

Notice: Grant of Permit

This permit has been granted by the Scottish Environment Protection Agency (SEPA) in exercise of its powers under Regulation 13 of the Pollution Prevention and Control (Scotland) Regulations 2012.

Permit number:	PPC/A/5001100
Operator:	Cononsyth Farms Limited (Company Reg No. SC194430) North Mains of Cononsyth Arbroath Angus DD11 3SA
Date of issue:	26 May 2022
Permitted activities:	The operation of an installation where the following activities are carried out: Rearing poultry or pigs intensively in an installation with more than 40,000 places for poultry, and any directly associated activities, as further detailed in this permit.
Site location:	Cononsyth Free Range Layer Unit Arbroath Angus DD11
Conditions applicable to this permit:	The conditions contained in the schedules of this permit. Terms used in this permit are, unless otherwise specified, defined in the Interpretation of Terms schedule.

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INTERPRETATION OF TERMS

For the purposes of this Permit, and unless the context requires otherwise, the following definitions shall apply:

“Authorised Person” means a person who is authorised in writing under Section 108 of the Environment Act 1995 to carry out duties on behalf of SEPA;

“Climate Change Agreement” has the same meaning as in Section 46 of the Finance Act 2000;

‘CREW Rural Suds Design and Build Guide’ means the 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, available online at www.crew.ac.uk/publications;

"diffuse source emissions" are any emission from the Permitted Installation other than individual source emissions;

“housing” includes all buildings used to house poultry and forming part of the Permitted Installation;

“emission” has the same meaning as in the Regulations;

“hazardous substance” means substances or mixtures as defined in Article 3 of Regulation (EC) No 1272/2008 of the European Parliament on classification, labelling and packaging of substances and mixtures.

“incident” means any of the following situations:

- Where an accident occurs which has caused or may have the potential to cause pollution;
- Where any malfunction, breakdown or failure of plant or techniques is detected which has caused or may have the potential to cause pollution;
- Where any substance, vibration, heat or noise specified in any Condition of this Permit is detected in an emission from a source not authorised by a Condition of this Permit and in a quantity which may cause pollution;
- Where an emission of any pollutant not authorised to be released under any Condition of this Permit is detected;
- Where an emission of any substance, vibration, heat or noise is detected that has exceeded, or is likely to exceed, or has caused, or is likely to cause to be exceeded any limit on emissions specified in a Condition of this Permit;
- Where a notifiable disease is detected. A notifiable disease is a disease named in section 88 of the Animal Health Act 1981 or an Order made under that Act.

"individual source emissions" are emissions of substances into the air, water or land by means of a fixed installation, pipe, chimney, exhaust, outlet or similar emission point but excluding emissions from animal housing ventilation including vents with fans;

“Location Plan” means the plan attached to Schedule 1 of this Permit and titled “Location Plan”;

“the Permitted Activities” are defined in Schedule 1 of this Permit;
“the Permitted Installation” is defined in Schedule 1 of this Permit and includes references to parts of the Permitted Installation;

“pollutant” and “pollution” have the same meaning as in the Regulations;

“the Regulations” means The Pollution Prevention and Control (Scotland) Regulations 2012;

“SEPA” means the Scottish Environment Protection Agency;

“SFIR” means the Standard Farming Installation Rules published by SEPA and dated August 2006 or any subsequent update published by SEPA;

“the Site” of the Permitted Installation comprises the 4 areas of land named Cononsyth Free Range Layer Unit, Cononsyth Manure Store, Fallen Stock Freezer and Cononsyth Biomass Boiler respectively and collectively referred to as Cononsyth Free Range Layer Unit.

“the Site Boundary” means the boundary of the Site as delineated in red on the Site Boundary Plan and where “the Site” is made up of two or more areas of land any reference to “Site Boundary shall be construed accordingly;

“Site Plan” means the plans attached at Schedule 1 and titled “Site Boundary Plan” and “Detailed Layout Plan”;

“slurry” has the same meaning as in the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003;

“Tree Belt” means a dense vegetative environmental barrier;

“water environment” has the same meaning as in the Water Environment and Water Services (Scotland) Act 2003 that is all surface water, groundwater and wetlands; and “surface water”, “groundwater” and “wetlands” shall have the same meanings as in that Act;

Any reference to a numbered Condition, group of Conditions, Schedule, Table, Appendix, Figure or Paragraph is a reference to the condition, group of conditions, schedule, table, appendix, figure or paragraph bearing that number in this licence;

Except where specified otherwise in this Permit:

- “day” means any period of 24 consecutive hours;
- “week” means any period of 7 consecutive days;
- “month” means a calendar month;
- “quarter” means a calendar quarter;
- “year” means any period of 12 consecutive months;

and any derived words (e.g. “monthly”, “quarterly”) shall be interpreted accordingly;

Except where specified otherwise in this Permit, any reference to an enactment or statutory instrument includes a reference to it as amended (whether before or after

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the date of this Permit) and to any other enactment, which may, after the date of this Permit, directly or indirectly replace it, with or without amendment.

1 THE PERMITTED INSTALLATION

1.1 Description of Permitted Installation

1.1.1 The permitted installation to which this Permit applies (“the Permitted Installation”) is:

1.1.1.1 The stationary technical unit specified in paragraph 1.1.4 (the Stationary Technical Unit), where the activities specified in paragraph 1.1.3 are carried out (“the Activities”), together with the directly associated activities specified in paragraph 1.1.5 (“the Directly Associated Activities”).

1.1.2 The general location of the Permitted Installation is as shown on the Location Plan.

1.1.3 The Activities carried out at the Stationary Technical Unit are:

1.1.3.1 Rearing poultry intensively in an installation with more than 40000 places for poultry as described in Part A (a) of section 6.9 of Schedule 1 of the Regulations.

1.1.4 The Stationary Technical Unit comprises the following units:

1.1.4.1 2 poultry housing units with a capacity more particularly described below:

a) 64000 places for free range hens.

The location(s) of the housing units are shown on the detailed layout plan.

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

1.1.4.3 Tree shelter belt located as indicated on the site boundary plan.

1.1.4.4 A feed delivery system which utilises augers to supply dry feed from the storage bins to feeding stations/feeding belts located within each shed.

1.1.4.5 A water delivery system which supplies water to livestock *via* nipple drinkers supplemented with collection bowls/cups located within each pen/house.

1.1.5 The following Directly Associated Activities are carried out on the Site:

1.1.5.1 Fuel and Raw Material storage carried out in infrastructure more particularly described below:

a) A bunded container storing Agricultural Fuel Oil within the back-up generator and located as indicated on the detailed layout plan;

b) Biomass feedstock located at the biomass boiler as indicated on the site plan; and

- c) A secure refrigerated chemical and medicine store located as indicated on the detailed layout plan.

1.1.5.2 Feed storage carried out in infrastructure more particularly described below:

- a) A series of silos for holding feed mix located as indicated on the detailed layout plan.

1.1.5.3 Water storage carried out using infrastructure more particularly described below:

- a) Above ground storage tanks within the Central Services Area and identified on the plan.

1.1.5.4 Handling of slurries and manures carried out using infrastructure more particularly described below:

- a) One underground tank located as indicated on the detailed layout plan used for the collection of washwater effluent from the housing; and
- b) Manure collection and removal every 2-3 days using conveyor belts and stored in the manure store located as indicated on the site plan.

1.1.5.5 Storage and disposal of fallen stock. This is carried out using infrastructure more particularly described below:

- a) A secure and vermin-proof freezer located as indicated on the site plan.

1.1.5.6 Auxiliary power generation facilities more particularly described below:

- a) A diesel generator located as shown on the detailed layout plan.

1.1.5.7 Heat production facilities more particularly described below:

- a) A biomass boiler located as shown on the site plan.

1.1.5.8 Lightly contaminated run off collection, drainage and treatment more particularly described below:

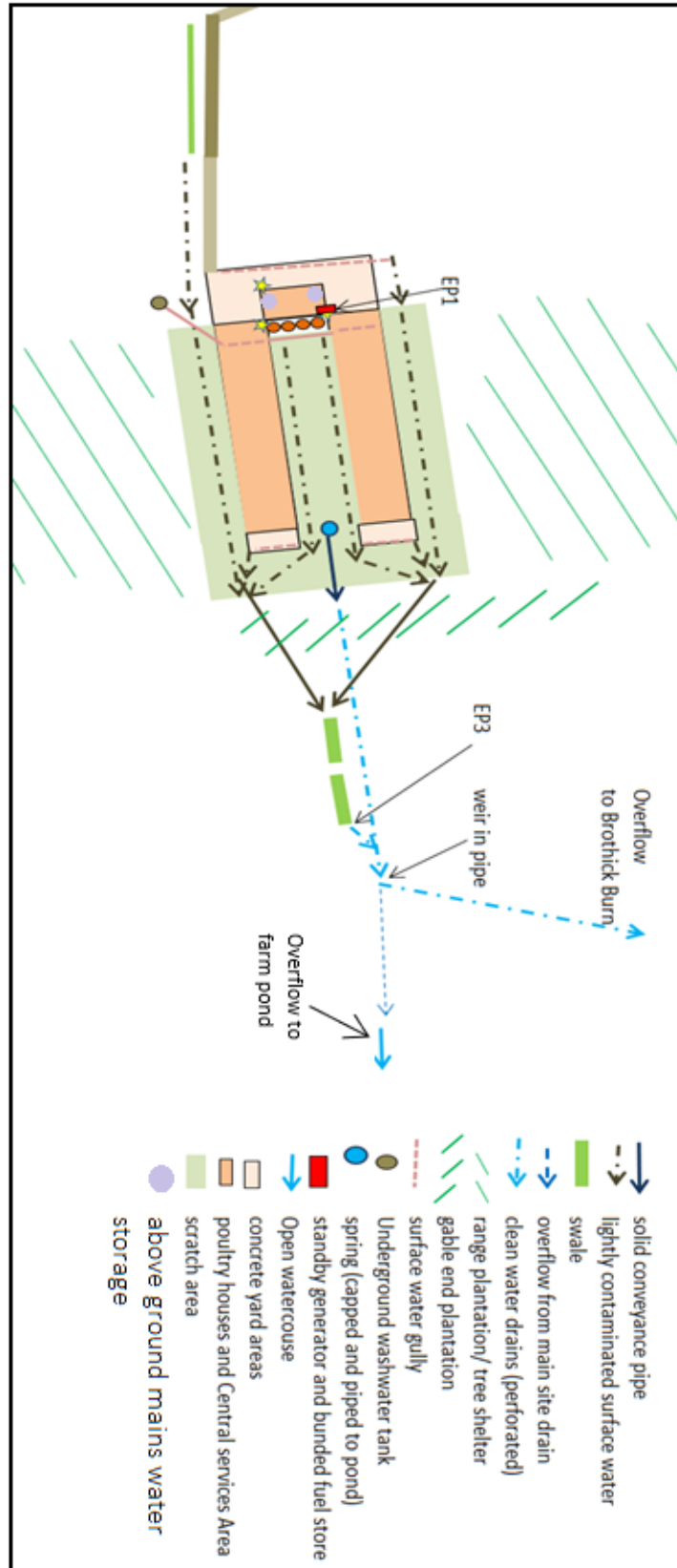
- a) Solid pipe conveyance to 2 swales of combined of 152.59m³ treatment capacity located as indicated on the detailed layout plan; and
- b) Sheet swale serving the access road.

1.1.6 The following are not part of the Permitted Installation:

- a) The septic tank(s) including foul drainage serving the welfare facilities on site.

- 1.1.7 For the purposes of this Permit, the Activities and Directly Associated Activities shall be known together as “the Permitted Activities”.

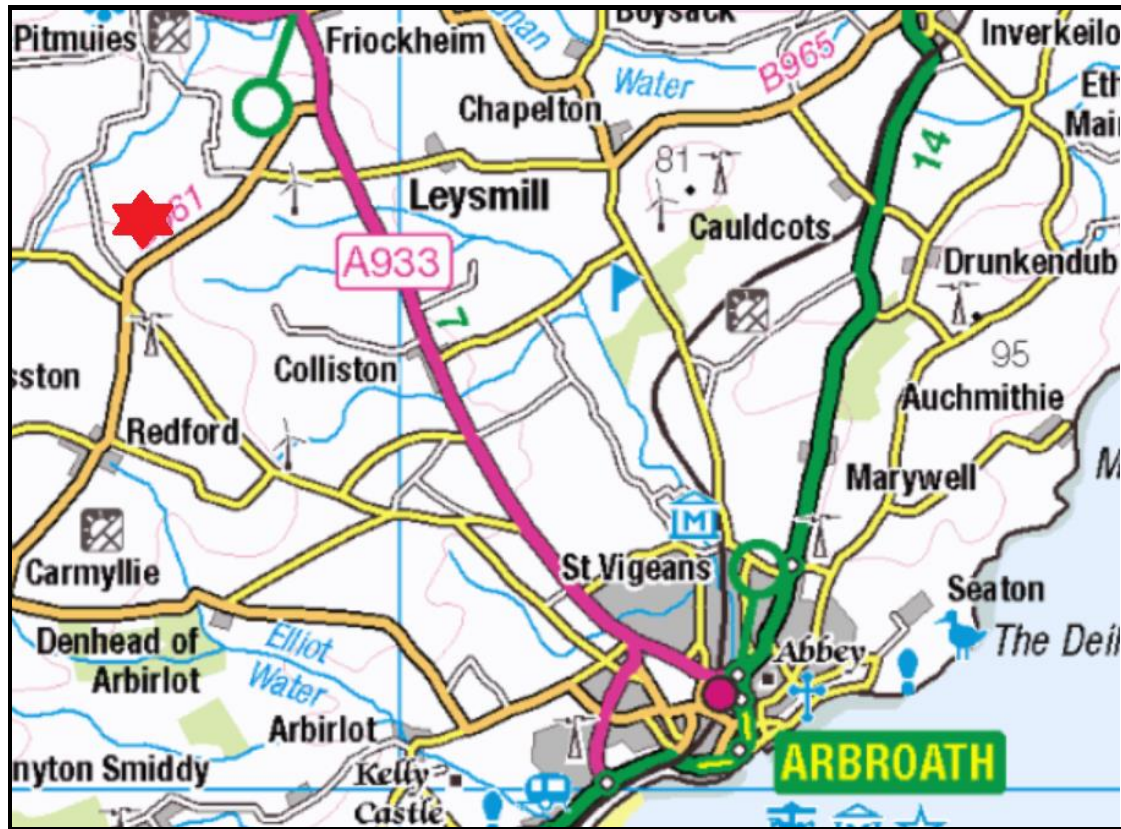
1.2 Detailed Layout Plan of Cononsyth Free Range Layer Unit



1.3 Site Plan of Cononsyth Free Range Layer Unit



1.4 Location Plan of Cononsyth Free Range Layer Unit



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2 GENERAL CONDITIONS

2.1 General Management

- 2.1.1 The Operator shall have an appropriate person (and deputy) as the primary point of contact with SEPA and shall notify SEPA in writing of the name of the appointed person (and deputy) within 4 weeks of the date of this Permit.
- 2.1.2 In the event of a different person being appointed to act as primary point of contact (or deputy) the Operator shall notify SEPA in writing of the name of the appointed person or deputy without delay.
- 2.1.3 A copy of this Permit shall be kept at the Permitted Installation and shall be made readily accessible for examination by all staff.
- 2.1.4 The Operator shall ensure that all staff engaged in carrying on the Permitted Activities are fully conversant with those aspects of the Permit conditions which are relevant to their duties.
- 2.1.5 The Permitted Activities shall be managed and operated:
- a) in accordance with a management system, which identifies and minimises risks of pollution, including those arising from operations, maintenance, incidents and non-conformances and those drawn to the attention of the Operator as a result of complaints; and
 - b) by staff who are competent in respect of the responsibilities to be undertaken by them in connection with the operation of the activities.
- 2.1.6 Records demonstrating compliance with Condition 2.1.5 shall be maintained by the Operator.

2.2 Resource Utilisation

- 2.2.1 At least every four years, the Operator shall carry out a systematic assessment to determine:
- 2.2.1.1 how and where raw materials (including water and fuel) and energy are used within the Permitted Installation;
 - 2.2.1.2 the quantities of raw materials (including water and fuel) and energy used within the Permitted Installation;
 - 2.2.1.3 how and where material losses and wastes are generated within the Permitted Installation;
 - 2.2.1.4 the quantities of material losses and wastes are generated within the Permitted Installation;
 - 2.2.1.5 how and where raw materials (including water) and energy can be utilised more efficiently within the Permitted Installation to reduce resource use and minimise material losses and waste; and

- 2.2.1.6 which of the resource efficiency measures identified in 2.2.1.5 will be implemented at the Permitted Installation during the 4 year assessment cycle.
- 2.2.2 The assessment required by condition 2.2.1 shall be recorded using the SEPA “systematic assessment of resource use and efficiency template” (IED-T-04), or an equivalent format as agreed by SEPA, and reported to SEPA as specified in Table 2.3.
- 2.2.3 The operator shall implement the resource efficiency measures identified in the systematic assessment within the timescales specified in the systematic assessment.
- 2.2.4 The information required in 2.2.1.2 and 2.2.1.4 shall be recorded annually.
- 2.2.5 For the purposes of condition 2.2.1 “raw materials, “energy” and “fuel” shall, as a minimum, include the materials listed in Table 2.4.

2.3 Livestock Manure (Slurry and Manure Storage)

- 2.3.1 The Operator shall ensure that all slurry and manure management systems within the Permitted Installation are designed, constructed and managed in accordance with the SFIR with the aim of preventing, or where that is not possible, minimising emissions from those systems.

2.4 Waste Handling and Storage

- 2.4.1 The Operator shall maintain a record of the location, estimated quantities and types of all wastes stored within the Permitted Installation.

2.5 Individual Source Emissions to Air, Water or Land

- 2.5.1 Unless specified elsewhere in this Permit, there shall be no individual source emissions from the Permitted Installation to the water environment, air or land.
- 2.5.2 Unless otherwise stated in this Permit, individual source emissions of roof water and drainage from yards shall be treated prior to discharge into the water environment. The Operator shall ensure that the treatment facilities for said emissions are designed, constructed and maintained in accordance with the CREW Rural Suds Design and Build Guide’.

2.6 Diffuse Source Emissions (excluding Odour and Noise)

- 2.6.1 Subject to conditions 2.7.1 and 2.8.1 the Operator will prevent, or where that is not possible, minimise diffuse source emissions.
- 2.6.2 Notwithstanding condition 2.6.1 there shall be no diffuse source emission of any pollutants to groundwater or soil from the Permitted Installation.

- 2.6.3 The Operator shall maintain plans of the surface and foul water drainage system including all sub-surface sumps and storage vessels that are used or have been used within the Permitted Installation from the date of the Permit until the Permit is surrendered. Details of any changes made to drainage systems during the lifetime of the Permit shall also be maintained.
- 2.6.4 Disinfectant footbaths shall not be allowed to overflow. The spent disinfectant contained in foot baths and wheel washes shall be stored securely prior to disposal.
- 2.6.5 Containment shall be provided for foodstuffs to prevent spillages and minimise waste. This containment shall be protected from collision damage.
- 2.6.6 All oil storage facilities shall meet equivalent technical standards to those set out in the Water Environment (Miscellaneous) (Scotland) Regulations 2017.
- 2.6.7 Pesticides and veterinary medicines shall be kept in a store that is resistant to fire, capable of retaining leakage or spillage, dry, frost-free and secure against unauthorised access.

2.7 Odour

- 2.7.1 All emissions to air from the Permitted Installation shall be free from offensive odour, as perceived by an Authorised Person, outside the Site Boundary.
- 2.7.2 The Operator shall implement and maintain an "Odour Management Plan" designed to meet the requirements of condition 2.7.1.
- 2.7.3 The operator shall carry out a systematic assessment and review of the Odour Management Plan at least every 4 years or as soon as practicable after SEPA has informed the Operator that it believes a breach of condition 2.7.1 may have occurred. Any appropriate changes identified should be implemented as soon as reasonably practicable.
- 2.7.4 Any change to the odour management plan required under condition 2.7.3 shall be submitted to SEPA within one week of the revision having taken place.

2.8 Noise and Vibration

- 2.8.1 Emissions from the Permitted Installation shall be free from noise and vibration at levels likely to cause pollution, as perceived by an Authorised Person outside the Site Boundary.
- 2.8.2 The operator shall implement and maintain a noise management plan designed to meet the requirements of condition 2.8.1.
- 2.8.3 The operator shall Carry out a systematic assessment and review of the Noise Management Plan at least every 4 years or as soon as practicable after SEPA has informed the Operator that it believes a breach of condition 2.8.1 may have occurred. Any appropriate changes identified should be implemented as soon as reasonably practicable.

2.8.4 Any change to the noise management plan required under condition 2.8.2 shall be submitted to SEPA within one week of the revision having taken place.

2.9 Livestock Diet Selection and Use of Feedstuffs

2.9.1 The Operator shall provide livestock with a diet which minimises the excretion of:

- nitrogen; and
- phosphorus

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

2.9.2 The Operator shall keep a record of the diets fed to livestock over the growing cycle.

2.10 Housing Design and Management

2.10.1 Housing shall be designed and managed to minimise emissions.

2.10.2 Any water used for cleaning within housing shall be collected and stored in a secure container until export from the Permitted Installation can take place.

2.10.3 Drinkers shall be designed and operated to prevent leakage.

2.10.4 The Operator shall implement and maintain a system to record the number of animal places and movements.

2.11 Incident Prevention and Reporting

2.11.1 In the event of an incident all necessary measures shall immediately be taken:

- a) to prevent, or where that is not practicable to reduce, emissions from the permitted installation;
- b) to limit the environmental consequences as a result of that incident; and
- c) to prevent further possible incidents.

2.11.2 Without prejudice to the requirements of condition 2.11.1, in the event of a breach of any condition of this Permit the operator shall immediately take the measures necessary to ensure that compliance is restored in the shortest possible time.

2.11.3 Notwithstanding the requirements of Condition 2.11.1 and 2.11.2 where a breach of any condition of this permit or an incident poses an immediate danger to human health, or threatens to cause an immediate significant adverse effect on the environment, the operator shall suspend operation of the permitted installation or relevant part thereof until such time as it can be operated in compliance with this permit.

- 2.11.4 In the event of an incident and/or a breach of any condition of this permit, the operator shall notify SEPA by telephone without delay to 0800 80 70 60. A notification that relates to an incident shall include as far as practicable the information specified in condition 2.11.5.
- 2.11.5 The Operator shall confirm any incident to SEPA in writing by the next working day after the Incident. This confirmation shall include:
- The time and duration of the incident;
 - The receiving environmental medium or media where there has been any emission as a result of the incident;
 - An estimate of the quantity and composition of any emission;
 - The measures taken to prevent or minimise any emission or further emission;
 - An assessment of the cause of the incident;
 - Proposals for remediation (where appropriate); and
 - Proposals for preventing a repetition of the incident.
- 2.11.6 Within 6 months of the date of the Permit the Operator shall prepare, implement and maintain an “Incident Prevention and Mitigation Plan”.
- 2.11.7 Following an incident and at least every 4 years the Operator shall review the “Incident Prevention and Mitigation Plan” required under condition 2.11.6. Each review of the plan shall be recorded and where the Operator makes any revisions to the plan these revisions shall be recorded.

2.12 Protection of Soil and Groundwater

- 2.12.1 Unless specified elsewhere in this permit there shall be no emission of any pollutants to groundwater or soil from the permitted installation.
- 2.12.2 The operator shall maintain a record of any incident that has, or might have, impacted on the condition of any soil or groundwater under the permitted installation, either as a result of that incident or as a result of an accumulation of incidents, together with a record of any further investigation or remediation work carried out.
- 2.12.3 Notwithstanding the requirements of condition 2.13.2, the record required by condition 2.12.2 shall be preserved until this permit is surrendered.
- 2.12.4 At least every 4 years, the operator shall carry out a systematic assessment of all measures used to prevent emissions from the permitted installation to soil and groundwater. A written report of each assessment shall be recorded and reported to SEPA. The report shall include details of and timescales for any additional measures that are required to prevent emissions to soil and groundwater.

2.12.5 The operator shall monitor the groundwater at the site for the relevant hazardous substances specified in Table 2.1 at the frequency specified in Table 2.1, the purpose of which shall be to identify groundwater contamination associated with the activities specified in Table 2.1 by those relevant hazardous substances. Each assessment shall be recorded and reported to SEPA. The assessment shall be completed by 1 June 2027. The assessment shall include interpretation of the results with reference to previous monitoring undertaken (including the site and where applicable baseline reports) and operations at the permitted installation and details of corrective actions that are required to protect groundwater and remedy any contamination that has occurred a result of permitted activities.

Table 2.1 – Groundwater Monitoring Requirements

Relevant hazardous substance	Activity to be monitored	Frequency
Ammoniacal Nitrogen (as N), Nitrate (as NO ₃) and Phosphorus (as orthophosphate)	To be agreed in writing with SEPA	At least every 5 years

2.12.6 The operator shall monitor the soil at the site for the relevant hazardous substances specified in Table 2.2 at the frequency specified in Table 2.2, the purpose of which shall be to identify soil contamination associated with the activities specified in Table 2.2 by those relevant hazardous substances. Each assessment shall be recorded and reported to SEPA. The first assessment shall be completed by 1 June 2032. The assessment shall include interpretation of the results with reference to previous monitoring undertaken (including the site and where applicable baseline reports) and operations at the permitted installation and details of corrective actions that are required to protect soil and remedy any contamination that has occurred as a result of permitted activities.

Table 2.2 – Soil Monitoring Requirements

Relevant hazardous substance	Activity to be monitored	Frequency
Ammoniacal Nitrogen (as N), Nitrate (as NO ₃) and Phosphorus (as orthophosphate)	To be agreed in writing with SEPA	At least every 10 years

2.12.7 The operator shall submit a detailed soil and groundwater monitoring plan, for the monitoring required by conditions 2.12.5 and 2.12.6 to SEPA at least three months in advance of carrying out the monitoring, which shall include the locations at which monitoring shall be carried out and the methodology which shall be used.

- 2.12.8 The operator shall carry out the monitoring required by conditions 2.12.5 and 2.12.6 in accordance with the soil and groundwater monitoring plan required by condition 2.12.7.
- 2.12.9 The operator shall review the plan required by Condition 2.12.7 no later than 6 months after each monitoring event. The purpose of the review shall be to determine whether any changes to monitoring locations, frequency or parameters are required and where changes are proposed, submit a revised plan to SEPA.
- 2.12.10 Notwithstanding the requirements of Condition 2.13 all plans, monitoring and assessments reports undertaken in accordance with Conditions 2.12.4, 2.12.5, 2.12.6, 2.12.7 and 2.12.8 shall be preserved until the permit is surrendered.
- 2.12.11 The operator shall maintain the groundwater monitoring wells detailed in the plan required in Condition 2.12.7 in a condition fit for purpose, unless otherwise agreed in writing with SEPA. Where a well's function is compromised it shall be repaired or replaced to allow sample collection in accordance with Conditions 2.12.5. and 2.12.6.

2.13 Records and Reporting

- 2.13.1 All records made in compliance with this Permit shall be kept in a systematic manner.
- 2.13.2 Unless otherwise specified in a condition of this Permit, every record made in compliance with a condition of this Permit shall be preserved for not less than five years from the date of its being made. Every such record shall be kept at the Permitted Installation for not less than one year from the date of its being made and thereafter preserved at a location, previously notified to SEPA in writing, if that location is not the Permitted Installation.
- 2.13.3 All records shall be legible, and any amendment made to any record made in compliance with a condition of this Permit shall be made in such a way as to leave the original entry clear and legible. The reason for each amendment shall be explained in the said record.
- 2.13.4 Without prejudice to Condition 2.13.2 all records relevant to the operation or maintenance of the Permitted Installation shall be kept at the Permitted Installation for not less than one year from the end of the period to which they apply.
- 2.13.5 Where any condition of this Permit requires information to be reported, a report shall be forwarded in writing in duplicate to SEPA at the address specified in the explanatory notes attached to this Permit, within the period or at the frequency specified in Table 2.3. All such reports shall include the Permit number and the name of the Operator.
- 2.13.6 Any reference within this Permit to reports or notifications to be made to SEPA in writing shall be read as to include by fax or email at the fax number and email address respectively specified in the explanatory notes attached to this Permit.

Table 2.3 - Reporting and Notification Requirements

Summary of Information to be Reported or Notified	Condition	Date/Within period/ Frequency to be Reported
Primary point of contact and deputy	2.1.1	Within 4 weeks of the date of the Permit
Primary point of contact and deputy	2.1.2	Without delay following the appointment of a new primary point of contact or deputy
Systematic assessment of resource use and efficiency	2.2.1	At least every 4 years thereafter
Odour Management Plan	2.7.4	Within one week of the revision having taken place
Noise Management Plan	2.8.4	Within one week of the revision having taken place
Reporting any Incident to SEPA	2.11.4	Without delay
Confirming the details of any incident SEPA	2.11.5	Next working day
Assessment of measures	2.12.4	1 June 2026 and at least every 4 years thereafter
Groundwater monitoring	2.12.5.	1 June 2027 and at least every 5 years thereafter
Soil Monitoring	2.12.6	1 June 2032 and at least every 5 years thereafter
Methodology for groundwater/soil monitoring	2.12.7	At least 3 months in advance of groundwater or soil monitoring required by 2.12.5 and 2.12.6
Cessation of operations	2.14.2	Three months prior to the proposed date of cessation.
Amendment or addition to the Decommissioning Plan	2.14.5	Within one month of the change to the plan having taken place.
Emissions and Monitoring	3.4.2	Annually
Tree Belt Plan	3.4.3	1 September 2022
Upgrade condition	3.5.1	12 months from date of operation

Table 2.4 - Resource Utilisation Data Recording

Raw Materials, Energy or Fuel	Unit of Measurement
Specific chemicals e.g. disinfectant	Litres
Sawdust and other litter materials	Kg
Fuels e.g. diesel, biomass feedstock	m ³ & KWh
Water	m ³
Electricity	KWh

2.14 Closure, Aftercare and Decommissioning

- 2.14.1 Within 18 months from the date of the Permit the Operator shall prepare and maintain a plan (the “Decommissioning Plan”) for the decommissioning of the Permitted Installation. The Decommissioning Plan shall set out the steps to be taken by the Operator after final cessation of the Permitted Activities.
- 2.14.2 The Operator shall notify SEPA in writing of their intention to cease the Permitted Activities, or any part thereof, for any period exceeding 12 months, no later than 3 months prior to the proposed date of cessation.
- 2.14.3 The Operator shall implement the Decommissioning Plan on final cessation of the Permitted Activities or any part thereof.
- 2.14.4 The Operator shall review, record and, where necessary, update the Decommissioning Plan where the Operator plans to make a substantial change in the extent or nature of the Permitted Installation.
- 2.14.5 The Operator shall notify SEPA of any amendment of or addition to the Decommissioning Plan within one month of the change having taken place.

3 SITE SPECIFIC CONDITIONS

3.1 Livestock Manure (Slurry and Manure Storage)

- 3.1.1 All external conveyors handling litter or manure shall be enclosed.
- 3.1.2 All trailers transporting manure shall be covered prior to leaving the site.
- 3.1.3 The end of each conveyor should be fitted with a transfer chute or sock designed to provide adequate protection against wind whipping.

3.2 Waste Handling and Storage

- 3.2.1 The residue and waste materials described in Table 3.1 shall only be stored on the Permitted Installation at the location, following the method, and in the quantities specified in that Table.

Table 3.1 - Waste Handling and Storage

Description of Waste	Location of Storage	Method of Storage	Maximum Permitted Quantity	Storage Conditions
General farm waste	On hardstanding outside houses	Covered skip	1 No. skip (approx.100 Kg)	In covered skip on hardstanding
Plastic Containers and bags	Waste collection area	Skip	1 No. skip (approx.50 Kg)	Outdoors on hard standing area
Biomass boiler Ash	Waste collection area designated on site plan	Ash Bin	0.25m ³	Dedicated reception container within biomass Boiler building
Packaging	Waste collection area	Skip	1 No. skip (approx.125 Kg)	Outdoors on hard standing area
Bagged Sweepings	Waste collection area designated on site plan	Skip	1 No. skip (approx.50Kg)	Outdoors on hard standing area
Chicken Carcasses	Satellite to main site – Fallen Stock Freezer	Freezer	200kg	Secure and vermin-proof freezer
Manure	Cononsyth Manure Store	Enclosed building	TBC (see Condition 3.5)	Indoors on hard standing area

3.3 Individual Source Emissions to Air, Water or Land

- 3.3.1 Individual source emissions to air shall only be permitted from the emission locations and subject to the limits and monitoring requirements specified in Table 3.2.
- 3.3.2 No emission specified in Table 3.2 shall exceed the limit or be outwith the range as appropriate for the parameters specified in that Table.

Table 3.2 - Individual Source Emissions to Air

Source of Emission	Emission point number	EP1	EP2
	Emission source	Diesel Generator	Biomass boiler
	Stack height/diameter (m)	N/A	10m
	Location on Site Plan	As indicated on the detailed layout plan	As indicated on the site plan
	NGR	NO 56712 46945	NO 57338 47049
Limits	Smoke	Ringelmann Shade 1 - start up. No visible smoke - in operation	Ringelmann Shade 1 - start up. No visible smoke - in operation
Monitoring Details	Type of Monitoring	Visual Inspection During Operation	Visual Inspection During Operation

- 3.3.3 The emissions to the water environment specified in Table 3.3, shall only be permitted from the emission points specified in that Table to the destinations specified in said Table and only after having passed through the sample points specified in that Table.

Table 3.3 - Emissions to Water Environment/Sewer/Land

Source of Emission	Emission number point	EP3
	Source of Emission	Swales
	Destination	Field drain to offsite farm pond
	Emission location on site plan	As indicated on the detailed layout plan
	N.G.R	NO 56908 47039
	Sampling location	Discharge to offsite farm pond
Monitoring	Type of Monitoring	Visual inspection

3.3.4 The emission from emission point EP3 shall not contain any trade effluent or sewage, and shall not result in visible discolouration, iridescence, foaming or growth of sewage fungus in the water environment.

3.3.5 The emission from emission point EP3 shall not result in the destabilisation of the banks or bed of the receiving surface water.

3.4 Diffuse Source Emissions of Substances excluding Odour and Noise

3.4.1 No emission specified in Table 3.4 shall exceed the limit or be outwith the range as appropriate for the parameters specified in that Table.

3.4.2 The operator shall report the monitoring required in Table 3.4 to SEPA annually.

Table 3.4 Emission Limits and Monitoring Requirements

Emission point ref. & location	Parameter	Limit (incl. unit)	Monitoring frequency	Monitoring standard or method
Laying hens	Kg N excreted/animal place/year	0.8 kg N /animal place/year	Annually	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
	Kg P (as P ₂ O ₅) excreted/animal place/year	0.45 kg/P ₂ O ₅ /animal place/year	Annually	As above
Laying hens in Non caged housing	Kg NH ₃ /animal place/year	0.13 kg NH ₃ /animal place/year	Annually	Estimation by using emission factors
All livestock types	Dust (PM ₁₀)	N/A	Annually	Estimation by using emission factors

3.4.3 By 1 September 2022 the Operator shall prepare a plan (the “Tree Belt Plan”) for the construction of a Tree Belt to mitigate emissions from the installation. The plan shall be agreed in writing with SEPA and shall set out the steps to be taken by the Operator to construct and maintain the Tree Belt and shall include, but not be limited to, the following:

3.4.3.1 The proposed layout of the Tree Belt (including the number of rows, species composition, depth of the buffer, initial sizing of the trees and shrubs, distance from housing, spacing between the species and general growth rate of the species);

3.4.3.2 A planting schedule;

- 3.4.3.3 Ground preparation measures to be undertaken by the Operator prior to planting; and
- 3.4.3.4 An aftercare and maintenance plan including the replacement of dead trees and shrubs.
- 3.4.4 By 1 June 2023 the Operator shall construct the said Tree Belt referred to in Condition 3.4.3 above in accordance with the Tree Belt Plan.

3.5 Upgrade Conditions

- 3.5.1 No later than 12 months from the date of initial operation, the existing manure store must be replaced with a roofed building with a waterproof base, capable of collecting and storing runoff and suitably sized for sufficient capacity for 26 weeks of slurry storage.

EXPLANATORY NOTES

(These Explanatory Notes do not form part of the Permit)

1. BAT

It should be noted that Regulation 22 of the Regulations specifies that it is a condition of a permit that the operator must use the best available techniques (BAT) for preventing or, where that is not practicable, reducing emissions from the installation. This is referred to as the 'general' BAT condition.

This does not apply to the extent that any other condition of the permit, or a standard rule which has effect as a standard rules condition, has the same effect.

Examples of aspects of the operation that have not been regulated by specific Conditions are management and supervision systems, training and qualification and maintenance in general.

BAT is defined in Regulation 4 of the Regulations as follows:

"Best available techniques" means the most effective and advanced stage in the development of activities and their methods of operation which indicates the practical suitability of particular techniques for providing the basis for Emission limit values and other permit conditions designed to prevent and, where that is not practicable, to reduce Emissions and the impact on the environment as a whole.

"available techniques" means those techniques which have been developed on a scale which allows implementation in the relevant industrial sector, under economically and technically viable Conditions, taking into consideration the cost and advantages, whether or not the techniques are used or produced inside the UK, as long as they are reasonably accessible to the operator.

"best" means in relation to techniques, the most effective in achieving a high general level of protection of the environment as a whole.

"techniques" includes both the technology used and the way in which the installation is designed, built, maintained, operated and decommissioned.

"BAT conclusions" means a document containing the parts of a BAT reference document laying down the conclusions on best available techniques, their description, information to assess their applicability, the emission levels associated with the best available techniques, associated monitoring, associated consumption levels and, where appropriate, relevant site remediation measures.

"emerging technique" means a novel technique for an industrial activity that, if commercially developed, could, when compared to existing best available techniques provide a higher level of protection of the environment, or at least the same level of protection of the environment and higher cost savings.

"emission levels associated with best available techniques" means the range of emission levels obtained under normal operating conditions using a best available technique, or combination of best available techniques, as described

in BAT conclusions, expressed as an average over a given period of time, under specified reference conditions.

Schedule 3 of the Regulations specifies the matters to be taken into account in determining BAT.

In considering BAT, SEPA would expect the Operator to have regard to all relevant PPC sectoral or other technical guidance, including BAT Reference Documents published by the European Commission and UK technical guidance published by the Environment Agency.

2. GENERAL STATUTORY REQUIREMENTS

The Permit does not detract from any other statutory requirements applicable to you in respect of the Permitted Installation, such as any need to obtain planning permission or building regulations approval or any responsibilities under legislation for health, safety and welfare in the workplace.

3. APPEALS

If you are aggrieved by any of the Conditions of the Permit, you should initially contact the local SEPA Office at the address or telephone number below. Further information on your right of appeal and the appeals procedure is contained Regulation 58 and Schedule 8 of the Regulations.

4. SUBSISTENCE CHARGES

An annual subsistence charge will be payable in respect of the Permit in terms of the Pollution Prevention and Control (Scotland) Charging Scheme or any relevant charging scheme made under Section 41 of the Environment Act 1995, copies of which are available from SEPA.

5. ADDRESS AND TELEPHONE NUMBERS

The contact address and telephone number for all information to be reported in terms of the Permit, is as follows:

Scottish Environment Protection Agency
Angus Smith Building
Maxim 6
Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel No: 0800 80 70 60
Email: fad@sepa.org.uk

6. REVIEW OF CONDITIONS

The Conditions of the Permit will be periodically reviewed by SEPA.

7. PROPOSED CHANGE IN OPERATION OF INSTALLATION

It is a requirement of Regulation 45 of the Regulations that if you propose to make a change in the operation of the installation, you must notify SEPA at least 14 days before making the change. The requirement under Regulation 45 does not apply if you have already made an application to SEPA for the variation of the Conditions of the Permit containing a description of the proposed change.

N.B. the requirements of Regulation 45 are in addition to any obligations you may have under the Permit itself to only operate the Permitted Installation in the manner set out in the Permit and to notify SEPA of proposed changes to the Permitted Installation.

Regulation 46 and Schedule 7 of the Regulations provide details on applications for variation of the Permit in respect of proposed changes and substantial changes in operation.

“Change in operation” and “substantial change in operation” are defined in Regulation 2 of the Regulations.

8. ENFORCEMENT & OFFENCES

If SEPA is of the opinion that you have contravened or are contravening or are likely to contravene a Condition of the Permit, or an incident or accident significantly affecting the environment has occurred as a result of the operation of the Installation it may serve an Enforcement Notice. Further details on Enforcement Notices are provided in Regulation 55 of the Regulations.

If SEPA is of the opinion that the operation of an installation poses an immediate danger to human health, threatens to create an immediate significant adverse effect upon the environment or involves a risk of serious pollution it must, in certain circumstances, serve a Suspension Notice on you. Further details on Suspension Notices are provided in Regulation 56 of the Regulations.

It is an offence to operate an installation covered by the Regulations without a Permit or in breach of the Conditions of the Permit. It is an offence to fail to comply with the requirements of an Enforcement or Suspension Notice. It is an offence to intentionally make a false entry in any record required to be kept under a Condition of a Permit. Further details on offences and on penalties liable to be imposed upon conviction of an offence are provided in Regulation 67 of the Regulations.

Directors, managers and other individuals within a company may be held personally liable for offences under the Regulations.

All personnel who are responsible for fulfilling any Condition of the Permit should be made aware of these facts.

9. BREACH OF A PERMIT CONDITION

Regulation 52 of the Regulations specifies that the Operator of an Installation must immediately give notice to SEPA of any breach of a condition of the permit. It is an offence to fail, without reasonable excuse to comply with Regulation 52.

Any statement made by an operator to SEPA for the purposes of complying with regulation 52 may only be used in a prosecution for an offence where in giving evidence the operator makes a statement inconsistent with the initial notification.

All personnel who are responsible for fulfilling any Condition of the Permit should be made aware of these facts.

10. RECORDED SYSTEMS, PROCEDURES OR INFORMATION RECORDING/ RETURN REQUIREMENTS

Where a Condition requires any system, procedure or information record/return, the Operator may demonstrate compliance by making use of any relevant existing written system used for any other purpose and which meets the requirements of the relevant Condition.

11. SYSTEMATIC ASSESSMENT (AND REVIEW)

Where a Condition of the permit requires a “systematic assessment (and review)” the assessment should be undertaken in a methodical and arranged manner. If you require guidance on the scope or extent of any assessment (and review) required to be undertaken, you should contact your local SEPA office at the address or telephone number given above.

12. SEPA DOCUMENTS IED-T-01(TT) AND IED-T-04

These documents can be downloaded from the SEPA website www.sepa.org.uk. Should you have any difficulty accessing a copy please contact SEPA for assistance.