordance with the manufacturer's instructions, for the lifetime of the buildings.  
Reason: To ensure that the proposed development does not adversely affect designated sites through air emissions in accordance with NPPF, Core Strategy CS17 and SAMDev Plan policy MD12.
8. No above ground works shall take place until details of the external materials and colour treatment of all plant and buildings have been submitted to and approved in writing by the local planning authority. The development shall be undertaken in accordance with the approved details and retained as such for the lifetime of the development.  
Reason: To ensure a satisfactory appearance of the development.

## **CONDITION(S) THAT ARE RELEVANT FOR THE LIFETIME OF THE DEVELOPMENT**

9. No more than 142,500 birds shall be kept in the buildings hereby approved at any one time. The Broiler unit as a whole at Meadowlands Poultry Ltd, Meadowlands, Sleaf, SY4 3HE shall house no more than 460,500 birds at any one time. Records of the number of birds delivered to the site during each cycle shall be made and these shall be made available to the local planning authority on request.  
Reason: To prevent adverse impact on designated sites and ancient woodland from ammonia emissions, consistent with MD12 and the NPPF.
10. (a) All manure arising from the poultry buildings hereby permitted shall be taken off site to an anaerobic digester or other suitable disposal or management facility. Manure shall not be exported from the site unless in sealed and covered trailers..  
(b) Records of the destination of each load of manure arising from the poultry buildings hereby permitted shall be made and these shall be made available to the local planning authority on request.  
Reason: To minimise adverse impacts on residential amenity and avoid pollution to groundwater.