

Dust Management Plan

Applicant: Neill Buchanan
Site Address: East of Ehen,
CA22 2NN
Date: 15.02.2026

CPH number	Address of establishment	GPS co-ordinates Easting and Northing
08/022/8102	East Of Ehen Little Mill Egremont CA22 2NN	Easting: 301498 Northing: 510295

1. Introduction

This plan outlines the procedures for managing and minimizing dust emanating from my pigeon loft at the above address. The primary goal is to safeguard the amenity of nearby premises and maintain biosecurity, particularly against avian influenza.

2. Objectives

- To prevent nuisance to neighbouring properties from feathers, dander, and feed dust.
- To maintain a clean and healthy environment for the birds.
- To minimize the risk of disease transmission.

3. Cleaning Procedures

- Daily: Droppings trays will be scraped and cleaned daily. Spilt feed and loose feathers will be swept up from the immediate vicinity of the loft.
- Weekly: The interior of the loft, including perches and nest boxes, will be thoroughly brushed down. The floor will be scraped and swept. No bedding (e.g., wood shavings, straw) is applied to floor thereby minimising dust.
- Monthly: A more intensive clean will be undertaken, which may include washing down surfaces with an approved, non-toxic disinfectant to control dander and organic dust.

4. Maintenance Procedures

- Structural Integrity: The loft will be regularly inspected for any damage (e.g., holes, cracks) that could allow dust to escape more readily or pests to enter. Repairs will be carried out promptly.
- Ventilation: All vents and openings will be checked to ensure they are functioning correctly but are not caked with dust, which would reduce their efficiency. Any dust build-up on vent covers will be cleaned off.

5. Disposal Procedures

- Waste Collection: All waste, including droppings, old bedding, and loose feathers, will be immediately placed in heavy-duty, sealable plastic bags.
- Storage: Bags will be stored in a dedicated, covered bin with a secure lid, located away from the loft inside the garage per photo.
- Disposal: Bagged waste will be placed in the general household waste bin for collection by the local authority on scheduled collection days. It will not be composted on site or disposed of in a way that could cause a nuisance.

6. Compliance

These procedures will be followed for the entire duration of the use. A log of significant cleaning events may be kept for personal reference.



Vermin Management Plan

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1. Introduction

This plan details the measures to be implemented to prevent and control vermin (e.g., rats, mice, insects) associated with the pigeon loft, thereby safeguarding the amenity of nearby premises and the area generally.

2. Feed Storage and Handling

- Storage: All pigeon feed (grain, corn, etc.) will be stored in robust, metal containers with tightly fitting, lockable lids away from the loft in the garage. This will prevent rodents and insects from accessing the food.
- Handling: Feed will be dispensed in a controlled manner to minimise spillage. Any feed accidentally spilt on the ground during feeding will be swept up and disposed of immediately.

3. Waste Management

- As detailed in the Dust Management Plan, all waste will be bagged and placed in a sealed bin. This bin will be located on a hardstanding area and will be kept clean to avoid attracting vermin.

4. Loft Design and Maintenance

- Proofing: The loft is constructed on a raised base sufficiently high not to encourage vermin to nest there under.
- Maintenance: Regular inspections of the loft's fabric will be carried out to identify and seal any new points of entry.

5. Outdoor Environment and Housekeeping

- The area immediately surrounding the loft will be kept clear of debris, vegetation, and standing water to eliminate potential shelter and breeding grounds for vermin.
- Grass will be kept short, and any stored items will be kept off the ground and away from the loft structure.

6. Monitoring and Inspection

- The loft and its surroundings will be inspected daily for signs of vermin activity, such as droppings, gnaw marks, burrows, or damaged feed bags.
- A monitoring log will be kept to track any sightings or signs.

7. Vermin Control Measures

- Prevention: The primary focus will be on prevention through the measures listed above (proofing, hygiene, secure storage).
- Action if Detected: If vermin are detected, a stepped approach will be taken:
 1. Review: Immediately review and tighten all prevention measures (cleaning, proofing, storage).
 2. Trapping: If the problem persists, humane traps will be deployed in areas inaccessible to children, pets, and non-target wildlife.
 3. Professional Pest Control: If trapping fails to control the infestation, a licensed pest control contractor will be engaged to identify the source and implement appropriate, targeted control measures. A record of any professional treatment will be kept.

Odour Management Plan

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1. Introduction

This plan identifies potential odour sources from the pigeon loft and outlines the control measures to be implemented to prevent odour nuisance to nearby premises and the area generally.

2. Potential Odour Sources

- Accumulation of pigeon droppings.
- Decomposing waste (bedding, feathers, feed).
- Improperly stored or decomposing feed.
- Carcass disposal.

3. Control Measures

- Routine Cleaning: Adherence to the rigorous cleaning schedule outlined in the Dust Management Plan (daily droppings removal, weekly cleaning) is the primary measure for controlling odour. Fresh droppings will not be allowed to accumulate to the point where they create a significant odour.
- Hygiene: The use of an approved, non-toxic disinfectant and deodoriser during the monthly deep clean will help to break down odour-causing bacteria.
- Waste Management: All waste will be sealed in bags and placed in a covered bin. Waste will not be left in open containers or allowed to decompose on site. The waste bin itself will be cleaned periodically.

4. Carcass Disposal Measures

- In the event of a bird death, the carcass will be removed immediately.
- Disposal Method: Carcasses will be double-bagged in heavy-duty, sealed plastic bags.
- Final Disposal: Disposal will be in accordance with DEFRA guidelines. For the small number of birds, they will be bagged and disposed of along with household waste if there is no suspicion of bird flu. In the event of multiple deaths, the relevant advice will be sought from DEFRA or the Animal and Plant Health Agency (APHA). Carcasses will not be composted, buried, or left for scavengers on the property.

5. Compliance

These odour control measures will be implemented and maintained for the entire duration of the use. If any odour is noticeable at the property boundary, the cleaning schedule will be immediately reviewed and intensified, and the source investigated.