Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba

For the future of our environment

Permit activity:

Intensive rearing of poultry or pigs

Version 1.4 June 2026

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Schedule 1 Intensive rearing of Poultry

Purpose: This schedule identifies the industrial activity that can be carried on, and the authorised place. It ensures operations are carried out in a way that reduces risk to the environment and requires minimum environmental standards to be met at all times, so that local communities are protected.

Section 1: The authorised activities

1.1 Authorised activities

1.1.1 The permit authorises the operation of the installation described in 1.1.3, where the authorised activities in 1.1.2 are carried out together with the activities in 1.1.4, as detailed in this schedule, at the authorised place and installation shown on location plan 1.

1.1.2 The authorised activities are:

(a) Intensive rearing of poultry with more than 40,000 places for poultry as described in Schedule 20, Part 4, Paragraph 34 (a) of the Regulations.

1.1.3 The stationary technical unit includes the following:

(a) Two poultry housing units with a capacity of:

(i) 64,000 places for free range hens in an aviary system.

The locations of the housing units are shown on the plan in Appendix 1.

(b) A ventilation system at each house comprising a combination of mechanical and passive gable inlets, gable outlets, side inlets, side outlets, roof inlets and roof outlets.

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(c) A feed delivery system which utilise augers to supply dry feed from the storage bins to feeding stations located within each house.

(d) A water delivery system which supplies water to livestock via nipple drinkers supplemented with collection cups located within each house.

1.1.4 The directly associated activities are:

(a) Fuel and raw material storage carried out in infrastructure described below:

(i) A secure refrigerated chemical and medicine store located as shown on the plan in Appendix 1.

(b) Feed storage and preparation carried out in infrastructure described below:

(i) A series of silos for holding feed mix located as shown on the plan in Appendix 1.

(c) Water storage carried out using infrastructure described below:

(i) Two holding tanks located as shown on the plan in Appendix 1.

(d) Handling of slurries and manures carried out using infrastructure described below:

(i) One underground tank used for the collection of washwater effluent from the housing, located as shown on the plan in Appendix 1.

(ii) Manure collection and removal every 2-3 days using conveyor belts,

(iii) Litter on a solid floor removed at the end of each cycle.

(e) Storage and disposal of fallen stock. This is carried out using infrastructure described below:

(f) A secure and vermin-proof dead box. The location of the dead box is shown on the plan in Appendix 1

(g) Lightly contaminated run off collection, drainage and treatment described below:

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(i) Two swales located as shown on the plan in Appendix 1.

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Section 2: General requirements

2.1 Written management system

2.1.1 The authorised person must have a written management system in place.

2.1.2 The authorised person must regularly carry out a review of the management system and its effectiveness in terms of achieving compliance with the conditions of the authorisation.

2.2 Commissioning

2.2.1 As part of the commissioning of the installation, validation tests must be carried out that demonstrate that the installation can be operated in compliance with the conditions of this authorisation.

2.2.2 An end of commissioning report must be submitted to SEPA within 4 weeks of completing the commissioning of the installation.

2.3 Decommissioning

2.3.1 SEPA must be notified if there is a planned cessation of all, or any part of, the authorised activities for any period exceeding 12 months.

2.3.2 On final cessation of activities, measures must be taken to return the installation to a satisfactory state.

2.4 Ceasing operations

2.4.1 In the event of a breach of conditions that poses an immediate danger to human health or threatens to cause an immediate significant adverse effect upon the environment, the operation of an installation or plant must cease without delay until compliance is restored.

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2.5 Resource efficiency

2.5.1 The authorised activities must be undertaken in a manner that uses resources efficiently and minimises the production of waste.

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Section 3: Pollution control

3.1 Emissions

3.1.1 Measures must be taken to prevent, or where that is not practicable, minimise:

(a) odour;

(b) noise;

(c) dust;

(d) heat emissions;

(e) litter;

(f) aerosols; and

(g) the presence of vermin

from the authorised activities.

3.1.2 Other than condensed water vapour, all releases to the air during normal operation must be free from visible emissions.

3.1.3 Offensive odours from the authorised activities as perceived by a SEPA officer must not be emitted beyond the boundary of the authorised place.

3.1.4 Noise from the authorised activities, which has a significant impact on the environment, people or property, must not be emitted beyond the boundary of the authorised place.

3.1.5 Dust from the authorised activities, which has a significant impact on the environment, people or property, must not be emitted beyond the boundary of the authorised place.

3.1.6 Aerosols from the authorised activities, which have a significant impact on the environment, people or property, must not be emitted beyond the boundary of the authorised place.

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3.1.7 The authorised activities must not have a significant impact on the water environment as a result of:

(a) iridescence/sheen;

(b) discolouration;

(c) deposition of solids;

(d) increased foaming; or

(e) microbiological growth.

3.1.8 There must be no discharge of any hazardous substance or pollutant to soil or groundwater.

3.1.9 Unless specified elsewhere in this authorisation, there must be no individual source emissions from the authorised place to the water environment, air or land.

3.1.10 Other than as specifically authorised, the authorised activities must not cause environmental harm.

3.2 Emission limit values – Air

3.2.1 Emissions to the air from the installation, must not exceed the emission limit value specified in Table 1 of this schedule.

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Table 1: Emissions: limits - air

Parameter	Emission limit value (per animal place per year)	Livestock type
Nitrogen N	0.8 kg N	Laying hens
Available Phosphorus P_2O_5	0.45 kg P_2O_5	Laying hens
Ammonia NH_3	0.13 kg NH_3	Laying hens in non caged housing
Dust PM_{10}	N/A	All livestock types

Table 2: Emissions: monitoring requirements - air

Parameter	Monitoring method	Monitoring frequency
Nitrogen N	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or estimation by using manure analysis for total nitrogen and total phosphorus content.	Annual
Available Phosphorus P_2O_5	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or estimation by using manure analysis for total nitrogen and total phosphorus content.	Annual
Ammonia NH_3	Estimation using emission factors	Annual
Dust PM_{10}	Estimation using emission factors	Annual

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Section 4: Environmental monitoring

4.1 Monitoring requirements

4.1.1 Monitoring of emissions to air must be undertaken as specified in Table 2 of this schedule.

4.2 Soil and groundwater

4.2.1 Soil and groundwater monitoring must be undertaken as specified in Tables 3 and 4 of this schedule.

Table 3: Monitoring requirements – soil

Relevant hazardous substance	Activity to be monitored	Monitoring and reporting frequency
Ammoniacal Nitrogen (mg/L expressed as N), Nitrate (mg/L expressed as N) and Phosphorus (mg/L as orthophosphate) and Hydrocarbons (mg/kg)	As agreed in soil and groundwater monitoring plan.	At least every 10 years

Table 4: Monitoring requirements – groundwater

Relevant hazardous substance	Activity to be monitored	Monitoring and reporting frequency
Ammoniacal Nitrogen (mg/L expressed as N), Nitrate (mg/L expressed as N) and Phosphorus (mg/L as orthophosphate)	As agreed in soil and groundwater monitoring plan.	At least every 5 years

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4.2.2 A soil and groundwater monitoring plan to achieve the requirements of Tables 3 and 4 of this schedule must be submitted to SEPA no later than 3 months prior to any monitoring taking place.

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Section 5: Operations

5.1 Livestock slurry and manure

5.1.1 All slurry and manure storage systems must be:

(a) adequately sized;

(b) impermeable;

(c) structurally sound; and

(d) managed to prevent pollution of the environment.

5.1.2 All external conveyors handling litter or manure must be enclosed.

5.1.3 All trailers transporting manure must be covered prior to leaving the site.

5.1.4 The freefall height of manure during the loading of any vehicles must be kept to a minimum at all times to minimise the emission of particulate matter into the air.

5.1.5 A record must be kept of all organic fertiliser removed from the authorised place, including:

(a) the date of removal;

(b) the quantity removed; and

(c) the name of the individual or business receiving the organic fertiliser.

5.2 Waste handling and storage

5.2.1 The authorised person must maintain a record of the location, estimated quantities and types of all wastes stored within the installation.

5.2.2 Residue and waste materials must be handled and stored as described in Table 5 of this schedule.

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Table 5: Waste handling and storage

Description of waste	Location of storage	Method of storage	Maximum authorised quantity	Storage conditions
Light bulbs	Central Services	N/A	N/A	Held in secure locked store
General farm waste	At main farm	Bins	N/A	Outdoors on hard standing area
Vaccine bottles	Central Services	Locked and refrigerated storage container	N/A	Locked and refrigerated
Plastic Containers	At main farm	Bins	N/A	Outdoors on hard standing area
Plastic wrappings	At main farm	Bins	N/A	Outdoors on hard standing area
Paper/Card	At main farm	Bins	N/A	Outdoors on hard standing area
Miscellaneous Metal & Plastic	At main farm	Bins	N/A	Outdoors on hard standing area
Chicken Carcasses	Central Services	Vermin proof dead bird freezer	N/A	Locked vermin proof storage

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5.2.3 Containment must be:

(a) provided for foodstuffs to prevent spillages and minimise waste; and

(b) protected from collision damage.

5.3 Livestock diet selection and use of feedstuffs

5.3.1 The authorised person must provide livestock with a diet which minimises the excretion of:

(a) nitrogen; and

(b) phosphorus

whilst ensuring the correct dietary needs of the livestock are met.

5.3.2 The authorised person must keep a record of the diets fed to livestock over the growing cycle.

5.4 Housing design and management

5.4.1 Any water used for cleaning within housing must be collected and stored in a secure container until export from the authorised place can take place.

5.4.2 The contents of the collection tank(s) must be removed without delay upon cessation of cleaning operations.

5.4.3 All collection tanks must be impermeable and structurally sound.

5.4.4 Drinkers must be designed and operated to prevent leakage.

5.4.5 A system must be implemented and maintained that records the:

(a) number of animal places;

(b) animal movements on and off the authorised place; and

(c) date of animal movements.

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5.5 Surface and drainage system requirements

5.5.1 The drainage system at the authorised place must be maintained.

5.5.2 The authorised person must maintain plans that detail the authorised place drainage system including subsurface infrastructure.

5.5.3 Unless otherwise stated in this authorisation, individual source emissions of roof water and drainage from yards must be treated prior to discharge into the water environment.

5.5.4 Treatment facilities for emissions from roof water and drainage from yards must be designed, constructed and maintained in accordance with the 'CREW Rural Suds Design and Build Guide'.

5.6 Liquid storage requirements

5.6.1 Containers used to store liquid must be:

(a) of sufficient strength and structural integrity;

(b) installed in a manner to ensure that they are unlikely to burst or leak in their ordinary use;

(c) kept closed and lidded; and

(d) stored within a secondary containment system.

5.6.2 All secondary containment systems must:

(a) hold at least:

(i) for a single container, 110% of its total capacity; or

(ii) for two or more containers the greater of:

1. 110% of the capacity of the largest container; or
2. 25% of the capacity of all containers together.

(b) catch all spills from the container(s) and related parts;

(c) be leak-proof;

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(d) be located and/or protected, to prevent damage as far as reasonably practicable; and

(e) have any spills and/or rainwater removed as soon as reasonably practicable.

5.6.3 Pesticides and veterinary medicines must be kept in a store that is:

(a) resistant to fire;

(b) capable of retaining leakage or spillage;

(c) dry, frost-free; and

(d) secure against unauthorised access.

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Section 6: Record keeping and data submission

6.1 Proposed change in operation

6.1.1 SEPA must be notified via email to registry@sepa.org.uk in advance of any proposed change in operation that may have consequences for the environment, unless the authorised person has submitted a variation application for the permit that includes the proposed change.

6.2 Record keeping – general requirements

6.2.1 All information recorded, kept or submitted to SEPA in accordance with a condition of this authorisation must be:

(a) true and accurate,

(b) provided to SEPA upon request, and

(c) kept for the retention period specified in Table 6 of this schedule.

Table 6: Retention of information requirements

Information	Retention period
Soil and groundwater monitoring	Until surrender of authorisation
All records and reports of any environmental event that has, or might have, impacted on the condition of any soil or groundwater	Until surrender of authorisation
All other information	Six years

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6.3 Resource utilisation

6.3.1 Annual data totals of raw materials, energy utilised, emissions, and waste produced within the installation, must be recorded in the relevant section of SEPA template IND-T-001.

6.3.2 A report detailing a review of resource utilisation at the installation must be submitted every four years. The report must:

(a) include the annual data totals required in 6.3.1 of this schedule;

(b) identify ways to reduce where possible raw materials, water used, energy utilised, emissions, and waste produced; and

(c) demonstrate that where possible resource utilisation is improving at the installation year-on-year.

6.3.3 For the purposes of 6.3.2 (a) of this schedule “raw materials”, “energy” and “fuel” must, as a minimum, include the materials listed in Table 1 in Appendix 2.

6.4 Soil and groundwater protection assessment report

6.4.1 At least every four years, an assessment of the condition of the installation and infrastructure designed to prevent emissions from the installation to soil and groundwater must be undertaken and reported to SEPA. The assessment report must include:

(a) a review of the effectiveness of the infrastructure designed to prevent emissions to soil and groundwater;

(b) a review of records of any management actions or procedures used to prevent emissions to soil and groundwater and an assessment of their effectiveness;

(c) details of any actions required to maintain the infrastructure so that it prevents emissions to soil and groundwater;

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(d) the details of corrective actions required to remedy any contamination that has occurred as a result of the authorised activities; and

(e) the details of any additional measures that are required to prevent emissions to soil and groundwater.

6.5 Reporting and notification requirements

6.5.1 Where any condition of this schedule requires information to be reported or notified to SEPA, a report or notification must be forwarded to SEPA at registry@sepa.org.uk by the date(s), the period, and the frequency, specified in Table 7 of this schedule.

Table 7: Reporting and notification requirements

Summary of information to be reported or notified	Condition / section of this schedule	Date / within period / frequency to be reported
End of commissioning report	2.2.2	Within 4 weeks of completing commissioning
Non-operation of installation	2.3.1	2 months prior to period of non-operation
Soil and groundwater monitoring	4.2.1	As per Tables 3 and 4 of this schedule
Soil and groundwater monitoring plan	4.2.2	3 months prior to monitoring taking place
Environmental monitoring results	Section 4	No later than 2 months after monitoring has taken place
Proposed change in operation	6.1.1	Immediately
Resource utilisation	6.3.2	Every 4 years

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Summary of information to be reported or notified	Condition / section of this schedule	Date / within period / frequency to be reported
Soil and groundwater protection assessment report	6.4.1	Every 4 years

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Schedule 2 Environmental events

Section 1: Events notification or reporting

1.1 Notification of SEPA

1.1.1 SEPA must be notified via its pollution hotline contact telephone number as soon as reasonably practicable, and in any case within 24 hours of identification of an event, of any of the following:

(a) An event that has caused or could cause adverse impact to the environment or harm to human health;

(b) An event that results, or could result, in an emission to the environment that is not authorised by this permit;

(c) An event that has caused a breach of a condition of this authorisation.

In this condition, the meaning of 'event' is as defined in the Interpretation of terms of this authorisation.

1.2 Management of the event

1.2.1 All measures that are reasonably practicable must be taken to stop an event, as described in 1.1.1 of this schedule and to minimise its effect on the environment.

1.3 Reporting of the event

1.3.1 Within 14 days of an event as described in 1.1.1 of this schedule a report must be submitted to SEPA detailing:

(a) The reason(s) for the event;

(b) The action(s) taken to stop the event and minimise the impacts; and

(c) The action(s) taken to prevent the event from recurring.

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Schedule 3 Interpretation of terms

Table 1: Interpretation of terms

Term	Definition
authorisation	The document provided to applicants by SEPA, authorising the activity applied for.
change in operation	A 'change in operation' means a change in the nature or functioning of a Schedule 20 installation, or an extension of the installation or plant which may have consequences for the environment. It does not include changes that do not alter the current environmental impact. It can include both positive and negative changes.
commissioning	The commencement in operation of the installation or part of the installation, for the first time following construction, or after any significant modification or change. It includes: the planning and management of the commissioning or the installation or part thereof; functional testing of equipment; introducing process materials to the plant; resolution of technical and procedural problems; confirmation that all aspects of the plant operate as designed or planned; and confirmation the plant operates within the conditions of the Permit.
CREW Rural Suds Design and Build Guide	Duffy A, Moir S, Berwick N, Shabashow J, D'Arcy B, Wade R (2016). Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners, CRW2015/2.2.
dust	Suspended solid particles and liquid droplets suspended in air which may be deposited on surface and may cause air pollution and/or nuisance.

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Term	Definition
environmental harm	(a) Harm to the health of human beings or other living organisms, (b) Harm to the quality of the environment, including: (i) harm to the quality of the environment taken as a whole, (ii) harm to the quality of air, water or land, and (iii) other impairment of, or interference with, ecosystems, (c) Offence to the sense of human beings, (d) Damage to property, or (e) Impairment of, or any interference with, amenities or other (f) Legitimate uses of the environment.
event	(a) Any accident which has caused or could cause environmental harm; or (b) Any malfunction, breakdown or failure of plant, infrastructure or techniques which has caused or could cause environmental harm; or (c) Force majeure or action taken to save human life or limb.
housing	Includes all buildings used to house poultry forming part of the installation.
IND-T-001	SEPA template for the Systematic Assessment of Resource Use and Efficiency for EASR Industrial Activities permit
relevant hazardous substance	Hazardous substances that are capable of contaminating soil and groundwater based upon consideration of the chemical and physical properties of the substance.

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Term	Definition
resource	Resource means materials, products, water, waste, residues and energy used within or produced from the regulated process(es) and in any ancillary processes on site.
SEPA officer	Any person who is authorised in writing under Section 108 of the Environment Act 1995 to carry out duties on behalf of SEPA.

Except where specified otherwise, any reference to an enactment or statutory instrument includes a reference to it as amended (whether before or after the date of the authorisation) and to any other enactment, which may after the date of the authorisation replace or amend it.

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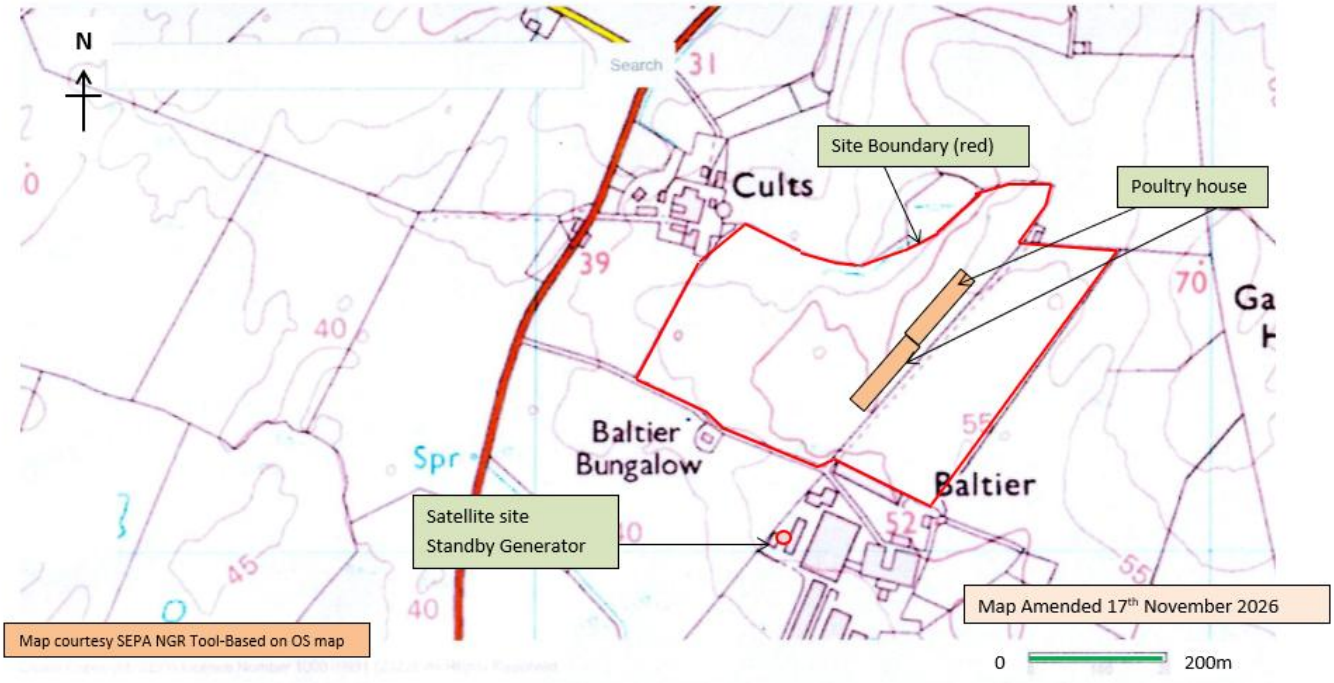
Location Plan 1



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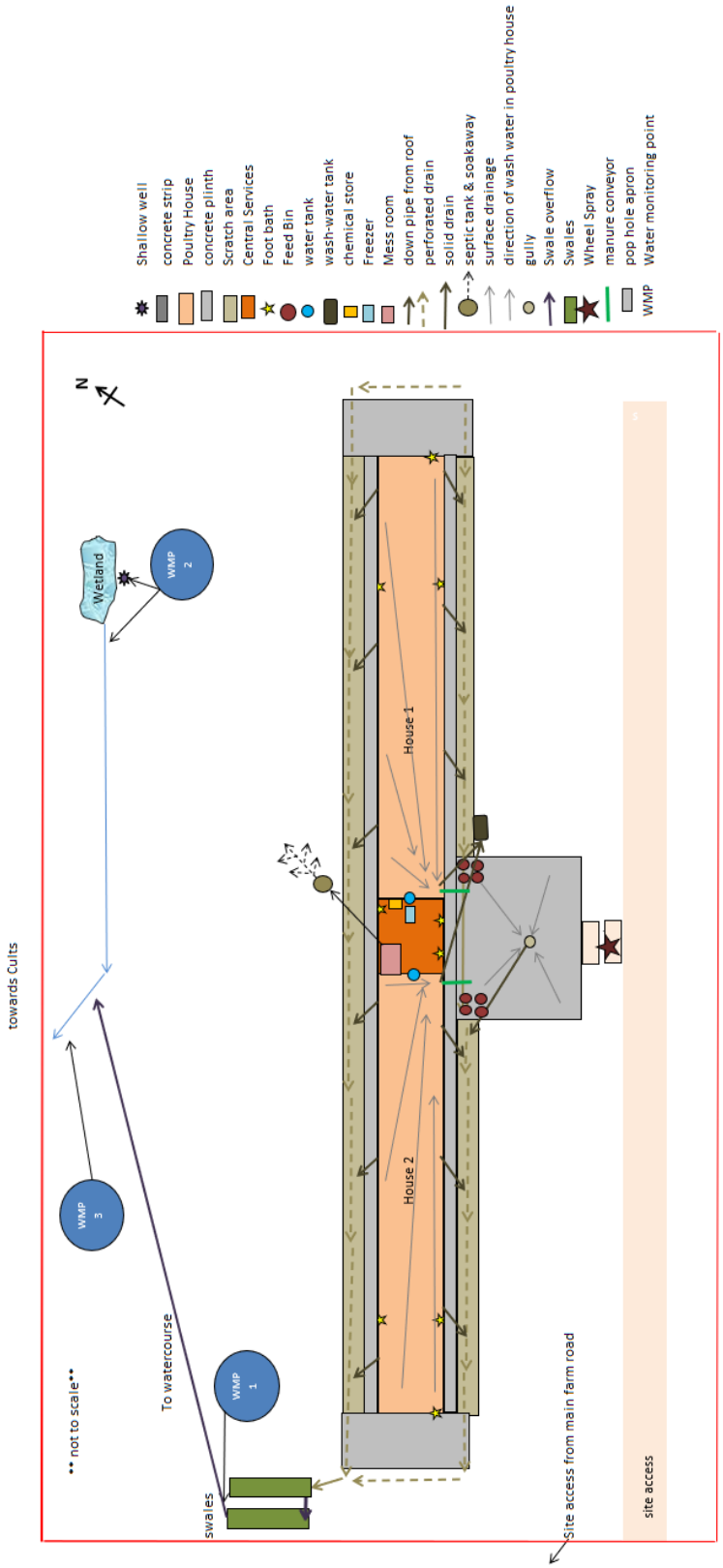
Appendix 1: Site Plan



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Appendix 2: Resource utilisation

Table 1: Resource type and unit of measurement

Raw materials, energy or fuel	Unit of measurement
Fuel (Gas, oil, diesel, etc)	m^3, litres
Activated carbon filters	Kg
Water	m^3
Boiler water treatment chemicals	Litres/kg
Disinfectant/detergents	Litres/kg
Refrigerants	Litres
Plastic Wrap	Kg
Electricity	Kw
HFC	T

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