Decision Document (Technical):

Industrial Activities - Permit level

New Applications and Variations

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General Information relating to Application	
Application Reference Number:	APP2025-00000085
Authorisation Number (if applicable):	EAS_P_6101054
Application Type:	New Application
Applicant/Authorised Person:	**Aberdeen and Northern Eggs Limited**
Authorised Address:	**Pitfour Rearing Farm** **Near Mintlaw** **AB42 4JP**
Authorised Activity(s):	**Intensive rearing of poultry, production pigs or sows (Sch 20)**

1. Non-Technical Summary of SEPAs Determination

This section provides a non-technical summary of the proposed application and of SEPAs determination with particular focus on areas of our determination which may be regarded as contentious either by SEPA, the applicant or the public.

Provide a non-technical summary of the process and SEPA's determination:
The applicant has applied to intensively rear 80,000 pullets in 2 housing units at Pitfour Farm, near Mintlaw, Aberdeenshire. The site is located at Ordnance Survey national grid reference NJ 9857 4904. The area is the Aberdeenshire, Banff, Buchan and Moray Nitrate Vulnerable Zone (NVZ) and a Drinking Water Protected Area (groundwater). The farm will house pullets for 15 weeks before they are moved to laying sites. Principal emissions will be ammonia and dust in the form of PM_{10} but there is also potential for nutrients to enter the water environment if not controlled. Both houses will have automatically controlled ventilation systems with high velocity roof fans and gable end fans for supplementary ventilation in hot temperatures. The Habitats Regulations Assessment indicates that screening thresholds will be met and that there will be no significant impact on nearby designated areas. Both sheds will have automatically controlled high velocity roof fans with emergency gable end fans if temperatures require. Diets are formulated to match bird requirements to reduce excess nitrogen waste. Wastewater will be collected in underground tanks and stored before being removed and applied as organic fertiliser to land outwith the Authorised Place. Lightly contaminated runoff will be treated by SUDS. Litter will be removed following each flock and applied as organic fertiliser to land outwith the Authorised Place. Mains water is used within the sheds and water meters will be regularly monitored. Nipple drinkers with drip cups will be used to prevent loss and maintain dry litter, minimising ammonia generation. Initially the poultry houses will be heated using 5 LPG tanks, but this will eventually be replaced by a wood chip fired biomass boiler. The inclusion of a biomass boiler was not included in the application but details were provided during the determination.

Feed bins will be fitted with cyclones to prevent dust.

Raw materials, resource use and waste generation will be minimised and will be monitored as part of permit requirements.

Management plans (including odour, noise, incidents, decommissioning) have been developed and submitted with the application.

We regard the measures proposed by the applicant as appropriate and on this basis, SEPA proposes to grant the permit.

Glossary of Terms

AEL – Associated Emission Limit
BAT - Best Available Techniques
BREF – Best Available Techniques Reference Document
BATC – Best Available Technique Conclusions
CREW - Centre of Expertise for Waters
DWPA – Drinking Water Protected Area
ELV – Emission Limit Value
NVZ – Nitrate Vulnerable Zone
PC – Process Contribution
PEC – Predicted Environmental Concentration
SAC - Special Area of Conservation
SPA - Special Protected Area
SPRI – Scottish Pollutant Reporting Inventory
SSSI - Site of Special Scientific Interest
The Regulations (EASR) – The Environmental Authorisations (Scotland) Regulations 2018

2. Background to the Application

This section provides relevant context regarding the background to the application, an outline of the authorisation being applied for, and identification of important sensitive receptors.

Background to the application:

Pitfour farm is located approximately 15km west northwest of Peterhead in Aberdeenshire. It is an existing pullet farm, currently still included in the EASR authorisation for Briarbank Farm PPC/A/1016797 which rears pullets over the 2 sites, there were 80,000 places at Pitfour for pullets on a deep litter system and 107,000 places at Briarbank for pullets on a litter system. The operator of the Briarbank Farm authorisation never used the poultry sheds at Pitfour and has since sold the land and poultry sheds.

The 2 sheds at Pitfour are now in the ownership of Aberdeen and Northern Eggs Limited who currently operate 3 other EASR authorised activities. The Briarbank permit has not been surrendered, this is a new application to operate the activity under a new authorisation.

Both sheds were in a very poor state of disrepair and had not been used to house pullets since January 2018. This application is to retain and refurbish one of the sheds, retaining 48,000 places on litter and completely rebuild the other shed to house 32,000 also on litter. Both sheds have been inputted to SCAIL as new sources, as there have not been pullets in the sheds since 2018, there is no emission profile in the background concentrations. The applicant originally proposed that the newly built shed would house pullets in a rearing aviary which has lower emissions than the traditional litter system, but due to concerns as to whether the Scottish Government ban on cage systems might affect this system, the applicant has changed the proposal to litter systems in both sheds.
Outline details of the authorisation/variation applied for:
New activity - intensively rearing 80,00 pullets on litter. EASR Schedule 20.
Identification of important and sensitive receptors – the use of Ordnance Survey map extracts can help:
Pitfour farm is within 10 kilometres of 3 NatureScot designated sites: 1. Kirkhill SSSI 2. Rora Moss SSSI 3. Moss of Cruden SSSI and 5 human health receptors as follows: 1. Briarbank 2. Cuillen Lodge 3. Cardeas Lodge 4. Middle Lodge 5. The Lodge

3. Confirmation of Activities and Place

Are we satisfied that the applicant has specified the correct activities?
Yes. As per application.
Where a Schedule 20 activity is being undertaken are we satisfied that the applicant has correctly specified the Stationary Technical Unit and directly associated activities? For permit level activities which are not Schedule 20, has the applicant identified all processes which are part of the regulated activity?
Yes. As per application.
Are we satisfied that the applicant has correctly defined the boundary of the Authorised Place/Installation?

Yes. As per application.

4. Public Consultation on the Application and SEPA's response

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

Was Public Consultation on the application undertaken?	Yes
Date placed on Consultation Hub?	03/02/2026
Were representations received?	No
Summary of responses and how they were considered during the determination: N/A	
Was the applicant required to undertake additional steps to publicise the application?	No

5. Consultation on the Application with Public Bodies and SEPA's response

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

Was Public Consultation on the application undertaken?	No

6. Other Consultations

In determining whether to consult the public on the application, reference will have been made to SEPAs '*Public Participation Statement*' as required by regulation 67(1), the specific activity pages on SEPAs website and relevant internal guidance.

Was "Off-site" consultation required?	No
Was Transboundary Consultation required?	No

7. Assessment of Impact on Protected Areas

All activities authorised by SEPA must be assessed in relation to their potential impact on designated sites under the Nature Conservation (Scotland) Act 2004 & Conservation (Natural Habitats &c.) Regulations 1994. The outcome of the nature conservation screening assessment is recorded below.

Outcome:	Activity is unlikely to have a significant effect on the qualifying interest of any SAC, SPA or RAMSAR site, and/or damage a notified feature of a SSSI

8. Consideration of other legislation in the determination

Is there any other legislation that was considered during determination of the permit (for example installations that may be impacted by the requirements of legislation involving Animal By-Products, Food Standards, TFS, etc). If yes, provide information on the legislation, action and justification below:	**Yes**

Animal By-Products (Enforcement) (Scotland) Regulations 2013:
Regulates carcass disposal. Carcass storage is a Directly Associated Activity (DAA) in the permit.

The Welfare of Farmed Animals (Scotland) Amendment Regulations 2010
Range areas and animal places are calculated in line with maximum stocking densities regulated by Scottish Government.

Medium Combustion Plant Directive (MCPD):
For all proposed plant >1MW regulated as DAA on IA installations, BAT will apply and SEPA should complete Local Air Quality Management and Nature Conservation Habitat screening. If required, SEPA will impose monitoring of emissions within 4 months and then every 3 years with ELVs from Process Guidance Note 1/3 or the MCPD. There is no proposed plant >1MW on site at the time of permit issue.

Environmental Authorisation (Scotland) Regulations 2018 (EASR):
Water, waste management, and industrial activities are regulated under Environmental Authorisation (Scotland) Regulations 2018.

Land spreading activities that will be taking place outwith the site boundary and will be regulated under GBR18.

Foul drainage systems will be regulated separately under EASR and will not form part of the permitted Installation.

The requirements for the generator oil storage are regulated under GBR28

9. Outcome of In Control and Fit and Proper Person Assessment

In determining an application SEPA must satisfy itself that the applicant will both be in control of the proposed activity and that they are considered a fit and proper person to be in control of the activity. The criteria which we use to assess whether an applicant/authorised person is in control and a fit and proper person is outline in our 'Who can hold an authorisation' guidance. The outcome of our assessment is recorded below.

We must not grant an application if we think the applicant will not have control over the activity, or we do not think they are a fit and proper person to be in control of the activity.

Outcome:	The applicant will be in control of the activity and is considered a fit and proper person to be in control of the activity

10. Further Information

In determining an application, it may be necessary to request further information. Where further information has been requested, it will be recorded in the table below.

Has a further information notice been issued?	**No**

11. SEPAs Assessment of the Applicants Environmental Management Systems and Risk Assessments

The Determining Officer should assess if the applicant has:

- Demonstrated that the General Aims specified in Regulation 9 of The Regulations will be met.
- Demonstrated that Best Available Techniques will be used (where applicable).
- For Schedule 20 and Schedule 10 activities demonstrated that the waste hierarchy will be appropriately implemented.
- Demonstrate that no significant pollution will be caused.

Reference should be made below to the sections in the application where the demonstration is made. Where non-standard conditions are required to be added to the Authorisation to provide additional environmental controls or provide additional assurance to SEPA or the public these should be referenced below and detailed in section 12.

Where relevant each BAT conclusion should be referred to and confirmation provided that it has been met.

The basis for ELVs and/or equivalent technical parameters/measures should be referenced below and detailed in section 13.

Relevant Guidance used for determination

- BAT Reference document Intensive Rearing of Poultry or Pigs
- UK Interpretation Guidance and Permitting Advice on the Best Available Techniques (BAT) Conclusions for Intensive Rearing of Poultry or Pigs
- CREW Rural SuDS Guide - surface water run off advice
- IND-G-019: A practical guide for Schedules 20 & 26 EASR Permit-level Industrial Activities
- SEPA Air Emissions Risk Assessments Guidance.

Management of the site

Environmental Management System:

Good site management is a requirement not only of the EASR Regulations & BREF but also the Food Safety Act 1990, regulated by the Food Standards Agency, and the Animal Welfare Act 2006. Agricultural installations are subject to regulatory controls requiring Operators to operate installations to a high standard both to ensure welfare of animals and to protect products entering the food chain.

BATC 1 requires that the permitted activity is operated in accordance with an environmental management system (EMS). The BREF requires that in order to improve the overall environmental performance, the EMS should incorporate the following key features:

- Management commitment
- Environmental policy
- Financial planning and investment
- Relevant procedures (training, record keeping, maintenance, emergency procedures)
- Checking performance (monitoring, preventative action, auditing)
- Review
- Continual improvement
- Benchmarking
- Noise Management Plan
- Odour management Plan

BATC 2 requires good housekeeping to prevent or reduce the environmental impact and improve overall performance. This includes training, routine maintenance and an emergency plan.

There is no certified management system, in place, the application contains

- Odour management plan,
- Noise management plan,
- Incident Prevention and mitigation Plan
- Decommissioning plan
- Incident report form

SEPA will assess planned maintenances programmes, staff training etc as part of compliance inspections.

Accidents and their Consequences:

Should an accident or incident occur that is likely to pose a risk to the environment or harm to human health, then SEPA would require, under the conditions of the permit, that not only must the Operator take action to limit the immediate environmental impact but where necessary implement changes to try to ensure that the event does not happen again.

In general, all accidents or incidents likely to cause pollution and all complaints to the site are required by the Permit to be recorded and notified to SEPA.

Emergency preparedness and response (incident prevention and mitigation) are required as per BATC 1 as part of the Environmental Management System for the site.

Closure:

In order to ensure that the site can be returned to its pre-EASR Permit state, SEPA have required the applicant detail the site condition prior to permitting so that a site surrender report can be compared with the Site Condition and Baseline Reports. Surrender of the permit is by an application to SEPA who must be satisfied that the applicant has closed and remediated the site to the levels cited in the baseline report.

Start-up/Shutdown plan (where relevant):

Not applicable.

Emissions to Air and Monitoring

Point Source emission to air:

The principal point source of emissions to air from Pitfour Farm will be from the housing units, specifically the ventilation system in the form of ammonia and dust and to a lesser extent, from the emergency generator in terms of fuel fumes.

Ammonia and dust will be minimised by carefully managing air exchange to control humidity levels within the sheds and managing the dry matter content of the litter.

Ammonia (BATC 23 & 31)

Ammonia can be carried on the air and deposited in lochs and ponds causing eutrophication. To quantify the amount of ammonia which will be emitted, SEPA use DEFRA-approved emission factors. The emission factors are specific to each housing system. Some housing systems are more efficient than others and will result in a lower emission factor. The proposed housing at Pitfour Farm meets the description in BATC 31 (b) (5) which applies to systems with deep litter on a solid floor, where the manure is not routinely removed using a scraper, belt or other mechanism. Indoor air recirculation systems can be used to dry the litter, while meeting the physiological needs of the birds.

There are duties placed on SEPA for the protection of designated sites under The Conservation (Natural Habitats, &c.) Regulations 1994 and the Nature Conservation (Scotland) Act 2004. Pitfour Farm lies within 10 kilometres of three designated sites, Kirkhill SSSI, Rora Moss SSSI and Moss of Cruden SSSI.

SEPA uses the Simple Calculation of Atmospheric Impact Limits (SCAIL) model to access the impact of ammonia emissions and nitrogen and acid deposition on designated sites.

If PCs screen out alone i.e. the PC is less than 4% of the critical load or level, no further assessment is required and no 'likely significant effect' can be concluded. If PCs do not screen out i.e. PC is more than 4% of the critical load or level, they are added to background pollutant concentration or deposition flux data to obtain a Predicted Environmental Concentration (PEC). If PEC is less than 100% of the critical load or level screening passes and we can conclude that the proposal is not causing 'likely significant effect'. If PEC is more than 100% of the critical load or level screening fails and consultation with NatureScot and appropriate assessment is required.

Designated sites can be screened out where they are designated for geological features or where there are no habitat or species sensitive to nitrogen or acid deposition which was the case for Kirkhill SSSI and Moss of Cruden SSSI.

SCAIL was run using the ammonia emission factor for pullets on a litter-based system 0.043kg NH_3/bird place/year. The results showed the process contribution (PC) from Pitfour Farm (inputted as a new source, as there have not been pullets in the sheds since 2018, there is no emission profile in the background concentrations), will not contribute more than 4% of the ammonia critical level for Rora Moss.

The predicted environmental concentration (PEC) exceeds 100% due the presence of other sources closer to Rora Moss but given the distance of Pitfour from Rora Moss and the very low PC (1% using realist mode to take account of actual wind direction) the impact from Pitfour can be considered to be negligible.

Conservative

Receptors	SSSI/SAC	Notes	PC NH3 (ug m3)	NH3 Background (ug m3)	NH3 PEC (ug m3)	NH3 EAL (ug m3)	PEC NH3 as %EAL	PC NH3 as %EAL	PC N Dep (kg/ha/yr)	N Dep Background (kg/ha/yr)	N Dep Total (kg/ha/yr)	N Dep Critical Load (kg/ha/yr)	PEC N Dep as %EAL	PC N Dep as %EAL
Kirkhill	SSSI		0.03092	1.07	1.10092	1	110	3%	0.16	10.05	10.21	0	#DIV/0!	#DIV/0!
Rora Moss	SSSI	Cle 1 CL 5	0.02432	1.03	1.05432	1	105	2%	0.13	9.61	9.74	5	194.8	3%
Moss of Cruden	SSSI		0.01218	0.83	0.84218	1	84	1%	0.06	9.17	9.23	0	#DIV/0!	#DIV/0!

Realistic

Receptors	SSSI/SAC	Notes	PC NH3 (ug m3)	NH3 Background (ug m3)	NH3 PEC (ug m3)	NH3 EAL (ug m3)	PEC NH3 as %EAL	PC NH3 as %EAL	PC N Dep (kg/ha/yr)	N Dep Background (kg/ha/yr)	N Dep Total (kg/ha/yr)	N Dep Critical Load (kg/ha/yr)	PEC N Dep as %EAL	PC N Dep as %EAL
Kirkhill	SSSI		0.0187	1.07	1.0887	1	109	2%	0.1	10.05	10.15	0	#DIV/0!	#DIV/0!
Rora Moss	SSSI	Cle 1 CL 5	0.01336	1.03	1.04336	1	104	1%	0.07	9.61	9.68	5	193.6	1%
Moss of Cruden	SSSI		0.01159	0.83	0.84159	1	84	1%	0.06	9.17	9.23	0	#DIV/0!	#DIV/0!

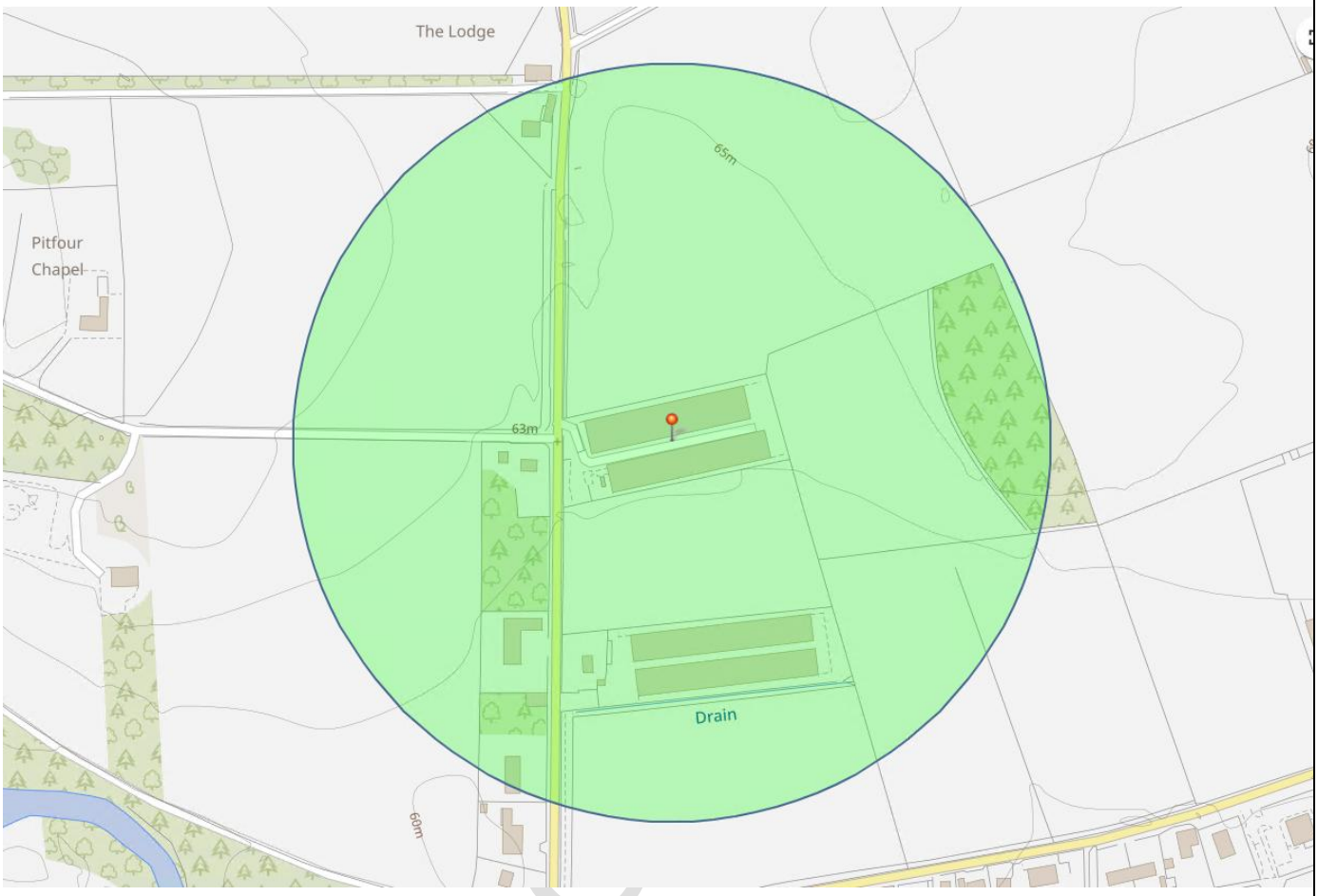
As there is no predicted breach of the critical load or level at the designated site, it is concluded that a significant effect is unlikely, and no further assessment is required.

Dust (PM10) (BATC 11)

Dust from poultry houses mainly originates from feathers, skin particles and used litter and to a lesser extent from feed and bedding.

PM10 dust particles (particulate matter 10 micrometres of less in diameter) are subject to statutory air quality standards. In Scotland, air quality objectives are set out in the Air Quality (Scotland) Regulations 2000 (as amended).

Where sensitive receptors are located within 250 metres of a poultry unit, SEPA requests that the applicant screens the emission of particulate matter to establish whether the emission will cause any air quality objectives to be breached.



There are 5 human health receptors within 250m of Pitfour Farm:

1. Briarbank
2. Cuillen Lodge
3. Cardeas Lodge
4. Middle Lodge
5. The Lodge

In 2018 as part of a variation application for Briarbank, (including the same number of pullets on litter at Pitfour) PM_{10} was modelled and SEPA concluded that the process contributions were below the applicable Scottish objectives.

The modelling report only considered roof fans, there were no gable fans proposed. The applicant confirmed that the supplementary gable fans will be located at the eastern end of the sheds and that there are no new sensitive receptors which need to be considered and no additional sources of PM10 within 250m of any of these receptors.

Therefore, SEPA has assessed the there is no change to the risk to human health as a result of this proposal.

Diesel Generator

It is a requirement of the animal welfare regulations that the birds have adequate heating and ventilation at all times. The site will be powered by mains electricity. However, in the event of a power failure, a back-up diesel generator will be used. SEPA are aware that diesel generators can give rise to dense fume, especially at start up, or if the generator is poorly maintained. SEPA would expect the operator to use BAT particularly with regard to servicing and maintenance to minimise visible emissions and particulates from the exhaust. The generator will be tested for a short period once per week.

The generator will have an internal bund and be located on a concrete plinth away from vehicle collision risk. A filling protocol will be in place and emergency absorbent material will be stored on site in the event of an accidental spill.

Biomass Boiler

Initially the poultry houses will be heated using 5 LPG tanks but this will be replaced by heat from a Heizomat RHK-AK200Kw wood chip fired boiler in an enclosed building. Wood chip will be sourced from a local sustainable source. The permit does not contain any emission limits for the operation of the boiler due to its size, but SEPA expect the operator to use BAT particularly with regard to servicing and maintenance so that all releases during normal operations will be free from visible emissions.

Wood chip will be stored within the enclosed building. This is not anticipated to cause any dust issues off site.

Monitoring

SEPA places a lot of emphasis on self-monitoring and record-keeping as keys to the successful operation of an EASR activity. The operator is required to undertake odour and noise assessments and regularly review the Noise and Odour Management plans and monitoring of process parameters such as water consumption, energy consumption, fuel consumption, incoming and outgoing bird numbers, feed consumption and manure generation is formally required via the resource utilisation permit condition.

The BAT-AEL's set out in the BREF document are legally binding therefore an applicant must meet these levels. The AELs are included in the permits as emission limits which are the top end of the BAT AEL range. However, pullets do not have a BAT-AEL for ammonia emissions and so in this permit the ELV's are not applicable but there is still a requirement to monitor in BAT conclusions (BATC's) 24,25 and 27 as follows:

BATC 24 is to monitor the total nitrogen and total phosphorus excreted in either by calculation using a mass balance of nitrogen and phosphorus based on the feed intake, crude protein content of the diet, total phosphorus and animal performance, or estimation by using manure analysis for total nitrogen and total phosphorus content.

BATC 25 is to monitor ammonia emissions to air.

BATC 27 is to monitor dust emissions to air.

The European Commission during deliberations around the revised BREF, accepted the proposal from the UK technical Working Group to estimate ammonia and dust emissions by using DEFRA approved emission factors to comply with the monitoring requirements.

SEPA expects results to be submitted annually as part of the Scottish Pollutant Release Inventory (SPRI).

Fugitive emissions to air:

Odour:

SEPA has identified the principal odour issues from intensive poultry farms is ammonia from the birds themselves and the manure and soiled litter.

SEPA acknowledges that odour from intensive agriculture installations can give rise to complaints and requires operators to undertake odour assessments, and to formulate and implement an Odour Management Plan to reduce the impact on the local environment.

BATC 1 requires the permit holder to produce an Odour Management Plan having regard to BATC 12 detailing odour techniques and reduction of odour emissions in accordance with BATC 13.

An Odour Management Plan has been submitted with the application and will be implemented on site. The permit will require that offensive odours are not emitted beyond the site boundary.

Emissions to Water and Monitoring (where relevant)

Point Source Emissions to Surface Water and Sewer:

There will be no authorised emissions to sewer or surface waters.

The application proposed a Sustainable Drainage System (Rural SuDS) designed to comply with the CREW Rural SuDS Guide (Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners) (CREW), considered BAT for intensive agriculture installations.

SUDS

A sediment trap and swale will be installed to treat runoff from the concreted yard areas beneath the gable fans. The roof has high velocity fans so SEPA accepts that this will remove the risk of dust build up on the roof and therefore roof drainage is considered clean and can be discharged to the existing drainage system.

However, the application did not provide details of the capacity or design of the SUDS feature and therefore SEPA requested that this was provided. A reviewed Appendix E was submitted and further details agreed by correspondence, specifically

1. Appendix E calls the runoff sheet flow with no inlet pipe this is incorrect. It will be piped flow not sheet flow.
2. Confirmation that the inlet pipe diameter will be 150mm
3. There will be a silt trap in the central drain man hole
4. Confirmation that outlet pipe will be minimum 100mm
5. There are no check dams, only grassed on the bottom.
6. Base fall is 700mm and topsoil depth will be 200mm.
7. Design was based on rainfall value from Crew Guidance. SEPA accept this figure and applicant confirmed that Aberdeenshire Council drainage engineer is also happy with the plans and doesn't require an uplift for climate change.

The application doesn't mention a wheel wash. It is usual that vehicles entering the site will spray the wheels with disinfectant (Bioshield) using a knapsack sprayer. Disinfectant for the knapsack sprayer is stored and prepared in a dedicated storage area in shed 2. The nature of the application means that little to no disinfection will drain away as the volume of the material sprayed onto the tyres and wheel arches is small (no more than 3 litres). The disinfection area must be located more than 10 meters away from drains and surface water features.

Point Source Emissions to Groundwater:

There shall be no direct point source emissions to groundwater as a consequence of this application. The applicant has demonstrated that the swales are designed in line with SEPA advice and are sufficiently sized and located. If maintained properly, they will provide sufficient treatment of lightly contaminated run off and therefore this is not considered to be a point source discharge to groundwater.

SEPA has assessed as satisfactory the Site & Baseline Report submitted with the application subsequent to further clarifications. This report evaluates past potential contamination and future pollution risks to both soil and groundwater.

Fugitive Emissions to Water:

There are several potential sources which could lead to fugitive emissions to water. These include, poorly maintained surfaces and drainage systems, bird delivery and collection, and lack of care during cleaning of the housing units, all of which can lead to contamination of surface waters.

SEPA views fugitive releases as avoidable and can usually link these incidents to either operational error or negligence. SEPA seeks to reduce these occurrences by requiring the permit holder to implement BAT and to provide training to relevant staff in environmental issues, exercising a high degree of environmental management, and continual maintenance of the activities they undertake.

The applicant is installing SuDS which has been designed to be fit-for-purpose and meets BAT.

Noise Emissions and Monitoring

The predominant source of noise from poultry housing units is generated from the ventilation systems. Other sources of noise related to this type of activity can include vehicle movements in and around the site and the placement and removal of the birds. The latter two are considered unlikely to cause issues as these activities will take place for such short durations as well as being infrequent. Routine maintenance of fans will also prevent noise.

A Noise Management Plan has been submitted with the application and will be implemented on site. The permit will contain a condition that noise which has a significant impact on the environment, people or property is not emitted beyond the site boundary.

The Noise Management Plan will address any issues that should arise and will be updated as stipulated in the permit.

Noise can give rise to complaints. The operator is required to undertake regular noise assessments and update the Noise Management Plan as required to prevent or minimise the impact on the local environment.

Resource Utilisation and Monitoring
Water use:
Water use in intensive farming is primarily an animal welfare issue as the operator of the installation is required under other legislation to provide an adequate supply of clean water for both the welfare of the birds and to undertake adequate cleaning of housing and equipment and vehicles. It is up to the operator to demonstrate the use of BAT to minimise water usage, but SEPA does directly regulate water use through permit conditions requiring the operator to minimise water consumption and explore options for minimisation, and to report consumption in the resource efficiency report. The greatest volume of water consumed is drinking water for the birds. Mains water will be delivered to poultry via nipple line drinkers with drip collection cups to prevent spillages thereby reducing wastage and ensuring dry litter.
Energy use and generation:
A computer-controlled system maintains the temperature within the housing units. This is directly linked to the ventilation system to prevent over-heating and lack of free ventilation. SEPA recognises that energy usage is dependent on several factors outwith the control of the operator who has to maintain the welfare of the birds in extremes of weather. A permit condition requiring the formal systematic assessment of energy consumption on site will require the operator to identify where efficiencies can be made. The primary source of electricity will be from solar panels, with additional power supplied by the grid if required. A standby diesel generator will supply back-up power in the event of a mains outage. The site will not be covered by a Climate Change Agreement.
Raw Materials Selection and Use:
All applicants applying for EASR permits are required to examine their Raw Materials usage and seek ways to reduce their impact on the environment. The standard permit condition requiring the formal assessment of resource utilisation on site will require the operator to identify where any efficiencies can be made and demonstrate continuing improvement. **<u>Chemicals</u>** Chemicals used in poultry rearing include cleaning and disinfection chemicals, pesticides, rodenticides, herbicides, insecticides and fungicides. All of these chemicals are required to be DEFRA-approved. Once onsite chemicals will be kept in the chemical storage area located in the central services building. The applicant has designed a bund within which the chemicals will be stored. The bund will have a dedicated mixing / diluting area and an internal sump. Procedures are in place to absorb any spillage and ensure appropriate disposal. **<u>Veterinary Medicines:</u>** Veterinary medicines are not held on site and will only be brought onto the site and used as required. Procedures are in place to absorb any spillage and ensure appropriate disposal.

Diesel
Diesel is stored within the bunded generator itself and there is no separate storage on site. The generator will be sited on a concrete plinth away from vehicle collision risk. The fuel storage is compliant with EASR Water General Binding Rule 28.

Water:
Water is sourced from the mains network and stored in overhead tanks in the Central Services Area. Water is used to supply drinking water to the birds and for washing down the housing units at depletion. Water consumption is monitored.

Feed (BATC 3 & 4):
Feed will be supplied to the site, pre-mixed, into 4 fully enclosed silos each fitted with cyclone particle containment and mitigation and protected from vehicle collision. Feed will then be transported into the feed chain systems within the units by augers. Any feed spillages will be cleared up immediately to prevent any potential contamination of ground water or watercourses and to deter pests. Rations are formulated by poultry nutritionists. Feed specifications are created to minimise the amount of nitrogen and phosphorous excreted by the birds over the flock cycle by optimising crude protein output and feed utilisation. SEPA is satisfied that this meets the requirements of SFIR and BAT.

Litter:
Wood shavings will be used as bedding litter at the beginning of each flock cycle and topped up as required. Litter is brought onsite as required and no additional litter is stored onsite.

Waste Management, Handling and Monitoring

Waste Minimisation:

Standard permit conditions require the operator to minimise waste and where possible develop and implement recycling or recovery strategies. Records are required to be kept on site of all waste streams and the source, quantity and disposal routes taken. This data will be reviewed every 4 years in the resource efficiency report required in the permit.

It is not anticipated that there will be much waste generated by the site. There will be a wheelie bin for general waste storage and an allocated waste storage area as indicated on the site plan. Packaging such as plastic, paper and cardboard as well as general waste will be removed and to the operator's mains office at West Cockmuir Farm to be uplifted by a suitably licenced waste contractor.

Waste Handling:

Foot baths are located at various locations around the site. The foot baths have lids and will therefore not overtop in wet weather. Spent disinfectant can be disposed of into the underground washwater tank. Where a disinfectant or effluent from cleaning may contain list I or II substances, washwater must be exported from site and disposed of at a suitably licenced facility. When a disinfectant does not contain list I or II substances, washwater can be spread to land in accordance with GBR 18.

Mortalities will be removed daily to a secure, vermin proof wheelie bin in the services area of each house. Final removal will be by registered contractors under the fallen stock scheme. All

disposal of carcasses will be undertaken in accordance with the Animal By-Products (Enforcement)(Scotland) Regulations 2013.

The volume of other wastes stored on the site is minimal and all will be considered in the relevant section of the resource efficiency assessment required under the standard permit condition. The onus of Duty of Care shall apply to all waste management at the installation.

Waste Recovery or Disposal:

As above.

Site Condition Report, Baseline Report and Soil and Groundwater Monitoring (where relevant)

The application includes an account of site history, details of the environmental setting and a conceptual site model which considers sources of potential contamination, various pathways for migration of contaminants and identifies receptors.

The application includes the following statement of site condition: *The site has previously been part of a PPC permitted unit and it is expected that when this permit was partially surrendered that the site has been left in the same condition than it was at the time of permitting. The land is assumed to have levels of nitrates, ammoniacal nitrogen and reactive phosphorus consistent with historical agricultural practices. Management practices will ensure all substances with pollution potential are stored and used in accordance with BAT and any accidents/incidents which causes release of any substance into the environment will be reported to SEPA. Regular soil and/or water sampling and analysis will be completed in line with permit conditions*.

This is a designated drinking water protected area which the application failed to identify.

All designated groundwater bodies in Scotland are designated as (Drinking Water Protected Areas DWPAs). Intensive farming has potential to contaminate groundwater if controls fail for example:

1. Chemical spills
2. Fuel storage
3. Waste disposal
4. Manure storage
5. Waste water containment

The site condition should report soil permeability, distance from water courses, distance from well as and boreholes and groundwater depth.

A Phase I Site Investigation of the unit was carried out in July 2023 by EnviroSurveying Ltd but no formal boreholes were sunk and there are no records of BGS boreholes within 250m of the site so no details of the depth to groundwater were presented. The major soil group – Gleys drainage is poor.

The application states that there is no surface water within the proposed boundary and SEPA confirm that there are no wells springs or boreholes or surface water features within 50m of the site.

All EASR Authorisations required routine soil and groundwater monitoring. The applicant has not submitted baseline monitoring stating that there are no pathways for nutrients to enter soil or land directly. Whilst SEPA can concur that the risk to ground water from the activity is low, the permit will still require regular sampling of soil and groundwater. Due to the sensitive location of the site within a NVZ and DWPZ and lack of baseline, groundwater monitoring will be required by the permit at least every two years. Soil monitoring will be required every 10 years.
Consideration of Appropriate Measures and BAT
Best available techniques for intensive rearing of poultry are set out in the BAT Reference Document (BREF) published by the European IPPC Bureau in 2017. The BATC's and UK interpretational guidance document have been used throughout this permit application to assess the proposal.

12. Consideration of Environmental Impact Assessment

For Schedule 20 - 24 activities, if an applicant has confirmed to us in the application that the proposal is subject to an environmental impact assessment under the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, then we must record how we have considered any relevant information obtained or conclusions arrived at from the EIA.

Was the activity to which this application relates to, subject to an EIA?	No

13. Extension to the permit determination time

Has an extension to the permit determination period been requested?	Yes
Did the applicant provide written agreement to extend the determination period?	No
Where agreed has the permissioning platform been updated?	No
Where the applicant has not given written agreement to extend the determination period, have they notified SEPA that they wish the application to be deemed refused?	No
Comments:	

14. Details of the draft permit

Do you propose placing any non-standard conditions in the permit?	No
Do you propose making changes to existing text, tables or diagrams within the permit?	Yes

Outline the changes required and provide justification below:	
Condition Number:	Justification:
3.2.1 and Table 1	Removal of AEL table because there are no BAT AEL's for pullet rearing

15. Informal Consultation with Applicant/Authorised Person

Has informal consultation with the applicant/authorised person on the draft determination been carried out?	Yes
Draft sent to the applicant:	11/06/2026
Date given to return comments:	25/06/2026
Date Comments returned:	24/06/2026
Summary of contents and SEPAs response giving justification	
• Updated Site Plan provided • Confirmation that there are 5 x 1 tonne LPG tanks and location added on the site plan. • Addition of 300kVa biomass boiler on site plan and provided information • Added waste storage to the site plan and confirm 200l wheelie bin for general waste. • Silt trap added to site plan	

16. Public Consultation on SEPA's Draft Decision

Guidance Notes:
Reference should be made to SEPAs '*Public Participation Statement*' as required by regulation 67(1) and any internal guidance.

Where consultation on the draft decision is required SEPA's draft determination must be placed on the Consultation Hub and be subject to 28 days' public consultation. The dates between which this consultation took place, the number of representations received and SEPA's response to these representations must be outlined below.

The Public Participation Statement states that where we consulted on the application, we will inform those that made a representation of our draft decision.

Was Public Consultation on the draft decision undertaken?	No
Date draft determination placed on SEPA's Website:	26/06/2026
Date public consultation on draft consultation closed:	Click or tap to enter a date.
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department	
Have all individuals who responded to the consultation on the application been informed of our draft decision?	Choose an item.

Were representations received?	Choose an item.
Summary of responses and how they were considered:	

17. Final Decision

Outcome:	Grant
If "**Refuse**" or "**Grant in Part**" summarise the grounds for refusal:	
N/A	