



Scottish Environment
Protection Agency
Buidheann Dion
Àrainneachd na h-Alba

For the future of our environment

P-IND-E1

The Environmental Authorisations (Scotland) Regulations 2018 (EASR)

Industrial Permit Activity: Intensive Rearing of Poultry or Pigs

Version 1.0
August 2025



Contents

| | |
|--|----|
| How to use this activity form | 3 |
| Before you apply | 3 |
| Multiple activities under a single permit | 4 |
| How to apply | 5 |
| Section 1 – Location of the installation | 6 |
| 1.1 Location details | 6 |
| 1.2 Nuclear site licence | 6 |
| 1.3 Control of Major Accident Hazards (COMAH) | 7 |
| 1.4 Environmental impact assessment | 7 |
| 1.5 Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR sites | 8 |
| 1.6 Human health receptors | 8 |
| 1.7 Nitrate Vulnerable Zone | 9 |
| Section 2 – About your proposed activities | 10 |
| 2.1 Non-technical summary | 10 |
| 2.2 Activity details | 10 |
| 2.3 Stationary technical unit and directly associated activities | 11 |
| 2.4 Location plan | 13 |
| 2.5 Layout plan | 13 |
| Section 3 – Technical description of your process | 14 |
| 3.1 Compliance with Best Available Techniques (BAT) | 14 |
| 3.2 Environmental management system | 16 |
| 3.3 Air emissions screening | 18 |
| 3.4 Manure and slurry plan | 20 |
| 3.5 Water emissions | 21 |

| | |
|---|----|
| 3.6 Energy use | 21 |
| 3.7 Materials use | 22 |
| 3.8 Waste | 22 |
| 3.9 Odour emissions | 23 |
| 3.10 Noise emissions | 23 |
| Section 4 – Site and baseline reports | 24 |
| 4.1 Site report | 24 |
| 4.2 Baseline report | 24 |
| Section 5 – Additional information | 25 |

If you would like this document in an accessible format, such as large print, audio recording or braille, please contact SEPA by emailing equalities@sepa.org.uk.

How to use this activity form

Use this form to apply for:

- A **new permit** for intensive rearing of poultry or pigs with more than:
 - 40,000 places for poultry
 - 2,000 places for production pigs (over 30kg)
 - 750 places for sows
- A **variation of an existing permit** to add a new installation for intensive rearing of poultry or pigs with more than:
 - 40,000 places for poultry
 - 2,000 places for production pigs (over 30kg)
 - 750 places for sows

Before you apply

- Read the guidance for the industrial activity you are applying for on the relevant activity specific page on our [website](#).
- Where you see the term 'document reference', enter the document reference(s) for the information you have provided. These must be submitted along with the completed form.
- For applications made with insufficient or inadequate information; we will return these to the applicant with an explanation of what additional information is required and may retain part of the application fee in accordance with our published charging scheme.

Multiple activities under a single permit

We may authorise multiple activities under a single permit, but only if the activities are connected. Activities may be considered connected if they are:

- located at the same geographical location,
- part of the same project, or
- operationally linked.

If the activities are connected, you may submit a single application for multiple activities under one permit.

If the activities are not connected, you must submit a separate application for each activity.

How to apply

Digital application service:

The quickest and easiest way to [apply is via our digital application service](#) on our website.

You will need to upload:

1. Completed activity form(s)
2. Any required supporting information

Email/Post application:

If you cannot apply using our digital application service, you can complete and submit an application via email or by post.

- For **a new permit**, your application must include:
 1. A completed APP-GEN1 form
 2. Completed activity form(s)
 3. Any required supporting information
- For **a variation of a permit to add a new activity**, your application must include:
 1. A completed APP-GEN1 form
 2. Completed variation form(s)
 3. Completed activity form(s)
 4. Any required supporting information

Email and postal addresses for submitting your application are included in the APP-GEN1 form.

You can download [APP-GEN1, activity forms and variation forms](#) from our website.

Section 1 – Location of the installation

1.1 Location details

Please provide the following information about the location of the installation.

Table 1: Installation details

| Question | Answer |
|--|------------------------------------|
| Installation name | Pitfour Rearing Farm |
| Address | Pitfour Rearing Farm, near Mintlaw |
| Postcode | AB42 4JP |
| National Grid Reference (NGR) (At least 2 letters followed by 8 digits, e.g. AB 1234 6789. You can use our SEPA NGR Tool to find your NGR.) | NJ 9857 4904 |

1.2 Nuclear site licence

Is the installation on a location for which a nuclear site licence is required under Section 1 of the Nuclear Installations Act 1965?

Yes

No

1.3 Control of Major Accident Hazards (COMAH)

Is the installation on, or near, a location which requires notification under Control of Major Accident Hazards (COMAH) Regulations 2015?

Yes

No

If 'Yes', please provide any relevant information obtained or conclusion arrived at in relation to a safety report within the meaning of part 3 of the COMAH regulations.

Document reference

1.4 Environmental impact assessment

Have you been required to carry out an environmental impact assessment for the proposed authorised place under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017?

Yes

No

If 'Yes', please provide any relevant information obtained through production of this report.

Document reference

1.5 Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR sites

Use the [NatureScot website map](#) to check if your installation is located within 10 kilometres of any SSSIs, SACs, SPAs or a RAMSAR site.

If your installation falls within 10 kilometres of any of these sites, please provide details in the table below.

Table 2: Designated sites details

| Site name | Designation (e.g. SSSI, SAC, SPA) | Distance from the proposed authorised place (km) |
|----------------|--------------------------------------|--|
| Kirkhill | SSSI | 4.377 |
| Rora Moss | SSSI | 5.337 |
| Moss of Cruden | SSSI | 9.265 |

1.6 Human health receptors

Please list all the residential receptors within 250 metres of the installation. You should also consider receptors that have planning consent but have not yet been constructed.

Table 3: Residential receptors

| Residential receptor | Distance from the proposed authorised place (m) |
|----------------------|---|
| Middle Lodge | 40m |
| New Dwelling | 100m |
| Briarbank | 110m |
| East Lodge | 195m |
| The Lodge | 230m |

1.7 Nitrate Vulnerable Zone

Will the installation be located within a Nitrate Vulnerable Zone (NVZ)?

Yes

No

If 'Yes', please provide:

1. The name of the NVZ.
2. In the case of free-ranging hens, demonstrate that deposition on the range area complies with requirements as laid out in the Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 (as amended).

Document reference

Aberdeenshire, Banff, Buchan and Moray NVZ. No free-ranging hens proposed.

Section 2 – About your proposed activities

2.1 Non-technical summary

Please provide a non-technical summary of your application, including:

- A brief overview of the proposed activities.
- A description of the processes that will be carried on.
- The measures you will implement to control the main environmental emissions from the installation.

This summary may be published on our website as part of the public consultation process.

Ensure it is written in simple and plain language so that all members of the public can clearly understand the details of your application.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 2

2.2 Activity details

Please provide information on the activities that will be carried out on the installation.

Table 4: Activity details

| Activity | Total number of livestock places | Total number of livestock housing units |
|--|----------------------------------|---|
| Poultry | 80,000 | 2 |
| Production pigs over 30 kilograms | | |
| Sows | | |

2.3 Stationary technical unit and directly associated activities

Before applying for an industrial emissions activity permit, it is important that you are clear what parts of your activity constitute the regulated parts, namely the:

- Stationary technical unit (STU)
- Directly associated activities (DAA)

Together, the STU and DAAs form the installation, which is authorised by the permit.

For intensive rearing of poultry or pigs, the STU includes the livestock housing units, ventilation system, feed delivery system and water delivery system.

For intensive rearing of poultry or pigs, the DAAs include fuel and raw material storage, feed storage, handling of manures and slurries (manure belts, manure stores, slurry stores), auxiliary power generation facilities (generators) and surface water treatment systems.

2.3.1 Stationary technical unit

Please provide the following information for each livestock housing unit:

- NGR
- Production type (e.g. free range, barn, boilers, pullets, sows, farrowers, growers, finishers)
- Housing type (e.g. aviary, litter, slats)
- Number of animal places in each housing unit
- Height of each housing unit in metres
- Floor area of each housing unit in square meters
- Ventilation system, number of fans, fan speed, fan diameter and fan flow rate
- Feed delivery system
- Water delivery system

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 3

2.3.2 Directly associated activities

Please identify any DAAs proposed to be carried on at the installation which:

- Have a technical connection with the installation, and
- Could have an effect on emissions and pollution.

Table 5: Directly associated activities

| Directly associated activity | Details |
|--|--|
| Example 1: Chemical storage | Located in central services area |
| Example 2: Feed storage | 6 silos, 16,000 tonnes each |
| Example 3: Manure belts | Emptied every 2 days to covered trailer |
| Feed storage | 4 feed bins, 18 tonnes each |
| Shed 1 – Manure | Removed at the end of each flock and sold to local farmer. |
| Shed 2 – Manure belts | Removed at least weekly to a covered trailer and sold to local farmer. |
| Chemical storage | Stored in service area of Shed 2. |
| Treatment of lightly contaminated run-off | Swale |
| Collection of washwater | Collected in underground steel tank. |
| Biomass boiler | Proposed 500kW woodchip boiler for manure drying |
| Diesel storage and generation of electricity (back-up) | Emergency back-up generator near the eastern edge of the installation boundary with an integrally bunded diesel tank. |
| Storage of deadstock | Deadstock will be stored in the service areas of the sheds and placed out in locked wheeled bins once a week for collection. |

2.4 Location plan

Please provide a location plan showing the area where the activity will take place.

The location plan must:

- Clearly outline and identify the boundary of the installation where the activity will be carried on. Once authorised, this area will be known as the authorised place.
- Limit the boundary of the proposed authorised place strictly to the extent of the activities. Note for free range poultry, the ranging area must be included in the boundary.
- Be based on an Ordnance Survey (OS) map.
- Be clear and easy to read on an A4 page, avoiding unnecessary details.
- Include a defined scale, the date it was created, a north direction indicator, and context such as roads and buildings.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix A

2.5 Layout plan

Please provide a detailed layout plan that clearly shows the layout of the installation. The plan should include key features such as:

- Plant and equipment (including abatement)
- Storage areas (e.g. silos, bunded areas, tanks)
- Permeable and impermeable areas
- Buildings and enclosed areas
- Site drainage
- Emission and monitoring points

If the installation is large or complex, it may be difficult to include all the information on a single plan. In this case, please provide separate plans for different aspects of the installation, such as underground infrastructure, air emission points, water emission points, etc.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix B

Section 3 – Technical description of your process

3.1 Compliance with Best Available Techniques (BAT)

To issue an industrial activities permit, SEPA must be confident that you will operate the installation in compliance with the permit conditions. This includes using Best Available Techniques (BAT), which are a combination of methods, equipment, training, and practices designed to prevent or, where prevention is not possible, reduce emissions from the installation.

Before completing this section, you need to identify which BAT Reference documents (BRefs) and if relevant, BAT Conclusions (BAT-C) apply to your proposed installation. BRefs set out BAT-C, which new installations must be able to comply with before starting operations. BAT-C also include BAT Associated Emission Levels (BAT-AELs) which set the minimum emission levels that new installations must meet.

SEPA will assess your application based on how it compares to any relevant BRef, BAT-C, BAT-AEL, and other BAT guidance. Please ensure that your submission covers all the points in the relevant BAT guidance. You should explain the main options you considered and why you think the techniques you have chosen are the BAT for your installation. In some cases, you might need to provide a detailed analysis of your options, including a cost-benefit analysis.

For intensive rearing of poultry or pigs, you should refer to the following documents and guidance when considering BAT for your installation:

- Best Available Techniques Reference Document for the Intensive Rearing of Poultry and Pigs
- UK Interpretation Guidance and Permitting Advice on the Best Available Techniques (BAT) Conclusions for Intensive Rearing of Poultry or Pigs
- Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners
- Prevention of Environmental Pollution from Agricultural Activity Code of Good Practice (PEPFAA Code)
- EASR water general binding rules (GBRs)
- Pollution Prevention Guidance (PPG)

Please provide a systematic assessment of your activity to demonstrate that your installation will be designed, operated and maintained in accordance with BAT. You should confirm that the emissions from your installation will comply with the ELVs and explain how you will demonstrate this.

The assessment should:

1. List each relevant BAT-C, BRef, or other technical guidance.
2. Confirm whether the installation can meet the requirements of each BAT-C, BRef, or technical guidance.
3. Summarise how you will comply with standards set out in the relevant BAT-C, BRef, or technical guidance.
4. Provide references to where you have included further evidence to support compliance with each relevant BAT-C or standard.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4

3.2 Environmental management system

3.2.1 Proposed management system

Please describe the environmental management system you intend to implement to manage, monitor and control your environmental issues and maintain efficiency.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.1

3.2.2 Decommissioning plan

Please provide a decommissioning plan detailing how your installation would be closed to avoid any pollution risk and restore the environment of the installation to a satisfactory state (including relevant measures for the design and construction of the installation).

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix D

3.2.3 Accident, prevention and mitigation plan

Please provide an accident prevention and mitigation plan which must identify, assess, prevent and where that is not possible, minimise the environmental risks and hazards of accidents and their consequences and the actions to be taken if they occur.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix D

3.2.4 Other management plans

Please provide all other relevant management plans required by the relevant BAT guidance for your installation, e.g. startup/shut down, dust.

Odour and noise management plans are requested in Sections 3.9 and 3.10 of this form.

| Document reference |
|--------------------|
| Not applicable. |

3.3 Air emissions screening

You must screen the air emissions from your proposed installation to ensure compliance with BAT and relevant air quality standards. This includes considering applicable BAT-C and environmental assessment limits.

Use an appropriate [screening tool](#) (e.g. SCAIL, H1, or ADMS-Screen) to demonstrate that emissions from your installation:

- Will not cause significant harm to the environment, human health, or designated conservation sites (SSSI, SAC, SPA).
- Will comply with all relevant BAT-AELs.

The screening should assess ammonia emissions from housing and manure storage using standard emission factors for poultry and pigs. It must demonstrate that there will be no adverse impact from ammonia concentration, nutrient nitrogen deposition or acid deposition on the designated conservation sites identified in Section 1.5 of this form.

If poultry housing is to be located within 250 meters of existing or proposed residential property or other occupied building (identified in Section 1.6 of this form), you must provide evidence that the installation will not cause unacceptable levels of dust (particulate matter) in the air. There is a presumption against authorising any development likely to cause an exceedance of the Scottish air quality objectives for particulate matter, specifically particles less than or equal to 10 microns in size (PM₁₀).

Your screening must include any measures or technologies used to prevent, reduce, or render harmless emissions to air from your installation. Examples of mitigation techniques include belt drying of manure, heat exchangers and acid scrubbers.

Screening should also take account of emissions (in-combination) from recent developments and proposals still at the planning stage and not accounted for in the Air Pollution Information System (APIS) background which exceed the thresholds specified in schedule 20, part 4, chapter 6, paragraph 34.

More information on screening thresholds is available from NatureScot guidance document, 'Considering air pollution impacts in development management casework.'

Please provide your input and output files with your interpretation of the results.

If potential harm is identified, particularly near sensitive receptors, you may need to carry out detailed air emissions modelling in line with our guidance [Air emissions risk assessments](#).

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix C

3.4 Manure and slurry plan

Please provide a manure and slurry plan. The plan should include:

1. A detailed description of how manure and slurry will be handled and stored, including location, proximity to sensitive receptors, storage capacity (for pigs you must demonstrate that you have at least 26 weeks storage).
2. Measures in place to prevent pollution of the environment, including containment measures.
3. Proposed method of disposal, e.g. spread to land, anaerobic digestion, incineration.
4. If spread to land, the location of manure and slurry application, including the volume to be spread on land owned by the authorised person, and the volume which will be exported to third parties.
5. For all material spread on land owned by the authorised person or exported from the installation, you should provide a nutrient budget to demonstrate that manure and slurry will be applied in accordance with the requirements of the crop. You should also provide the associated Risk Assessment for Manure and Slurry (RAMS) maps.
6. Confirmation that manure and slurry management and storage will comply with the relevant legislative requirements, e.g. General Binding Rules 18 and 32, Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 (as amended).

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.10.1

3.5 Water emissions

Please provide the following details about water emissions from the proposed activity:

1. A water emissions inventory describing all emissions to the water environment (including groundwater and surface water) from your installation identifying the location, source, composition, quantities released and their fate and behaviour in the environment.
2. The Rural Sustainable Drainage Systems (Rural SuDS) proposed to treat roof and surface water emissions from the installation. Refer to 'Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners' when designing your drainage system. Please also provide plans showing your proposed drainage measures.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.5

3.6 Energy use

Please provide the following details about the energy use for the proposed activity:

1. A breakdown of the proposed energy consumption and generation by source and end-use.
2. A description of the main alternatives to the proposed technology, techniques and measures considered to ensure the installation is operated in the most energy efficient way possible and evidence these comply with any relevant BAT-AELs.
3. If you are, or will be, subject to a Climate Change Levy Agreement please confirm the date of entry and written confirmation of the terms of that agreement.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.6

3.7 Materials use

Please provide the following details about materials use for the proposed activity:

1. A materials inventory which includes all raw and auxiliary materials, water and other substances used and/or are generated by the activities at your installation.
2. Identify all raw material storage locations and quantities. Confirm that the storage methods do not pose a risk to the environment and that all relevant mitigation measures will be implemented e.g. bunding, alarms, procedures, separation and segregation.
3. Provide evidence that systems are in place to monitor and track raw material consumption to ensure efficient use.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.13.1

3.8 Waste

Please provide the following details about the waste generated from the proposed activity:

1. A waste inventory describing all wastes received and/or generated by the installation including the details of the source and composition.
2. Identify all waste storage locations and the maximum quantity that can be stored at each location. Confirm that the storage methods do not pose a risk to the environment and that all relevant mitigation measures will be implemented e.g. bunding, alarms, procedures, separation and segregation.
3. Demonstrate how the installation will manage waste sustainably and in line with the waste hierarchy, focusing on prevention, re-use, recycling, and recovery of the waste produced.
4. A description of the proposed techniques and measures to prevent and reduce waste arising and emissions of substances and heat (including during periods of start-up or shut-down, momentary stoppage, leak or malfunction).

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.13.2

3.9 Odour emissions

Please provide the following information on odour emissions from the proposed activity:

1. A detailed odour assessment which identifies and characterises the main sources of odour from your installation, and odour sensitive receptors within 400 metres.
2. Where odour is identified as a potential issue, provide evidence that the technology and techniques you propose will ensure offensive odours are not emitted beyond the boundary of the installation. Please refer to our [Odour Guidance](#) for more details on managing and controlling odour emissions.
3. An odour management plan (OMP). An [OMP template](#) is available with our Odour Guidance.

If there is evidence of potential harm, especially near sensitive receptors, detailed modelling may be required.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.9 & Appendix D

3.10 Noise emissions

Please provide the following information on noise emissions from the proposed activity:

1. A plan which clearly identifies the main sources of noise and vibration from your installation (including infrequent and tonal sources); and the nearest noise sensitive locations.
2. A noise management plan.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Section 4.7 & Appendix D

Section 4 – Site and baseline reports

Before completing this section, please review [SEPA's site and baseline report guidance](#).

4.1 Site report

Please provide a site report describing the condition of the installation.

The site report should include:

- A description of the substances that will be used, produced, stored, or released at the installation.
- The condition of the installation and infrastructure to prevent emissions to soil and groundwater, or the proposed containment standards.
- The current state of the soil and groundwater, considering the historical land use and the substances that will be used at the installation.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix F

4.2 Baseline report

A baseline report is required if there is a risk of contamination to soil and groundwater from the Relevant Hazardous Substances (RHS) that will be used, produced, stored, or released by the installation. The baseline report should provide a quantified statement of the current condition of the soil and groundwater, focusing on the RHS and any other substances that may pose a risk of pollution.

If you are using RHS at the installation, you will be required to carry out periodic monitoring of the soil and groundwater throughout the life of the permit. SEPA will use information from the site and baseline report and the application to determine the monitoring requirements.

If required, please provide the baseline report.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information – Appendix F

Section 5 – Additional information

If you have any additional information to support your application, please provide details on a separate document.

Document reference

Pitfour Rearing Farm – EASR Permit Application Supporting Information