Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba

Pollution Prevention and Control Part A Permit

Intensive Farming

Milton of Kilravock

PPC/A/5010886

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Authorisation Number: PPC/A/5010886

Introduction

This introduction does not form part of the authorisation.

Authorisations

Who we are: The Scottish Environment Protection Agency (SEPA) is a non-departmental public body of the Scottish Government. Our purpose is to deliver environmental protection and improvement in ways that, as far as possible, also create health and wellbeing benefits and sustainable economic growth.

Why we issue authorisations: We are responsible for preventing or controlling pollution and improving the environment. One of the tools available to us is the authorisation of activities that present environmental risk. Authorisations give permission for these activities to occur and set conditions that the activities must comply with.

When we issue authorisations: We will issue an authorisation following our determination of an application, when satisfied that the authorised person has put in place measures to protect the environment and is capable of carrying out activities in line with the conditions of an authorisation.

Changes to authorisations: We can amend, suspend or revoke an authorisation in response to changes in legislation, the activities undertaken or authorisation holder performance.

Compliance and enforcement: SEPA Officers may undertake monitoring and inspections to assess compliance with authorisation conditions. All authorisations and inspection reports are publicly available. If an authorised person fails to comply with an authorisation, we may take enforcement action in line with our enforcement policy and guidance.

General information:

Address:	Milton of Kilravock Cawdor Nairn IV12 5XZ
Description of authorised activities:	Intensive Farming
Environmental risks SEPA has regulatory powers to control:	The discharge of potentially polluting substances to the air, water and ground.

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Authorisation Number: PPC/A/5010886

Notice: Grant of Authorisation

This authorisation 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.

Authorisation Number:	PPC/A/5010886
Authorised Person:	JRL Craigie & Sons (Partnership) Milton of Kilravock Cawdor Nairn IV12 5XZ
Effective Date:	31/10/2025
Date of Issue:	10/11/2025
Authorised Activities:	The operation of an installation where the following activities are carried out: Rearing poultry intensively, and any directly associated activities as further detailed in this authorisation.
Authorised Place:	Milton of Kilravock Cawdor Nairn IV12 5XZ
Conditions applicable to this authorisation:	The conditions contained in the schedules of this authorisation. Terms used in this authorisation are, unless otherwise specified, defined in the Interpretation of Terms schedule.

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Schedule 1: The Authorised Person and Activities

Purpose: This schedule places responsibility on the authorised person to ensure compliance with the conditions of this authorisation and details the activities that can be carried out.

1.1 Duty of Authorised Person

1.1.1 The authorised person must ensure compliance with the conditions of this authorisation.

1.2 Authorised Place

1.2.1 The authorised place and installation is delineated in red as indicated on the plans in Appendix 1.

1.3 Authorised Activities

1.3.1 This authorisation authorises the operation of the installation in Table 1 to carry out the authorised activities at the authorised place.

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Table 1: Installation

Stationary Technical Unit:
Three poultry housing units with a capacity of: a) 64,000 places for free range hens; The location of the housing units are shown as indicated on the plans in Appendix 1.
A ventilation system at each house comprising a combination of mechanical gable outlets, roof inlets, high velocity roof outlets and side inlets.
A feed delivery system which utilises augers to supply dry feed from the storage bins to feeding belts located within each house.
A water delivery system which supplies water to livestock via nipple drinkers supplemented with collection cups located within each house.
Activities:
Rearing poultry intensively in an installation with more than 40,000 places for poultry as described in Part A of Section 6.9 of Schedule 1 of the Regulations.
Directly Associated Activities:
Fuel and raw material storage carried out in infrastructure more particularly described below: a) A container for gas oil, used as fuel for a back-up generator located as indicated on the plans in Appendix 1;

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b) A secure refrigerated chemical and medicine store located as indicated on the plans in Appendix 1;
Feed storage and preparation carried out in infrastructure described below: a) A series of silos for holding feed mix located as indicated on the plan(s) in Appendix 1;
Water and storage carried out using infrastructure described below: a) 3 x 5,000 litre storage tanks located one per poultry house, as indicated on the plans in Appendix 1.
Handling of slurries and manures carried out using infrastructure described below: a) Three underground tanks located as indicated on the plans in Appendix 1 used for the collection of washwater effluent from the housing; b) Manure collection and removal every 2-3 days using conveyor belts and immediately transported to a local commercial anaerobic digester. c) Litter on a sold floor removed at the end of each cycle.
Storage and disposal of fallen stock. This is carried out using infrastructure described below: a) A secure and vermin-proof dead box. The location of the dead box is shown as indicated on the plan(s) in Appendix 1.
Auxiliary power generation facilities described below: a) A diesel generator; and

b) Solar panels
Lightly contaminated run off collection, drainage and treatment described below: a) Swale located as indicated on the plan in Appendix 1

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Schedule 2: General Provisions

Purpose: This schedule places responsibility on the authorised person to notify SEPA of planned cessation of activities, and to maintain adequate funding to appropriately manage the facility in compliance with the conditions of this authorisation.

2.1 Decommissioning

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

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

2.2 Resource Efficiency

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

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Schedule 3: Operations

Purpose: This schedule places responsibility on the authorised person to ensure activities are carried out in accordance with required methods of operation.

3.1 Livestock Manure (Slurry and Manure Storage)

3.1.1 The authorised person must ensure that all slurry and manure management systems within the authorised place 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.

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

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

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

3.2 Waste Handling and Storage

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

3.2.2 Residue and waste materials must be handled and stored as described in Table 2.

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Table 2: Waste Handling and Storage

Description of Waste	Location of Storage	Method of Storage	Maximum Authorised Quantity	Storage Conditions
General farm waste	Waste collection area on concrete outside each poultry house	Council Bins	N/A	Outdoors on hard standing area
Vaccine bottles	Locked and refrigerated storage container Indicated on the plans in Appendix 1	Locked and refrigerated storage container	N/A	Locked and refrigerated. Disposed of by vet.
Plastic Containers	Waste collection area on concrete outside each poultry house	Council Bins	N/A	Outdoors on hard standing area
Plastic wrappings	Waste collection area on concrete outside each poultry house	Solway Bins	N/A	Outdoors on hard standing area
Bagged Sweepings	Waste collection area on concrete outside each poultry house	Council Bin	N/A	Outdoors on hard standing area
Chicken Carcasses	As indicated on the plan in Appendix 1	Vermin proof dead bird bin	N/A	Locked vermin proof storage shed

3.2.3 Disinfectant footbaths must not be allowed to overflow.

3.2.4 The spent disinfectant contained in foot baths and wheel washes must be stored securely prior to disposal.

3.2.5 Containment must be:

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

(b) Protected from collision damage.

3.2.6 There shall be no excess spray or liquid run-off from any equipment used for the disinfection of vehicles.

3.3 Livestock Diet Selection and Use of Feedstuffs

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

a) Nitrogen; and

b) Phosphorus

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

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

3.3.3 The average dietary crude protein content of the feed over the entire cycle must not exceed 14.7%.

3.4 Housing Design and Management

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

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

3.4.3 Drinkers must be designed and operated to prevent leakage.

3.4.4 The authorised person must implement and maintain a system to record the number of animal places and movements.

3.5 Site Drainage

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

3.5.2 The authorised person must maintain plans that detail the site drainage system including subsurface infrastructure.

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

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

3.6 Liquid Storage

3.6.1 All oil storage facilities must meet equivalent technical standards to those set out in the Water Environment (Miscellaneous) (Scotland) Regulations 2017.

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

(a) Resistant to fire;

(b) Capable of retaining leakage or spillage;

(c) Dry, frost-free; and

(d) Secure against unauthorised access.

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Schedule 4: Emissions

Purpose: This schedule requires the authorised person to ensure specified emission limit values are not exceeded.

4.1 Emission Limit Values – Air

4.1.1 Emissions of substances from the installation to the air, must not exceed the relevant limits specified in Table 3.

Table 3: Emission Limit Values – Air

Parameter	Emission Limit Value (Units)	Emission point reference number/location	Monitoring	Frequency
Nitrogen N	0.8 kg N/ animal place/ year	Laying hens	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	Annually
Available Phosphorus P_2O_5	0.45 kg/P_2O_5/ animal place/ year		As above	Annually
Ammonia NH_3	0.13 kg NH_3/ animal place/ year	Laying hens in Non caged housing	Estimation using emission factors	Annually

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Parameter	Emission Limit Value (Units)	Emission point reference number/location	Monitoring	Frequency
Dust PM_{10}	N/A	All livestock types	Estimation using emission factors	Annually

4.2 Fugitive Emissions

4.2.1 The emission of any other substance, not specified in Table 3 from the installation must not cause environmental harm.

4.3 Soil and Groundwater

4.3.1 There must be no emission of any pollutants to soil or groundwater from the installation.

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Schedule 5: Environmental Monitoring

Purpose: This schedule requires the authorised person to monitor emissions.

5.1 Emissions to Air

5.1.1 Monitoring of emissions to air must be undertaken as specified in Table 3.

5.2 Soil and Groundwater

5.2.1 A soil and groundwater monitoring plan must be submitted to SEPA at least three months prior to any monitoring taking place.

5.2.2 The soil and groundwater monitoring plan must include:

(a) The substances to be monitored;

(b) The locations at which monitoring will be carried out;

(c) Monitoring frequency; and

(d) Monitoring methodology.

5.2.3 Soil and underground monitoring must be carried out in accordance with the soil and groundwater monitoring plan.

5.2.4 The soil and groundwater monitoring plan must be reviewed no later than six months after each monitoring event. The review should determine whether any changes to monitoring locations, frequency or parameters

are required and where changes are proposed, a revised plan must be submitted to SEPA.

5.2.5 Groundwater monitoring must be undertaken as specified in Table 4.

Table 4: Groundwater Monitoring Requirements

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

5.2.6 Soil monitoring must be undertaken as specified in Table 5.

Table 5: Soil Monitoring Requirements

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

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Schedule 6: Pollution Control

Purpose: This schedule details the minimum environmental standards that must be met at all times. It also ensures that nuisance generated by waste activities is controlled and local communities are protected.

6.1 Emissions

6.1.1 Measures must be taken to prevent, or where that is not practicable, minimise all emissions arising from the authorised activities.

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

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

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

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

6.2 Tree Shelter Belt

6.2.1 Within three months from the date of the authorisation, the authorised person must submit design details for the construction of a Tree Shelter Belt to mitigate emissions from the installation.

6.2.2 The design of the tree shelter belt must be agreed in writing with SEPA and must set out the steps to be taken by the authorised person to construct and maintain the Tree Shelter Belt and must include, but not be limited to, the following:

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

b) A planting schedule;

c) Ground preparation measures to be undertaken by the authorised person prior to planting; and

d) An aftercare and maintenance plan including the replacement of dead trees and shrubs.

6.2.3 Within six months from the date of the authorisation the authorised person must construct the Tree Shelter Belt referred to in Condition 6.2.1 above in accordance with the agreed Tree Shelter Belt Design.

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Schedule 7: Environmental Events

Purpose: This schedule requires actions to be taken in response to any event that has caused or could cause environmental harm.

7.1 Notification to SEPA

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

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

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

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

In this condition, the meaning of ‘event’ is as defined in the Interpretation of Terms in schedule 9 of this authorisation.

7.2 Management of the Event

7.2.1 All measures that are reasonably practicable must be taken to stop an event and to minimise its effect on the environment.

7.3 Reporting of the Event

7.3.1 Within 14 days of an event a report must be submitted to SEPA detailing:

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

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

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

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Schedule 8: Record Keeping and Data Submission

Purpose: This schedule requires the authorised person to keep records associated with the operation of the installation and submit certain records to SEPA.

8.1 Record Keeping – general requirements

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

(a) True and accurate;

(b) Kept until this authorisation is surrendered; and

(c) Provided to SEPA upon request.

8.2 Resource Utilisation

8.2.1 Annual data totals of raw materials, energy utilised, emissions, and waste produced within the installation, must be recorded in the "Systematic assessment of resource use and efficiency template" (IED-T-04).

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

(a) Identify ways to reduce emissions, the use of raw materials, water used, energy utilised, fuel and waste produced; and

(b) Demonstrate that resource utilisation is improving at the installation year-on-year.

8.2.3 With reference to 8.2.2 (a) "raw materials", "energy" and "fuel" must, as a minimum, include the materials listed in Table 8 in Appendix 2.

8.3 Assessment of Measures

8.3.1 At least every four years, an assessment must be undertaken and reported, of all measures used to prevent emissions from the installation to soil and groundwater. The assessment report must include:

(a) The details of and timescales for any additional measures that are required to prevent emissions to soil and groundwater.

8.4 Reporting and Notification Requirements

8.4.1 Where any condition of this authorisation requires information to be reported or notified to SEPA, a report or notification must be forwarded to SEPA by the date(s), the period, and the frequency, specified in Table 6.

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Table 6: Reporting and Notification Requirements

Summary of information to be reported or notified	Condition	Reporting / notification frequency	Submission	Address to send report to
Non-operation of installation	2.1.1	As required	2 months prior to period of non-operation	registry@sepa.org.uk
Emissions to air monitoring report	5.1.1	As detailed in Table 3	Within two months of completing the monitoring required by Table 3	registry@sepa.org.uk
Soil & groundwater monitoring plan	5.2.1	As required	Within three months of the monitoring taking place	registry@sepa.org.uk
Groundwater monitoring	5.4.1	Before proposed shed 3 is operational	Within one month of completing the testing required by Table 4	registry@sepa.org.uk
Groundwater monitoring	5.4.1	At least every five years	Within one month of completing the testing required by Table 4	registry@sepa.org.uk
Soil monitoring	5.4.2	At least every 10 years	Within one month of completing the testing required by Table 5	registry@sepa.org.uk
Tree shelter belt	6.2.1	As required	Within three months of the date of the authorisation	registry@sepa.org.uk
Environmental event notification	7.1.1	As required	As soon as reasonably practicable	SEPA pollution hotline 0800 80 70 60
Environmental event report	7.3.1	As required	Within 14 days of event	registry@sepa.org.uk

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Summary of information to be reported or notified	Condition	Reporting / notification frequency	Submission	Address to send report to
Resource utilisation assessment report	8.3.1	Every four years	Every four years	registry@sepa.org.uk
Assessment of measures	8.3.3	Every four years	Within two months of completing the assessments required by 8.3.3	registry@sepa.org.uk

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Schedule 9: Interpretation of Terms

For the purposes of this authorisation, and unless the context requires otherwise, the following definitions apply.

Term	Definition
authorisation	The permit granted by SEPA under The Pollution Prevention and Control (Scotland) Regulations 2012.
authorised activities	The activities and any directly associated activities which may be carried out under this authorisation.
authorised person	The holder of this authorisation and person responsible for securing compliance with the conditions of it. Has the same meaning as 'operator' as defined in The Pollution Prevention and Control (Scotland) Regulations 2012.
authorised place	The geographic location at which the authorised activities may be carried on.
commissioning	The commencement in operation of the installation or part thereof, for the first time following construction, or after any significant modification or change. It includes: the planning and management of the commissioning or the installation or part thereof; functional testing of equipment; introducing process materials to the plant; resolution of technical and procedural problems; confirmation that all aspects of the plant operate as designed or planned; and confirmation the plant operates within the conditions of the authorisation.
CREW Rural Suds Design and Build Guide	Duffy A, Moir S, Berwick N, Shabashow J, D'Arcy B, Wade R (2016). Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners, CRW2015/2.2
directly associated activity	Any activity which has a technical connection with the activity carried out in the stationary technical unit and which could have an effect on pollution.
dust	Particles, of any shape, structure or density, dispersed in the gas phase at the sampling point conditions which may be collected by filtration under specified conditions after

	representative sampling of the gas to be analysed, and which remain upstream of the filter and on the filter after drying under specified conditions.
emission	The discharge of substances from a plant into the air or water environment.
emission limit value	The mass, expressed in terms of specific parameters, concentration or level of an emission, which may not be exceeded during one or more periods of time. All air emission limit values are defined at: (a) a temperature of 273.15K; (b) a pressure of 101.3kPa; and (c) after correction for the water vapour content of the waste gases.
environmental harm	(a) Harm to the health of human beings or living organisms, (b) Harm to the quality of the environment, including: (i) harm to the quality of the environment taken as a whole, (ii) harm to the quality of air, water or land, and (iii) other impairment of, or interference with, ecosystems, (c) Offence to the sense of human beings, (d) Damage to property, or (e) Impairment of, or any interference with, amenities or other legitimate uses of the environment.
event	• Any accident which has caused or could cause environmental harm; or • Any malfunction, breakdown or failure of plant, infrastructure or techniques which has caused or could cause environmental harm; or • Force majeure or action taken to save human life or limb.

hazardous substance	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.
housing	Includes all buildings used to house pigs/poultry forming part of the installation.
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; • A breach of any condition of this authorisation; • Where any substance, vibration, heat or noise specified in any condition of this authorisation is detected in an emission from a source not authorised by a condition of this authorisation and in a quantity which may cause pollution; • Where an emission of any pollutant not authorised to be released under any condition of this authorisation 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 authorisation.
installation	(a) a stationary technical unit where one or more activities listed in Schedules 1 or 2 of The Pollution Prevention and Control (Scotland) Regulations 2012 are carried out, and (b) any other location on the same site where any other directly associated activities are carried out, and references to an installation include references to part of an installation.

normal operation	Operation of the stationary technical unit excluding start-up and shut-down periods.
operation	Has the same meaning as in The Pollution Prevention and Control (Scotland) Regulations 2012, A Practical Guide (Part A Activities), Issue 2;
raw materials	Crude or processed material that can be converted by manufacture, processing or combination into a new and useful product.
resources	Energy, water and raw materials required by the process.
SEPA	Scottish Environment Protection Agency.
SFIR	The Standard Farming Installation Rules published by SEPA and dated April 2013 or any subsequent update published by SEPA.
slurry	Has the same meaning as in the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) (Scotland) Regulations 2003.
The Regulations	The Pollution Prevention and Control (Scotland) Regulations 2012.
tree belt	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” has the same meanings as in the Act.

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

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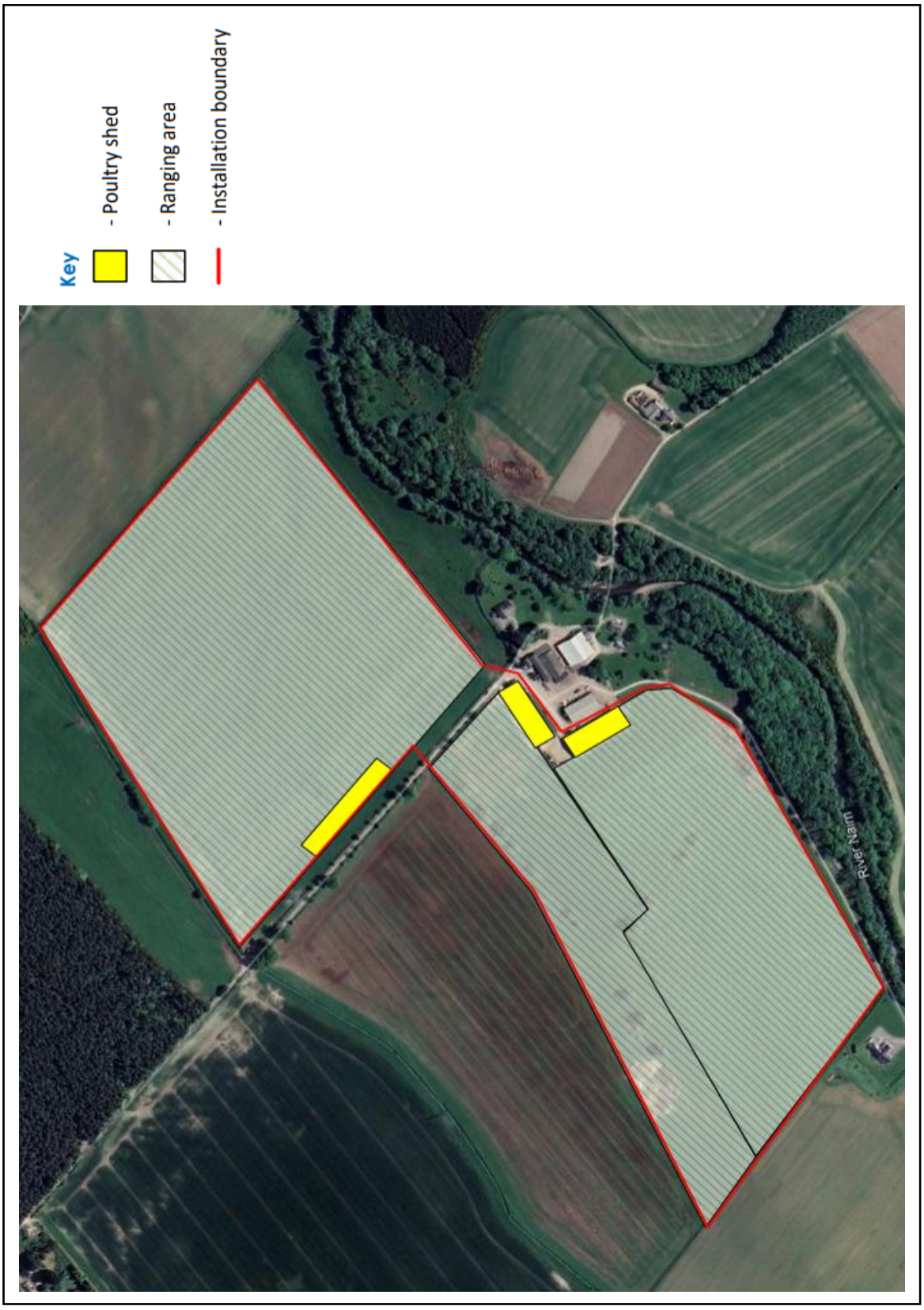
Appendix 1. Authorised Place

Plan of Authorised Place



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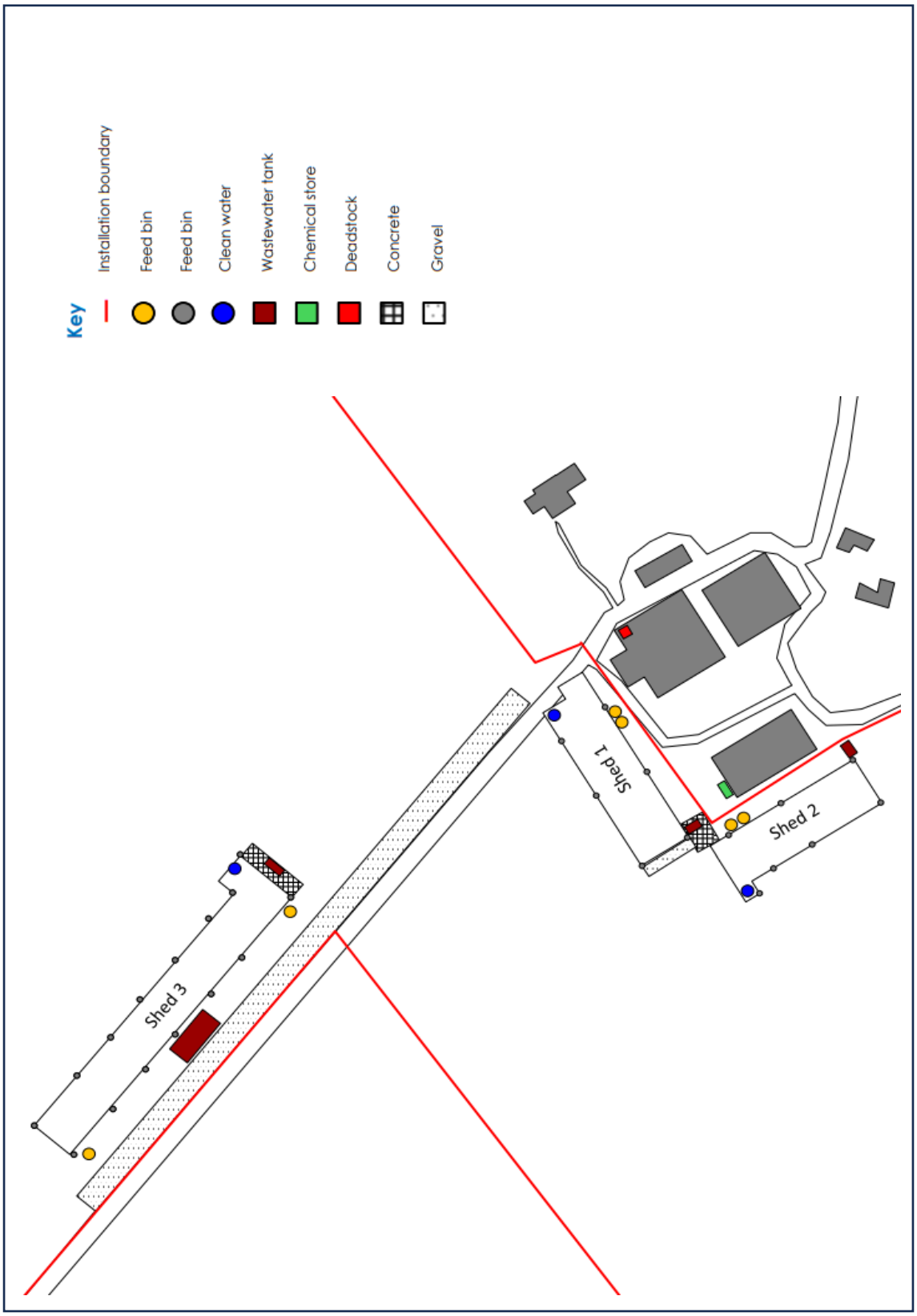
Detailed Layout Plan



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Appendix 2. Resource Utilisation

Table 8: Resource Utilisation Data Recording

Raw materials, energy or fuel	Unit of measurement
Fuel (Gas, oil, diesel, etc)	Litres/m^3
Sawdust/Shavings	Kg
Water	Litres/m^3
Disinfectant/detergents	Litres/Kg
Plastic Wrap	Kg
Electricity	Kw

Explanatory Notes

These explanatory notes do not form part of the authorisation.

Best Available Techniques (BAT):

Regulation 22 of the Regulations specifies that there is a condition of an authorisation, that the authorised person must use the best available techniques (BAT) for preventing, or where that is not practicable, reducing emissions from the installation or mobile plant. This is referred to as the ‘general’ BAT condition. This condition does not apply in relation to any aspect of the operation of the installation or mobile plant, which is regulated by a specific condition of the authorisation. Examples of aspects of the operation that have not been regulated by specific conditions are management supervision systems, training and qualifications and maintenance in general.

In considering BAT, SEPA would expect the authorised person to have regard to all relevant PPC sectoral or other technical guidance, including process guidance notes published by the Scottish Government.