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Pollution Prevention and Control (Scotland) Regulations 2012 Application for a Permit or Variation to a PPC Part A Permit Decision Document	Issue Number	V2.0
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J. Kelly & Sons Ltd
Airdrie Farm, Kirkbean,
Dumfries, Dumfries and Galloway
DG2 8AB

New Permit Application

PPC/A/5010406

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1 Non-Technical Summary of Determination

Provide a non-technical summary of the process and determination

The proposals at Airdrie farm are to change the poultry business from 32,000 free layers to a 66,000 pullet rearing unit, using the existing building. (2 houses end to end) with a small addition to the eastern end of the building.

The site is located at Ordnance Survey national grid reference NX 96686 58855 and is near to the Prestonmill Burn and Kirkbean Burn and lies approximately 5km south of the southern extremity of the Lower Nithsdale Nitrate Vulnerable Zone. All surface water drainage will be treated in line with the CREW guidance. The site drains southwards preventing any drainage into the NVZ.

One day old birds will be introduced onto a littered floor (wood shavings) of a pre-sterilised building and kept for a period up to 16 weeks (3 flocks per year). On removal, the houses will be cleaned out, sterilised and a new batch of day-old chicks introduced.

Maintaining temperature is a key requirement, especially in the early stages of the birds' development. Both houses will be well insulated to retain heat and minimise condensation and heat will be provided when the birds are young by gas fired radiators. Concrete floors with a DPM ensure there is no ingress of ground water. Sensors linked to the site computer will ensure the internal air quality conditions are maintained throughout the birds' cycle, keeping temperatures around 32°C in the early stages and progressively reducing temperature to 18°C when they leave as pullets.

Ventilation will primarily be via 2 Heat Exchange Units which will warm incoming air and roof mounted high velocity exhaust fans (6 on house 1 and 8 on house 2) will act as auxillary ventilation in hot weather.

Primary electricity will be through PV panels and hydro power. This will be augmented by mains electricity when necessary.

Water is supplied to birds by way of modern designed nipple drinkers, and daily volume consumed, recorded.

Feed is milled off- site and changed in composition throughout the life cycle to ensure the diet meets bird needs at any specific age and that loss of nutrients in manure is minimised. Feed will be tailored by an accredited bird dietitian.

The principal emissions from the houses will be ammonia from the degradation of faeces and dust. Ammonia will be minimised by maintaining dryness throughout the cycle. It is acknowledged that the use of heat exchangers will reduce ammonia by 30% and SEPA have accepted that the heat exchangers will also reduce dust (PM₁₀) via the air filtration system by 10%.

Tree shelter belts are already present in and around the site. These will act positively in removing and metabolising residual ammonia and dust emissions.

Full control of feed and litter quality will help prevent odours, dust and ammonia generation. Retaining nitrogen in the litter additionally contributes to its benefit as fertiliser when taken off site. All spent litter will be processed through a regional anaerobic digester.

Site Condition and Baseline Reports have been submitted with the application and have been assessed as satisfactory to meet PPC Schedule 4 Part 1. 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.

Airdrie Farm lies within 10 kilometres of three designated sites (please see Section 4.5 of this Decision Document). SEPA has assessed the impact of ammonia emissions and nitrogen and acid deposition on

the designated site. There are no predicted breaches of critical loads and levels (see Section 5.2 of this Decision Document).

The application submitted complies with both the requirements of PPC and the Standard Farming Installation Rules (SFIR). Determination was therefore to issue the Permit PPC/A/5010406 based on the application submitted.

Glossary of Terms

BAT - Best Available Techniques
 BREF – Best Available Techniques Reference Document
 BAT-C – Best Available Technique Conclusions
 ELV – Emission Limit Value
 CO – Coordinating Officer
 CREW – Centre of Expertise for Waters
 SUDS – Sustainable Drainage Systems

2 External Consultation and SEPA's response

Is Public Consultation Required?		Yes
Advertisement Check:	Date	Compliance with advertising requirements
Edinburgh Gazette	11/4/2025	Compliant
Galloway News	17/4/2025	Compliant
Officer Checking advert: CO		
No of responses received	None	
Summary of responses and how they were taken into account during the determination:		
N/A		
Summary of responses withheld from the public register on request and how they were taken into account during the determination:		
N/A		
Is PPC Statutory Consultation Required?		Yes
Food Standards Agency:	Consulted on 01/04/2025 No response	
Health Board:	Consulted on 01/04/2025 No response	
Local Authority	Consulted on 01/04/2025 No response	
Scottish Water	Consulted on 01/04/2025 Response received 01/04/2025 . Scottish Water have produced a list of precautions for a range of activities and advise that site specific risks and mitigation measures will require to be assessed and implemented. In addition, it should be confirmed by obtaining plans from the Asset Plan Providers that there are no Scottish Water assets in the area	
Health and Safety Executive	N/A	
NatureScot	Consulted on 01/04/2025 No response	

Discretionary Consultation required?	No
Enhanced SEPA Consultation required?	No
“Off site” consultation required	No
Transboundary Consultation required?	No
Is Public Participation Consultation Required?	Yes
STATEMENT ON THE PUBLIC PARTICIPATION PROCESS The Pollution Prevention and Control (Public participation)(Scotland) Regulations 2005 requires that SEPA's draft determination of this application be placed on SEPA's website and public register 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 are outlined below.	
Date SEPA notified applicant of draft determination	11 July 2025
Date draft determination placed on SEPA's Website	11 July 2025
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department	
Date public consultation on draft permit opened	11 July 2025
Date public consultation on draft permit consultation closed	
Number of representations received to the consultation	
Date final determination placed on the SEPA's Website	
Summary of responses and how they were taken into account during the determination:	
N/A	
Summary of responses withheld from the public register on request and how they were taken into account during the determination:	
REMOVE THIS BOX FROM ANY VERSION OF THIS DOCUMENT TO BE PLACED ON THE WEBSITE OR PUBLIC REGISTER. RETAIN IN THE VERSION FOR THE WORKING FILE.	
Officer:	CO

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3 Administrative determinations	
Determination of the Schedule 1 Activity	
As detailed in the application and supporting documentation.	
Determination of the Stationary Technical Unit to be permitted	
As detailed in the application and supporting documentation.	
Determination of Directly Associated Activities	
As detailed in the application and supporting documentation.	
Determination of Site Boundary	
As detailed in the application and supporting documentation.	
Officer:	CO

4 Introduction and Background

4.1 Historical Background to the activity and variation

The application by J. Kelly & Sons is for a new pullet rearing farm located in existing buildings at Airdrie Farm, Kirkbean, approximately 18 kilometres south of Dumfries, Dumfries and Galloway. The farm will be called Airdrie Farm (Pullet Rearing). The land and the range associated with the Airdrie Farm, Kirkbean site is owned by and will be operated by J. Kelly & Sons Ltd, the Authorised Person.

The site is located at Ordnance Survey national grid reference NX 96686 58855 and is near to the Prestonmill Burn and Kirkbean Burn. Airdrie Farm (Pullet Rearing) currently housing 32,000 birds for egg production, the applicant proposes an extension to a shed to enable the rearing of 66000 pullets.

The applicant was required to demonstrate that the poultry housing units were designed having regard to the following principles outlined in the BREF and the BAT Conclusions:

- reducing the ammonia-emitting surface;
- removing the manure frequently to an external store (e.g., with belt removal systems);
- quickly drying the manure;
- using surfaces which are smooth and easy to clean;
- lowering the indoor temperature and ventilation as much as animal welfare and/or production allow.

The proposals for the new housing demonstrate that the chosen design addresses the above principles.

4.2 Description of activity

The activity proposed is rearing poultry intensively in an installation with more than 40,000 places as described in Part A of Section 6.9 (a) of Schedule 1 of the Regulations.

J Kelly and Son Ltd proposes to use two existing poultry housing units with a small extension to one end to house 66,000 places for pullet rearing to supply the egg production market.

Directly Associated Activities include:

- Feed delivery & storage
- Generator & fuel storage
- Water storage
- Chemical storage
- Manure handling
- Dirty water storage
- Storage of fallen stock for disposal
- Management of lightly contaminated surface water
- Auxiliary power generation

4.3 Outline details of the Variation applied for

N/A. New permit application.

4.4 Guidance/directions issued to SEPA by the Scottish Ministers under Reg.60 or 61.

None.

4.5 Identification of important and sensitive receptors

Airdrie is within 10 kilometres of three NatureScot designated site as follows:

Name	Distance from Airdrie	Designation
Solway Firth	5km	SAC
Solway Firth	5km	SPA
Upper Solway Flats and Marshes	4km	SSSI

Refer to Sections 5.2 and 6 for an assessment of the impact of the proposal on the identified designated site.

The site is located in a rural area with outspread residences and other nearby agricultural operations. The nearest human health receptor is the farmhouse at Airdrie, approximately 103m to the south of the closest gable end of the new poultry houses at Airdrie. Refer to Section 5.2 for an assessment of the impact of the proposal on human health receptors

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5 Key Environmental Issues

5.1 Summary of significant environmental impacts

SEPA aims to control environmental impacts arising from intensive agriculture activities through permit conditions and by the requirement for the Operator to comply with BAT as indicated in the SFIR.

Potential environmental impacts from intensive agriculture activities include:

- Ammonia emissions
- Manure and slurry storage
- Surface water drainage
- Protection of soil and groundwater
- Odour
- Noise
- Chemical use
- Fuel containment
- Energy efficiency
- Waste minimisation, storage and disposal
- Resource utilisation
- Environmental management systems

The potential impacts from the proposed activity and how they will be managed are addressed in the sections below.

5.2 Emissions to Air

Point Source emission to air:

The main point source of emissions to air from Airdrie will be from the housing units, ventilation system and the generator in the form of ammonia, dust and fuel fumes.

Ammonia and dust will be minimised by carefully managing air exchange to control humidity levels within the sheds and maintaining the dry matter content of the litter at an optimal value of between 60-65%.

Ammonia (BAT 23 & 31)

Ammonia can be carried on the air and deposited in lochs and ponds causing eutrophication. It is assessed that the main point source of ammonia from the installation will be from the housing and ventilation. 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.

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. Airdrie lies within 10 kilometres of three designated site, Solway Firth (SAC and SPA) and North Solway Flats and Marshes (SSSI) (please see Section 4.5 of this Decision Document).

SEPA uses the Simple Calculation of Atmospheric Impact Limits (SCAIL) screening tool and Defra approved emission factors to assess the impact of ammonia emissions and nitrogen and acid deposition on designated sites.

The applicant made justification that the standard emission factor of 0.06 kg NH₃/bird place/year¹ based on 100% occupancy and 1kg average weight, should be adjusted for occupancy and average weight at Airdrie Farm i.e. 2.5 flocks (40 weeks occupancy) and average weight of 695g. SEPA accepted this adjusted emission factor and assessments were completed using 0.032 kg NH₃/bird place/year.

Ventilation will primarily be via 2 new Heat Exchange Units which will warm incoming air and roof mounted high velocity exhaust fans (6 on house 1 and 8 on house 2) will act as auxiliary ventilation in hot weather. The heat exchangers when operating continually will recover up to 80% of the heat contained in exhaust air by passing it over (but not mixing with) fresh air from outside.

Litter with a higher dry matter content will produce less ammonia. The heat exchangers transfer heat from within the poultry sheds to the cold, moist incoming air which maintains a dryness of > 80% dry matter.

SEPA accepted the findings from “A data review – ammonia emission factors for permitted pig and poultry operations in the UK” which suggests a 30% reduction in ammonia emissions. This reduced the ammonia emission factor to 0.0224 kg NH₃/bird place/year. SEPA has accepted this position and therefore factored the ammonia emission factor accordingly to take this into account.

The SCAIL results showed that the process contribution (PC) from the proposed installation will not contribute more than 4% of the ammonia critical level for the designated site; and the predicted environmental contribution (PEC) remains below 100% of the critical level. Solway Firth (SAC) was designated for fixed coastal dune with herbaceous vegetation and the North Solway Flats and Marches (SSSI) were designated for Dune Grassland species but 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. There are no habitat or species sensitive to nitrogen or acid deposition at Solway Firth SPA, and therefore no impact from these parameters.

To further mitigate emissions, the applicant has proposed to plant a tree buffer zone to the east of the gable end fans nearest to the farmhouse. Tree shelter belts will assist in dissipating ammonia emissions although this has not been quantified.

It is noted that there are no new PPC poultry sites within 10 kilometres of Airdrie that need to be taken into account in this assessment.

Dust (PM10) (BAT 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 or 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.

The nearest human health receptor is the farmhouse at Airdrie, approximately 103m to the south of the closest gable end of the existing poultry houses at Airdrie. In the absence of particulate matter screening from the applicant, SEPA have undertaken this using the SCAIL tool. SCAIL initially failed for PM10 at

¹ Pre-app discussions for this application began in October 2024 before the new emission factor was published and SEPA and the applicant agreed to determine the application based on the old factor.

the Farmhouse; however the applicant provided literature to demonstrate that the use of heat exchangers can also reduce PM10 via the air filtration system. Whilst this literature was based on broiler farms, SEPA accept that the broad principles will apply generally and have accepted justification that the use of heat exchangers will reduce PM10 and have applied a minimal reduction of 10% based on continuous operation and filter cleaning in line with manufacturers guidelines.

Applying the 10% reduction, the process contributions (PC) for the annual average and 90th percentile daily average are below 10% of the critical level and therefore pass SCAIL screening.

To further mitigate emissions, the applicant has proposed to plant a tree buffer zone to the east of the gable end fans nearest to the farmhouse. Tree shelter belts will assist in dissipating dust emissions although this has not been quantified.

SEPA has therefore assessed the risk to human health as acceptable.

Fugitive emissions to air: (BAT1 & 11)

There are a few potential fugitive emissions to air. These include the release of dust and ammonia during cleaning or opening of the housing units for fallen stock removal, and from the birds themselves. SEPA accepts that some fugitive releases are unavoidable, for example, unplanned releases due to an unforeseen incident; others such as poor cleaning practices can be controlled through the relevant management techniques. SEPA views fugitive releases to air from these activities as an indication of process or maintenance issues and would require any defects to be reported and rectified as soon as possible.

Feed silos will be fitted with cyclone particle containment and mitigation to contain dust emissions as per the requirement in BAT 11.

Although not specifically covered by conditions within the permit, maintenance issues are covered by the PPC Regulations under Regulation 22 which requires the use of BAT. SEPA seeks to reduce these occurrences by requiring operators to record maintenance issues and demonstrate a high degree of environmental management over the activities they undertake. SEPA has a number of regulatory instruments it can use to gain compliance should the operator fail to comply. SEPA does not have any specific policies in relation to bioaerosols from IA processes. There are currently no health criteria values available for interpreting the results of bioaerosol monitoring. Routine monitoring would be required at receptors within 250 metres should appropriate criteria for assessment be identified.

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 solar panels and supplemented by mains grid 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 in the central services area in the event of an accidental spill.

Odour: BAT 1, 12 & 13

SEPA has identified potential odour issues from intensive poultry farms. These include ammonia and odours from chlorinated cleaning materials or disinfectants to clean the housing units. 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.

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

5.3 Emissions to Water

Point Source Emissions to Surface Water and Sewer:

Foul Drainage

There are no public sewers within the vicinity of Airdrie Pullet Unit and therefore there will be no discharges to the sewer. A septic tank is already installed to collect all domestic wastewater from the welfare amenities and discharge to a soakaway in front of the poultry houses. This is to be authorised under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). The foul effluent system is not considered part of the Permitted Installation.

Washwater is collected in a below ground sealed tank prior to being spread on land out with the installation boundary. The spreading to land of manure and washwater out with the installation boundary is covered by the Water Environment (Controlled Activities) (Scotland) Regulations 2011, General Binding Rule 18 (GBR 18).

Surface Water Drainage

Lightly contaminated surface water run-off from the concrete yard areas below the gable fans at the end of each house, will be directed to 2 swales with storm overflow to soakaway to balance rainwater flow. Each swale will 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

Dumfries and Galloway Council did not comment on the SuDS proposal during statutory consultation with SEPA.

A grassed, blind ended ditch will be laid alongside the access road at a flat gradient to capture any road runoff. Any field tiles located in the vicinity of the access road will be infilled. There will be no outlet drains on the swales.

Wheel Wash

The applicant has proposed low pressure knapsack spraying for vehicle decontamination only, minimal to no run off is expected and must be carried out at least 10m away from surface water features or drains. Harvested roof water will be used as the main supply for wash water.

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 (please see Section 5.9 of this Decision Document).

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.

5.4 Noise

Noise (BAT 9 & 10) at the permitted installation is covered by Section 2.9 of the SFIR which is considered by SEPA to meet BAT Conclusions 9 & 10 which the operator is required to have regard to when operating an intensive agriculture site under the PPC Regulations.

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 and the noise management plan will address any issues that should arise and will be updated as stipulated in the permit.

The Permit and SFIR recognise that noise can give rise to complaints. The operator is required to undertake noise assessments and produce a Noise Management Plan to prevent or minimise the impact on the local environment.

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

5.5 Resource Utilisation

Water use (BAT 5)

Water use within the food production sector 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 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. Fresh mains water will be delivered to poultry via nipple line drinkers with drip collection cups to prevent spillages (as outlined in the SFIR and BAT standards) thereby reducing wastage and ensuring dry litter.

Water is also used for cleaning the poultry units at the end of the cycle. The housing units are washed down and disinfected before the introduction of the next flock.

Roof water will be harvested and conveyed to a tank in the old manure store (outwith the site boundary). This water will be used primarily for washing equipment on the adjacent concrete plinth.

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 application form question 24 states that the installation will be covered by a Climate Change Agreement however no information on the CCA has been provided.

Raw Materials Selection and Use

All applicants applying for PPC Part A 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.

Chemicals

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.

Veterinary Medicines:

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.

Fuel Oil:

Agricultural fuel oil 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 The Water Environment (Miscellaneous) (Scotland) Regulations 2017.

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.

Roof water will be harvested and conveyed to a tank in the old manure store (outwith the site boundary). This water will be used primarily for washing equipment on the adjacent concrete plinth.

Feed (BAT 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.

5.6 Waste Management and Handling

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. Packaging such as plastic, paper and cardboard will be collected and stored on the concreted waste storage area outside the front of the poultry houses and sent for recycling as appropriate. General farm waste will also be stored in the waste storage area and uplifted by an appropriately licensed 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 will 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 freezer in the Central Services Area. 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.

5.7 Management of the site

Environmental Management System

Good site management is a requirement not only of the PPC 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.

BAT 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

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

The applicant has indicated that the installation will be operated in full compliance with Section 2.1 of SFIRs requiring an appropriate person and deputy, a management system, competent staff, and record keeping.

Accidents and their Consequences (BAT 1)

The PPC Regulations specifically preclude SEPA from adding conditions to a Permit regarding the Health and Safety of Staff or workers on-site; however should an accident or incident occur that is likely to pose a risk to the environment or harm to human health in the wider community 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 regarding nuisance emissions are required by Schedule 7 of the Permit to be recorded and dependent on the severity, notified to SEPA. Emergency preparedness and response (incident prevention and mitigation) are required as per BAT 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-PPC Permit state, SEPA have required the applicant detail any pre-application problems 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 have to be satisfied that the requirements of Regulation 19 of the PPC Scotland Regulations 2012 (as amended) are complied with. As per the PPC Regulations the applicant shall need to remediate the site where required to the levels cited in the baseline report (please see Section 5.9 below for more information). The operator has agreed to meet Section 2.15 of the SFIR for Decommissioning.

5.8 Site Condition and Baseline Report

As per Regulation 48 of the PPC Regulations a Site Report and a Baseline Report was submitted with the application.

Following receipt of the baseline and site condition reports, SEPA undertook a Hydrogeological review.

Historical mapping indicates no other land use other than arable farming over the past 120 years. All land to be used for the site (including the range area) has predominantly been used for cereal production. As such, no site specific contamination is expected. However, diffuse pollution, especially nutrient enrichment, is possible as a result of agricultural practices.

A single round of surface water and groundwater sampling was undertaken at four monitoring points. Three of these were from surface water features and one from a 30m deep borehole. Based on topography the borehole is likely to be cross gradient of the sheds. Results are likely to be an indicator of background groundwater quality but may not capture impacts from the licensed site.

Results of samples taken on Tuesday 18th February 2025

	pH	Susp. Solids	BOD	COD	NH ₃	NO ₃	PO ₄	Conduct.	Cl
WMP 1 issue at watering trough	7.29	<2	<1	12.9	<0.2	18.6	<0.2	217	16.9
WMP 2 u/s Site	8.23	6.15	<1	21.4	<0.2	6.97	<0.02	101	15.6
WMP 3 d/s farm	7.89	<2	<1	12		17.9	0.04	268	20.9
WMP4 Borehole	7.33	2	<1	9.67	<0.2	12	<0.02	257	15.3

Nitrate concentrations are slightly elevated at the downstream monitoring locations compared to the upstream concentrations but this is not unexpected given the existing land use of the farm. All nitrate

results are below the drinking water standard (DWS). It should be noted that SEPA have assumed nitrate concentrations are being reported as NO₃.

The application indicates that there are six sample locations but locations WMP5 and WMP6 are at the overflow point for the two swales. As these swales have not been constructed yet no results were expected for these locations. No soil sampling results were provided.

Given the low level of risk posed by the installation SEPA have imposed the minimum frequency of soil and ground water monitoring of 10 and 5 years respectively.

To ensure samples are representative of normal conditions, without unusually high dilution, future monitoring should be undertaken in the summer or early autumn when heavy rainfall is less likely. A borehole on the site was also sampled, results indicate a low level of contaminants.

5.9 Monitoring (BAT 24, 25, 26, 27 & 29)

Air

SEPA places a lot of emphasis on self-monitoring and record-keeping as keys to the successful running of a PPC installation. The operator is required within the permit to undertake odour and noise assessments. General monitoring of the site is also covered in the Permit to assess operational conditions and environmental performance.

Various permit conditions require the operator to monitor the level of inputs and the volume of outputs and to consider how changes made benefit the environment. The 2017 BREF introduces the following additional monitoring requirements:

1. The total nitrogen and total phosphorus excreted in manure
2. Ammonia emissions to air
3. Dust emissions
4. Process parameters

The European Commission during deliberations around the revised BREF, accepted the proposal from the UK technical Working Group to estimate emissions by using DEFRA approved emission factors to comply with the monitoring requirements for 1-3 identified above.

Process parameters include water consumption, energy consumption, fuel consumption, incoming and outgoing bird numbers, feed consumption and manure generation. This is already well documented and will be formally required via the resource utilisation permit condition.

Water

No surface water monitoring required. There shall be no direct point source emissions to surface water from any part of the permitted activities. The applicant has demonstrated the swale will be designed in line with SEPA advice and will be sufficiently sized. If maintained properly, they will provide sufficient treatment of all lightly contaminated run off so that this is not considered to be a point source discharge to surface water.

Soil and Groundwater

There shall be no direct point source emissions to soil or groundwater from any part of the permitted activities. Fuel storage (emergency generator) will be appropriately bunded inspected and maintained.

The applicant has demonstrated the swale is designed in line with SEPA advice and is sufficiently sized. If maintained properly, it will provide sufficient treatment of all lightly contaminated run off so that this is not considered to be a point source discharge to soil or groundwater.

Wash water will be collected and contained in a compliant tank with suitable capacity for one wash out cycle.

Routine Soil (every 10 years) and Groundwater (every 5 years) is already required by the existing permit.

Any issues highlighted as a result of this routine monitoring would generate further investigation or mitigation.

Waste

As a commercial operation, SEPA believes it is in the interest of both the company and the environment to minimise waste on the site, as a result SEPA encourages all IA PPC sites to examine their Raw Materials usage and seek ways to reduce their impact on the environment. Standard permit conditions require the operator to minimise waste and where possible develop and implement recycling or recovery strategies. Records will 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.

5.10 Consideration of BAT and compliance with BAT-Cs if appropriate

SEPA published its view of indicative BAT relating to intensive agriculture operation in its Standard Farming Rules (SFIRs). SFIRs are based on the BAT Reference Document (BREF) for Intensive Agriculture Installations published by the European IPPC Bureau in 2017. The SFIRs have been used throughout this permit application to benchmark farming activities. The application indicates that the installation will be operated in accordance with Best Available Techniques (BAT).

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6 Other Legislation Considered

Nature Conservation (Scotland) Act 2004 & Conservation (Natural Habitats &c.) Regulations 1994

Is there any possibility that the proposal will have any impact on site designated under the above legislation?

No

If yes, provide information on the action and justification below:

Refer to Section 5.2 above.

Screening distance(s) used

10 Kilometres as per the SEPA Nature Conservation Procedure Guidance (NCP-P-01)

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, Waste, WEEE regulations etc).

Yes

If yes, provide information on the legislation, action and justification below:

The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR)

This primarily applies to land-spreading activities that will be taking place out with the installation boundary. These will need to comply with GBR 18. See Section 5.4.

Foul drainage systems such as a septic tank to soakaway will be regulated separately under CAR and this will not form part of the permitted installation.

The swale systems to treat surface water drainage has potential to impact groundwater and therefore SuDS design must be in accordance with the CREW Rural SuDS Guide. See Section 5.3.

The Water Environment (Miscellaneous) (Scotland) Regulations 2017:

The requirements for the generator oil storage under these Regulations are met. See Section 5.2 for consideration of oil storage as BAT. There are no conflicts with ongoing CAR regulation of this process.

Animal By-Products (Enforcement)(Scotland) Regulations 2013:

Regulates carcass disposal. Carcass storage is a is a Directly Associated Activity (DAA) in the permit. See Section 5.7.

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.

Officer	CO
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7 Environmental Impact Assessment and COMAH

How has any relevant information obtained or conclusion arrived at pursuant to Articles 5, 6 and 7 of Council Directive 85/337/EEC on the assessment of the effects certain public and private projects on the environment been taken into account?

N/A, not a COMAH site.

How has any information contained within a safety report within the meaning of Regulation 7 (safety report) of the Control of Major Accident Hazards Regulations 1999 been taken into account?

N/A, not a COMAH site.

Officer:	CO
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8 Details of the permit

Do you propose placing any non standard conditions in the Permit?	Yes
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Do you propose making changes to existing text, tables or diagrams within the permit?	Yes
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Outline the changes required and provide justification below:

Proposed Condition Number:	Proposed Change:	Justification:
3.4.5	Heat exchangers must operate continuously and be operated and maintained in line with manufacturers guidelines when the poultry unit it stocked.	SEPA have agreed a 10% reduction in the PM10 emission factor for continuous operation and daily filter cleaning. Human health assessments have been carried out on that basis therefore the heat exchangers must operate continuously and be cleaned daily.

Officer:	CO
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9 Emission Limit Values or Equivalent Technical Parameters/Measures

Are you are dealing with either a permit application, or a permit variation which would involve a review of existing ELVs or equivalent technical parameters?	No
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Officer:	CO
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10 Peer Review

Has the determination and draft permit been Peer Reviewed?	Yes
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Comments made:

Clarification on Baseline reporting results and sample frequency.
Reword of conditions relating to HE
Added Company Number to DD1

Officer: Peer reviewer.

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11 Final Determination

Issue of a Permit - Based on the information available at the time

Issue a Permit – Based on the information available at the time of the determination SEPA is satisfied that

- The applicant will be the person who will have control over the operation of the installation/mobile plant,
- The applicant will ensure that the installation/mobile plant is operated so as to comply with the conditions of the Permit,
- The applicant is a fit and proper person (specified waste management activities only),
- Planning permission for the activity is in force (specified waste management activities only),
- That the operator is in a position to use all appropriate preventative measures against pollution, in particular through the application of best available techniques.
- That no significant pollution should be caused.

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