



ODOUR MANAGEMENT PLAN

DEVELOPMENT: New IPPC Permit: Ellerdine Grange Farm Poultry Unit

LOCATION: Ellerdine Grange Farm, Ellerdine, Telford,
Shropshire, TF6 6QR

CLIENT: E Agri Ltd

Roger Parry & Partners LLP
Mercian House, 9 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL
Tel: 01691655334
Email: richard@rogerparry.net emily@rogerparry.net

Reviewed: 27/01/26

Odour Management Plan

To be reviewed annually, following a complaint or change to operations/infrastructure.

Introduction

This proposal on seeks approval for a new IPPC permit to establish two barn reared egg-laying units, each designed to accommodate 24,000 birds, at Ellerdine Grange.

Ventilation

Ventilation will be provided by gable-end fans that direct air through a tunnel to an acid air scrubbing system designed to reduce ammonia, odour, and dust emissions.

Wind Direction: South West

Property	Distance from permitted site	Direction from Site	Eastings	Northings	Type of Property
The Grange, Ellerdine, TELFORD, Telford and WrekinTF6 6QR	130m	South-east	360717	320798	Neighbouring house
Ivy House Farm, Ellerdine, TELFORD, Telford and Wrekin, TF6 6QR	160m	South-east	360821	320818	Neighbouring house
Hall Farm Barn, Ellerdine, TELFORD, Telford and Wrekin, TF6 6QR	190m	South-east	360852	320810	Neighbouring house
White House Farm, Ellerdine, TELFORD, Telford and Wrekin, TF6 6QR	215m	South-east	360868	320779	Neighbouring farm
Hall Farm, Ellerdine, TELFORD, Telford and WrekinTF6 6QR	135m	South-east	360869	320822	Neighbouring house
Heritage Barn, Ellerdine, TELFORD, Telford and WrekinTF6 6QR	230m	South-east	360897	320835	Neighbouring house
Hall Farm Cottage, Ellerdine, Telford,	290m	South-east	361001	320808	Neighbouring house

TF6 6QR					
4 Grange Cottages, Ellerdine, Telford, TF6 6QR	250m	South	361001	320808	Neighbouring house
3, Ellerdine, TELFORD, Telford and Wrekin TF6 6QR	250m	South	360678	320636	Neighbouring house

Typical Odour Sources and Actions to be Taken to Minimise Odours

Odour Related Issue	Potential Risks and Problems	Actions taken to minimise odour and odour risks at Bryn y Groes Farm	Completion date
Manufacture and selection of feed	<ul style="list-style-type: none"> •Milling and mixing of compound feeds •The use of poor quality and odorous ingredients •Feeds which are 'unbalanced' in nutrients, leading to increased excretion and litter moisture and emissions of ammonia and other odorous compounds to air 	<ul style="list-style-type: none"> •No on-site milling. •Feed specifications are prepared by the feed compounder's nutrition specialist •Feed is supplied only from UKASTA accredited feed mills, so that only approved raw materials are used 	In place
Feed delivery and storage	<ul style="list-style-type: none"> •Spillage of feed during delivery and storage •Creation of dust during feed delivery 	<ul style="list-style-type: none"> •Feed delivery systems are sealed to minimise atmospheric dust •Any spillage of feed around the bin is immediately swept up •The condition of feed bins is checked frequently so that any damage or leaks can be identified <p>Feed Deliveries are overseen by farm staff, any issues are recorded and this is overseen by the permit operator. The feed system is checked twice daily by farm staff, any issues are recorded and this is overseen by the permit operator.</p>	In place
Ventilation system	<ul style="list-style-type: none"> •Inadequate air movement in the house, leading to high humidity and wet litter •Inadequate system design, causing poor dispersal of odours 	<ul style="list-style-type: none"> •The ventilation system is regularly adjusted according to the age and requirements of the flock. The ventilation system is checked twice daily by farm staff, any issues are recorded and this is overseen by the permit operator. 	In place

		<ul style="list-style-type: none"> •The ventilation system is designed to efficiently remove moisture from the house 	
Litter management	<ul style="list-style-type: none"> •Odours arising from wet litter (see above) •The use of insufficient or poor quality litter •Spillage of water from drinking systems •Disease outbreaks, leading to wet litter 	<ul style="list-style-type: none"> •Controls on feed and ventilation (see above) help to maintain litter quality. Additional controls include:- • Use of cupped nipple drinking systems which minimise spillage. Water consumption will be monitored and recorded daily from water meters within the house. Daily checks by farm staff will allow for equipment height to be adjusted meeting the need of the birds. These checks will also allow staff to attend to any problems with equipment, such as a leaking drinker nipple. •Insulated walls and ceilings to prevent condensation •Concrete floors to prevent water ingress •Stocking density at optimal levels to prevent overcrowding •Use of a health plan, with specialist veterinary input used as necessary. The litter used is sawdust as this is proved to have the best effect of reducing ammonia production •Litter will be removed and the houses cleaned down within 7 days. During clean down the buildings are sealed and the ventilation is reduced to minimum, this will take 6 hours per shed. The site wash down is the responsibility of the permit operator who will oversee the wash down. 	In place
Carcass disposal	<ul style="list-style-type: none"> • Inadequate storage of carcasses on site • On-site disposal of carcasses by incineration 	<ul style="list-style-type: none"> •Carcasses are placed in the storage containers immediately after they are removed from the house before being removed from site by a specialist contractor under the National Fallen Stock Scheme, twice weekly or more often if required. • The houses are checked twice Daily by the staff member on duty. This is recorded and overseen by the permitted operator. 	In place
House Clean Out	<ul style="list-style-type: none"> •Creation of dust associated with litter removal from houses •Use of odorous products to clean houses 	<ul style="list-style-type: none"> •Litter is carefully placed into trailers positioned at the entrance to each house. When full, the trailer is covered •Only approved and suitable products are used •The Permit operator is responsible for overseeing the washing operations. •The wash down commences directly following the de-littering. The 	In place

		whole process takes 7-10 days.	
Used litter	<ul style="list-style-type: none"> •Storage of used litter on site •Transport of litter and applications to land 	<ul style="list-style-type: none"> •There is no storage of used litter outside the houses at any time •Litter is transported in covered trailers and will be spread on operator-controlled land. 	In place
Dirty water management	<ul style="list-style-type: none"> •‘Standing’ dirty water during the production cycle or at clean out •Applications of dirty water to land 	<ul style="list-style-type: none"> •Areas around the front of the houses are concreted and remain clean during the production cycle •At clean-out, dirty water is directed to underground tanks for storage. It is then exported off site within the next crop cycle to be spread on operator-controlled or third party land. •The permit operator is responsible for monitoring the dirty water storage during this wash down period. •Dirty water is directed to the dirty water tanks through a sump in the floor which will drain to a further below ground sealed tank. Contamination of the surface water system is unlikely as the dirty water is only collected from inside the house into a piped system. 	In place

CONTINGENCY MEASURES

In the event of sustained elevated odour levels cannot be controlled by normal day to day operations.

The permit operator will review these measures during the weekly odour inspection to confirm they have been correctly implemented.

Contingency Measure	Source of Odour	Trigger of Measure	Length of time used of	Trigger for ceasing measure
Increase ventilation rates (while balancing animal welfare) to improve dispersion.	Ventilation, Housing	Weekly inspection results or complaint from neighbour	1 week before further methods are used.	Weekly odour inspection
Remove wet or soiled litter promptly and replace with dry bedding.	Litter Removal, Housing	Weekly inspection results or complaint from neighbour	1 week before further methods are used.	Weekly odour inspection
Check and repair drinkers to prevent leaks that cause wet litter.	Litter Removal, Housing	Weekly inspection results or complaint from neighbour	1 week before further methods are used.	Weekly odour inspection
Increase frequency of litter removal and carcass disposal.	Litter Removal, Dirty Water Removal, Carcass disposal	If the above mitigation measures don't work after 1 week consider this option.	Ongoing until odour is no longer detected.	Weekly odour inspection
Consider temporary enclosure of odorous areas and extraction to biofilters or scrubbers.	Housing, Carcass disposal, Ventilation	If the above mitigation measures don't work after 1 week consider this option.	Ongoing until odour is no longer detected.	Weekly odour inspection
Reduce stocking density, if possible, to lower waste and moisture load	Ventilation, Housing	If the above mitigation measures don't work after 1 week consider this option.	Ongoing until odour is no longer detected.	Weekly odour inspection
Apply short-term odour neutralising or masking agents during clean outs.	Litter Removal, Dirty Water Removal	Weekly inspection results or complaint from neighbour at the time of clean out.	Ongoing until odour is no longer detected.	Weekly odour inspection

Suspend spreading near sensitive receptors	Land Spreading	Complaint from neighbour to spreading fields at the time of spreading.	Ongoing until change in conditions eg. Change in wind direction or reduction in temperature.	Change in conditions
--	----------------	--	--	----------------------

COMPLAINTS PROCEDURE

If a complaint is received from a local resident, an investigation shall be instigated within one working day to identify the cause of the non-compliance/complaint and the Odour Complaint Form, detailed in schedule 6, will be filled in and appropriate action will be taken to remedy the problem should the complaint be validated.

A complaint investigation may involve the identification and cessation of the activity or activities considered to be the cause of the non-compliance/complaint and/or the investigation of mitigation measures to reduce the noise emission levels from the activity or activities, for example the replacement of noisy plant with quieter alternatives and/or the use of temporary screening mounds.

Any deviation from agreed working practices shall be identified immediately and conformance to the working practice reinstated.

If it is not possible to identify the source of the complaint it may be necessary to undertake an odour survey. If this is needed a suitably qualified person should be employed to undertake the required survey work. The date and results of the odour survey should be logged and reported in accordance with the relevant British Standard.

Odour Management Plan

Ellerdine Grange Farm		Date Recorded:	Reference No:
Name and address of caller			
Telephone			
Location of caller in relation to the installation			
Time and date of complaint			
Date, time and duration of offending odour			
Callers description of odour			
Has the caller any other comments on odour?			
Weather conditions			
Wind strength and direction			
Any previous complaints relating to odour?			
Any other relevant information?			
Potential odour sources that could give rise to the complaint			
Operating conditions at the time of the offending odour			
Follow up – date and time caller contacted			
Action taken			
Amendment requirement to Odour Management Plan			
Form completed by (print)		Signed and date	