

**Peter Richards & Co.**

Crabtree Farm, Prees  
Heath, Whitchurch,  
Shropshire  
SY13 3JY

Development Management Control  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

26<sup>th</sup> January 2024

Dear Sirs

**22/03828/EIA: CONSTRUCTION OF TWO FREE RANGE POULTRY HOUSES WITH  
FEEDBINS AND ANCILLARY EQUIPMENT – DISCHARGE OF CONDITION**

We write on behalf of Mr Andy Brisbourne of PR Brisbourne & Son of Painsbrook Farm, Hadnall to discharge relevant conditions to allow the development to progress successfully.

*3. No development shall take place until a detailed hard and soft landscape scheme for the whole site has been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include: Plant species, sizes, numbers and densities, method of cultivation and planting, means of protection and programme for implementation. This is for all grassed areas, tree, shrub, and hedgerow planting. The works will be implemented during the first planting season following commencement of development on site.*

Please refer to the enclosed updated report from HBA following the comments from ESP during 22/03828/EIA.

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*4. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. The maintenance shall be carried out in accordance with the approved schedule. The maintenance schedule shall include for the replacement of any plant (including trees and hedgerow plants) that is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective. The replacement shall be another plant of the same species and size as that originally planted shall be planted at the same place and within the first planting season following the requirement for the previous specimen's replacement.*

Please refer to the enclosed updated report from HBA which responds to comments made by ESP during consideration of the approved application (22/03828/EIA).

*5. No development shall take place until a scheme of surface and polluted 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 brought into use.*

Application 22/03828/EIA confirmed that the drainage strategy within the submission was acceptable, this submission affords a detailed design. It should also be acknowledged that at the time of the FRA the requirements requires a 25% increase climate change but at regulations have increased to 30%.

*6. Prior to the commencement of the development a scheme shall be submitted in writing detailing contingency measures to be adopted in the event that the operation of the scrubbing unit is not possible, such as plant breakdown, and set out procedures to ensure that the time without the use of air scrubbing unit is minimised. The poultry rearing operation shall be undertaken in accordance with the approved scheme.*

#### OPERATION OF THE SCRUBBERS

The applicant intends to enter into a maintenance contract with the supplier of the Scrubbers. This will ensure the scrubbers will be operational at the start of every 'crop' and would be

operational for the full cycle of birds at the units with the washing/scrubbing process triggered when the ammonia reach relevant threshold.

### MAINTENANCE PLANS

The applicants will adhere to a strict maintenance schedule of the scrubbers, which includes basic regularly checks plus specialist servicing by the manufacturers. A summary of the required checks provided by the supplier are enclosed with the submission. This provides an overview of the daily, weekly and monthly checks as well as other operational checks.

### CONTINGUENCY PLANS

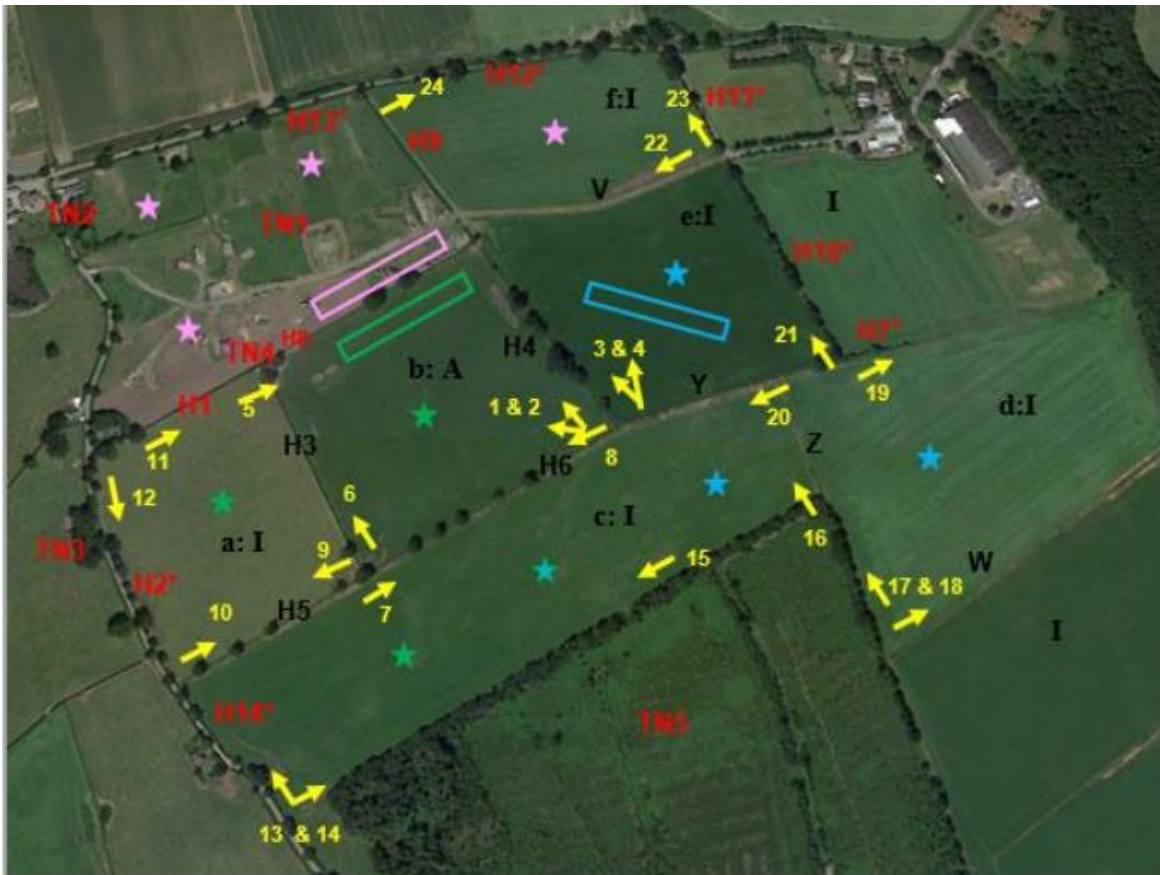
This maintenance schedule will ensure that breakdown incidents are reduced as checks and data monitoring will allow early detection. In the unlikely event of a complete break-down of a unit, the maintenance contract with the air scrubber supplier will ensure that the problem was rectified as quickly as possible.

*8. Prior to first use of the development, a plan showing the location, extent and specification for fencing of hedgerows as detailed in section 5.1.1 of the Ecological Impact Assessment by Churton Ecology dated 9 May 2021 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details prior to first use of the site.*

The below annotated aerial image identify the location and specification of the fencing.

Single Predatory Fence to be located along hedges; **H2, H14** and the woodland edges, also **H12** in Shed 1 area, alongside the other outer boundaries [**H10, H11, H7** and boundary **W**].

It should be noted that fencing is to be 1.2m from the centre of the hedges.



Aerial photograph showing location of Shed 1 (pink outline) and proposed locations of Sheds 2 and 3 (green and blue) and the habitats in the associated foraging areas, by Churton Ecology, April 2021. Stars = foraging grounds (colour coded per associated Shed)

A Arable land I Improved grassland

H1 – H14: hedgerow. Red type = older hedgerows. Red type starred = older and peripheral hedgerows. Black type = internal hedgerows, largely planted up/young hedges but with mature trees

V – W: fence boundaries with rough grassland and/or shrub

a – f = field id

TN1 – TN5: target notes

P1 – 22 Photos

#### Target notes

**TN1:** Shed 1 erected and functioning with immediate surrounds of young grassland and trees

**TN2:** Pool 7      **TN3:** Pool 3      **TN4:** Pool 2

**TN5:** Woodland, largely felled with young regeneration, with peripheral band of native woodland and mature trees



Image – Peripheral ('predator') fencing

Double fencing is required to for hedge 4, 6 and 8, this will be made up of the predator fence to the outside with poultry netting on the inside.



*9. Prior to the erection of any external lighting on the site, a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The lighting plan shall demonstrate that the proposed lighting will not impact upon surrounding residential amenity and/or any sensitive features. The development shall be carried out strictly in accordance with the approved details and thereafter retained for the lifetime of the development.*

The specification of the external lighting erected will be in accordance with BCT Guidance (BCT Guidance Note 08/18) to ensure minimal impact on bats and their commuting and foraging areas. It is proposed to use downlights, thus keeping the horizontal spread of lighting to a minimum.

All external lighting proposed will be below 10 lux, orientated towards the ground and controlled by PIR (Passive Infra-red), set on a short timer. 2700°K to 3000°K LED light bulbs will be used, which will provide a warm white light, which will have the least impact on bats and invertebrates.

The proposed external lighting will be directed away from any vegetated boundary features to retain dark corridors for commuting bats, plus there will be no direct illumination of any enhancement features erected for bats. The external lighting will be kept to a minimum and only positioned outside of the doorways on the gable ends as shown below.



Please let us know if we can provide any further information.

Yours faithfully

**Holly Walker MRICS**  
**Chartered Surveyor**