

Muirden 1 Ltd., Beattock Unit , Ardfour Turriff Aberdeenshire:-

(PPC Application for new permit)

BU 1. Non- Technical Summary

The proposal is to build a new free range egg unit in a parcel of land surrounded on the west, north and east by the River Deveron.

There are two other poultry sites located close to the proposed new development. The first is a 39,500 bird free range unit built in 2021 by A.J. Duncan.

The second is a caged rearing unit built in 2010 by Duncan farms Ltd. This unit will be closed down before the commissioning of the proposed new 64,000 free range egg unit is opened.

The new site is on a separate holding, has a separate holding number from the other proximal poultry units and will be owned and operated by the company "Muirden 1 Ltd."

The site will be physically remote from those other poultry units and will be managed and staffed by an entirely separate group of people. Maximising this separation is paramount for minimising the risk of disease transfer and addressing the ever increasing concern over bio-security. The land, buildings and equipment associated with this new free range unit will be wholly owned and operated by Muirden 1 Ltd.

The unit will house 64,000 birds in an aviary system.

The development will take the shape of one large building although operationally it will be two buildings, end to end with a central Services building in between housing staff facilities and the egg packing process. Each poultry house will be further split longitudinally from the roof apex making 4 sub units housing 16,000 birds each.

All of the land and range is owned by the parent company Duncan Eggs td.

Construction of the proposed house is planned for 2024. When complete, the unit would house some 64,000 birds and the new range size would comply with the greater area required for Scottish Government of 40 Ha., (cf. the standard 32Ha for this size of flock complying with RSPCA guidelines) in view of the unit being within a Nitrate Vulnerable Zone.

Construction of the house would be to the latest, best practice standards, with high insulation of walls and roofs and with an impermeable liner underneath the houses (DPM). This would not only retain heat and create a stable environment, but would be capable of temperature and humidity management by use of adjustable ventilation fans and air inlets.

High insulation would also help prevent condensation and avoid the negative repercussions associated with that.

All air inlets will be located on the roof of the building(s) and main ventilation vents gable end mounted with auxiliary ventilation also by way of gable end fans. All extraction fans will evacuate to the north west and south east.

Air movement is largely established through extraction fans creating negative pressure.

All climatic conditions are computer controlled with appropriate alarm systems to ensure climate consistency.

Heat supplied to the houses is mainly derived from the birds themselves as it has not been established to date that supplementary heat is required to maintain good conditions for bird welfare.

Primary electricity source will be from Photo Voltaic Cells and augmented by a supply from the national grid.

Birds will be introduced at approx. 16 weeks old and based on present conditions, will be retained for up to 65 weeks, before depletion. Old birds will be ultimately directed to the food chain.

Birds are introduced onto a littered floor (wood shavings) and this topped up if needed throughout the cycle. Pop holes will be open for a minimum of 8 hrs a day in accordance with animal welfare procedures unless exceptional biosecurity conditions prevail.

The ranges will be planted up with shrubs / bushes and recent adjacent planting will contribute to air quality improvements both in the immediate term and progressively better as they mature.