Overlochridge Farm Ltd
Over Lochridge, Kilmarnock, KA3 5JF

Permit Application

PPC/A/5011092

Contents

Applicant:
Permit/Application number:

How to use this form
Purpose of the document - This document is intended to demonstrate transparency of the determination process to all interested parties. It should record all significant issues, decisions made, actions taken, and rationale for the approach adopted. It should be sufficiently detailed to demonstrate that all legal requirements were adhered to and provide the basis for defending any appeal. **Language used –** You should use non-technical language as far as practicable, avoiding unexplained acronyms and technical terms. While aiming to be comprehensive, it must also be as brief as possible, consistent with the overriding need for clarity and accuracy. Officers should bear in mind that much of the document may be available publicly under the Freedom of Information Act etc. **Timely recording of information -** Completion of the various forms should be done on a progressive basis rather than at the end of the process. **Level of detail -** Officers should use their professional judgement as to the level of detail required which will depend on the complexity of the process. Officers must consider why the information is required and ensure appropriate detail is included. Each table is designed to be expanded as text is added and will obviously allow the insertion of additional rows where necessary **Applicability of any Section -** Do not delete whole sections of the form unless directed to do so. If something is not applicable to your determination please record this on the form and give a justification if appropriate indicating you have considered the issue and not just missed it.

1 Non-Technical Summary of Determination

Provide a non-technical summary of the process and determination

The permit application is made under Part A of Section 6.9 (a) of Schedule 1 of the Pollution Prevention and Control (Scotland) Regulations 2012.

This application by Overlochridge Farm Ltd is for a new free range egg production farm located on agricultural land at OverLochridge Farm, Kilmarnock, Ayrshire, approximately 6km north of Kilmarnock. The land and range associated with the Over Lochridge site is owned by and will be operated by Overlochridge Farm Ltd, the Authorised Person.

The site is located at the National Grid Reference NS 4310 4432. The area is a Drinking Water Protected Area (DWPA). The Shaw Burn runs along the south-east border of the range 4 on the farm, with an un-named stream along the north edge of range 1. There is some surface water flooding risk on the ranges.

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. Over Lochridge lies within 10km of 4 designated sites (see section 4.5 of this decision document for more information). The applicant submitted air detailed dispersion modelling to assess the impacts from the free range layer unit as part of the pre-planning application. The proposal passed SCAIL for impact on designated sites, but failed for Dust/PM10. Further air modelling was undertaken and SEPA has assessed this as acceptable with overall risk being low and conclude that the proposal is unlikely to have a significant effect on the features of the nearby designated sites.

The farm will house a total of 64,000 free range laying hens in a modern, multi-tiered aviary system housed within a purpose-built shed. It is divided into four sections of 16,000 birds each, with a central egg-packing area. Birds are stocked at a density of 9 birds per square metre of usable space. Birds have daily access to outdoor ranges via pop holes.

The shed is designed to minimise ammonia emissions through insulation of walls and roof and use of concrete flooring with damp proof membrane and bedded with wood shavings. Temperature and humidity are monitored and adjusted to ensure optimal conditions and animal welfare.

The principal emissions from the unit are ammonia and dust.

Ventilation is provided by a positive pressure system that draws air in via roof fans and expels it through the gables into planted range areas. There are five fans at the gable ends and four inlets. This system is computer-controlled to ensure optimal environmental conditions and animal welfare. The surrounding planting helps reduce airborne dust emissions. Shrubs and trees have been planted around the sheds and adjacent to fan outlets to help trap dust as it exits the ventilation system.

Hen manure is removed twice weekly via muck belts with scrapers below the manure belts to collect hens' droppings and stored in a covered trailer before being spread on land or transported to other farms in need of organic fertiliser. Odour is minimised by maintaining dry litter, and ammonia production is controlled through optimised dietary protein levels. All litter is transported off-site in covered trailers in accordance with a manure management plan, which outlines procedures and timings to minimise pollution risk. This will be spread to land out with the installation boundary.

Birds are fed balanced diets sourced from AIC-accredited mills, premixed and prepared by a nutrition specialist, ensuring the correct quality and quantity of fats, oils, and nutrients. Additives such as digestive enzymes are included to help reduce litter moisture levels. Feed is stored onsite in four 15-tonne bins. Silos are protected onsite from vehicle collisions.

Drinking water is supplied via mains water supply by Scottish Water, with backup storage tanks located on-site. Water is delivered to the birds by nipple-type drinkers, with daily monitoring of water consumption to reduce waste of water and maintain dry litter.

The farm is connected to the SP Energy Networks grid, with a standby generator available in the event of a power outage. This will be <1MW rated thermal input.

After each production cycle of approximately 72 weeks, the shed is emptied, and litter is removed by a contractor using a tractor and trailer. The building is then thoroughly washed, disinfected, and re-bedded with fresh, dry wood shavings before introduction of the next flock.

Water used for shed washouts is collected in a minimum 5,000-litre underground dirty water tank and will either removed from site for disposal or spread to land following GBRs in full compliance with CAR Regulations.

Drainage is installed along the gable end of the building to intercept any liquid and ensure it is directed to dirty water tanks, thereby preventing run-off. All drainage from the building, including any wash water is collected and directed to appropriately sized and positioned dirty water tanks.

Lightly contaminated roof and surface water from the concrete pads around the site and scratch areas will drain to a swale for treatment. The swale has been designed in accordance with the size and design based on CREW - Rural SuDS Design and Build Guide December 2016 & Guidance on the construction of swales for poultry farms. SAC Environmental, May 2003. The swale runs alongside the Shaw Burn and discharges to the burn. The foul water treatment plant outfall will go to existing field drainage and will be authorised under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended).

Eggs are collected regularly and are conveyed to a central service area to be packed.

Carcasses are stored in a freezer on-site for regular collection and disposal by a licensed contractor.

The free-range area will be planted with shrubs and trees. The tree canopy will help trap dust and ammonia emissions and reduce environmental impact on surrounding agricultural land, forestry and the local community.

For biosecurity onsite, wheel washing will be carried out with knapsack sprayer. This is accepted as low risk as there is very little residual run off. Spraying will be undertaken a minimum of 10m from any drainage feature. Foot baths are located around the site for all personnel entering poultry zones. The foot baths have lids and therefore will not overtop in wet weather. All personnel will use appropriate PPE. There will be minimal deliveries and collections to minimise biosecurity risk.

Collectively, these measures are intended to reduce the production and release of ammonia, odours, and dust from the housing units, to prevent liquid washings escaping to the environment, and to manage the waste produced on-site. All aspects of building design and operation will be supported by management systems that aim to minimise the impact of the permitted activities on emissions to air, water, and land.

The Water Resource Unit within SEPA have highlighted that there is a lack of water samples within the site investigation provided. It has been recommended that baseline samples be provided prior to commencing operations at the site. The proposed sampling sites are viewed as satisfactory and provide for continued monitoring of the site's performance. An upgrade condition will be added to the permit.

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/5011092 based on the application submitted.

Glossary of Terms
APIS - UK Air Pollution Information System BAT - Best Available Techniques BREF – Best Available Techniques Reference Document BAT-C – Best Available Technique Conclusions CAR – The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (As Amended) CO – Coordinating Officer CREW - Rural Sustainable Drainage Systems: A practical design and build guide for Scotland's farmers and landowners ELV – Emission Limit Value GBR – General Binding Rules SAC - Special Area of Conservation SCAIL - Simple Calculation of Atmospheric Impact Limits SFIR – Standard Farming Installation Rules SSSI - Sites of Special Scientific Interest SUDS - Sustainable drainage systems WRU – Water Resources Unit

2 External Consultation and SEPA's response

Guidance:
In general, Public Consultation, PPC Statutory Consultation and the Public Participation Process is required if you are processing a new permit or a substantial variation to a permit. Further information on this is provided in the interim procedure for the Part A process that you are determining.

Is Public Consultation Required? (if no delete rows below)	**Yes**

Advertisement Check:	**Date**	**Compliance with advertising requirements**
Kilmarnock Standard	**09/07/2025**	**Yes**
Edinburgh Gazette	**14/07/2025**	**Yes**

Officer Checking advert:	
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? (if no delete rows below)	**Yes**

Food Standards Agency:	No response
Health Board:	NHS Ayrshire Response received 25/07/2025: We have no public health concerns in terms of the emissions from this installation.
Local Authority	East Ayrshire Council Response Received: 07/07/2025 No comments or objections
Scottish Water	N/A

Health and Safety Executive	N/A
NatureScot	Originally no comment via automated service but shared with NatureScot ref 102244. Extension to 15th August for more information on nitrogen input to SSSI. Response received 14/08/2025 - No likelihood of significant effect on these receptors by the proposed operations. There are natural heritage sites of both national and international importance within the vicinity of the site to which this application relates. However, it is our advice that there will be no likelihood of significant effect on these receptors by the proposed operations. Both the applicant and SEPA themselves have confirmed that screening of this proposal found that the thresholds for further consideration were not met and that no further consideration of nitrogen deposition to these SACs was therefore warranted. As such, it is our view that this proposal will not give rise to any likelihood of significant effects on the internationally important lowland raised bog habitat at any of the SACs identified above. As such, no further appropriate assessment of this permit proposal needs to be undertaken by SEPA, and determination of the application can proceed in full compliance with the Habitats Regulations. One additional issue of potential concern however relates to the fact that the application site is hydrologically connected to Bogside Flats SSSI. However, the applicant's proposal states that potential pollution and the risk of run-off will be dealt with at their site by a Rural Sustainable Drainage System (RSuDS) in the form of a swale designed to best practice guidelines. SEPA have subsequently confirmed to NatureScot that regular soil and groundwater monitoring will also be required from the applicant / site operator at set time intervals, which should provide evidence/reassurance that none of the operations to which this permit relates will lead to any associated pollution leaving the site towards the SSSI. As such, we can confirm that adverse impacts on the Bogside Flats SSSI are unlikely – but that if pollution from run-off does arise, this will be identified in a timely manner which should allow for it to be address before any significant impacts on the habitats of the SSSI can occur.

Discretionary Consultation required? (if yes provide justification and details below, otherwise delete row)	**No**
Enhanced SEPA Consultation required? (if yes provide justification and details below, otherwise delete row)	**No**
"Off site" consultation required (if yes provide justification and details below, otherwise delete row)	**No**
Transboundary Consultation required? (if yes provide justification and details below, otherwise delete row)	**No**
Is Public Participation Consultation Required? (if yes provide justification and details below, otherwise delete rows below)	**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	13/10/2025
Date draft determination placed on SEPA's Website	13/10/2025
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department	
Date public consultation on draft permit opened	13/10/2025
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:	
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

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

4 Introduction and Background

4.1 Historical Background to the activity and variation

The application by Overlochridge Farm Ltd is for a new free range egg production farm located on agricultural land at Over Lochridge Farm, located southeast of Stewarton in Ayrshire. The farm will be called Over Lochridge Farm. It will be owned and operated by Overlochridge Farm Ltd, the authorised person.

The site is located at NGR: NS 4310 4432. The area is a Drinking Water Protected Area (DWPA).

The applicant is proposing the erection of an aviary system designed to house 64,000 birds, divided into four sections of 16,000 birds each.

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 for poultry as described in Part A of section 6.9 (a) of Schedule 1 of the Regulations.

Overlochridge Farm Ltd propose to have 64,000 places for free range laying hens in a multi-tiered aviary housing system.

Directly Associated Activities include:

- Collection, storage and removal of manure off-site
- Feed delivery and storage
- Water storage
- Dirty water storage
- Chemical storage
- Collection of lightly contaminated run-off and treatment in swale
- Storage and disposal of fallen stock

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

SEPA must assess the amount of ammonia and nitrogen that will be deposited on designated features within 10km of the installation.

Over Lochridge Farm at NGR - NS 4310 4432, is within 10km of 4 NatureScot designated sites as follows:

Designation	Site	Distance from unit	Qualifying feature

SSSI PA-CODE 375	Cockinhead Moss	8,357.84m NWN of site	Active raised bog and degraded raised bog
SSSI PA-CODE 1662	Dykeneuk Moss	8,510.37m NWN of site	Active raised bog and degraded raised bog
SAC PA-CODE 8226	Cockinhead Moss	8,357.84m NWN of site	Active raised bog and degraded raised bog
SAC PA-CODE 8247	Dykeneuk Moss	8,510.37m NWN of site	Active raised bog and degraded raised bog

There is a further SAC/SSSI site – Bankhead Moss, which is at the outer edge of the 10km limit (10,076m) and therefore was not assessed by SEPA. They are Northwest of the site in the same direction NWN as the above designated sites. The qualifying feature is Active Raised bog.

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

The site is located in a rural area with outspread residences and other nearby agricultural operations.

Where sensitive receptors are located within 250 metres of a poultry unit, SEPA requires the Applicant to screen emissions of particulate matter to establish whether the emission will cause any air quality objectives to be breached.

Over Lochridge Farm is approximately 170m to the North of the site. All other properties are out with 250m from the proposed installation. There is planning permission approval for a farmhouse to the north of the proposed site (west of the existing farm building) although this has not been completed as yet.

Refer to section 5.2 for an assessment of the impact of the proposal on human health receptors.

Officer:	CO

5 Key Environmental Issues

5.1 Summary of significant environmental impacts

SEPA have identified a number of potential environmental impacts which need to be assessed. These are identified as follows:

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

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.

These will be addressed in the sections below.

5.2 Emissions to Air

Point Source emission to air:

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

Ammonia (BAT 23 & 31)

Ammonia released from livestock manures and slurries and the nitrogen deposition resulting from ammonia emission, can negatively affect biodiversity. When atmospheric ammonia is emitted from agricultural sources, it can either be deposited directly (dry deposition) or transported within the atmosphere and be later deposited through rain or snow (wet deposition). At locations close to the source the predominant is for dry while wet is predominant further away.

Certain habitats and species are particularly susceptible. Bog and peatland habitats are made up of sensitive lichens and mosses which can be damaged even at low concentrations. The direct toxic effect on vegetation can result in the loss of such sensitive species which can then cause changes in animal and insect species composition. Deposition can also lead to soil acidification and leaching of excess nitrogen into ground and surface waters causing eutrophication.

The following measures relating to housing unit design will be adopted to prevent or minimise emissions to air:

- Manure is removed from the house via manure belt at least twice per week and taken directly off-site to minimise ammonia emissions and odour.
- Non drip, low pressure nipple drinkers used to reduce wastage and maintain dry manure, thus reducing emissions of ammonia and odours.
- High efficiency computer-controlled ventilation will be installed. Ventilation rates are optimised by a computer-controlled system. Outlet are on gable ends. Deflector covers (louvres) will be installed in these fans to divert exhaust air toward the ground. Exhaust air will be encouraged away from nearby housing with exhaust air being dispersed at both sides of the housing.
- Walls and roofs are insulted. Shed floors are impermeable concrete with a damp-proof membrane.
- Litter based system controlled using computer-controlled temperature and ventilation system optimising bird welfare and emissions from manure.
- Housing system in place keeping birds and surfaces clean and dry.
- Valli feeding trough - automated system dispenses feed into feeders to minimise feed wastage through spillage.
- Shrubs and trees will be planted around the sheds and adjacent to fan outlets to help trap dust as it exits the ventilation system.
- Will follow BAT-AELs non cage system 0.02-0.13 kg NH3/animal place/year

There are two European Special Areas of Conservation (SACs) and two sites of special scientific interest (SSSIs) within 10km of the site to which this permit application relates. All of these sites – Dykeneuk Moss SSSI/SAC and Cockinhead Moss SSSI/SAC – have been designated to protect internationally important examples/remnants of lowland raised peat bog habitat as their qualifying interests. This habitat type and the unique plant communities that it supports is particularly sensitive to nitrogen deposition, which can lead to the preferential growth of tolerant species and the loss of others. Large accumulations of bird/chicken droppings are well recognised as a potential source of nitrogen that can lead to such deposition. (See section 4.5)

There are duties placed on SEPA for the protection of designated sites under the Conservation (Natural Habitats, &c.) Regulations 1994 as amended (generally referred to as the “Habitats Regulations”) and the Nature Conservation (Scotland) Act 2004.

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

SCAIL screening was carried out as part of extensive pre application discussions with the applicant within the required statutory 10km radius of the poultry site. SCAIL has been run for this proposal using the ammonia emission factor for free range laying hens of 0.09 kg NH3/bird place/year (ammonia produced by an average sized bird). SCAIL screening fails where Process Environmental Contribution (PEC) >100% and Process Contribution (PC) >4%.

The emission factor used in the screening tool was based on a 90% housing /10% ranging assumption and was as follows:
Range 0.22 (x10%) = 0.022
Housing 0.08 (x90%) = 0.072
(0.022+0.072 = 0.094 x 64,000 birds = total emission factor of 6016 kg/nh3)

The proposal has passed SCAIL and therefore no further detailed modelling in relation to air emissions (NH3, NDep, Acid Dep) was requested.

Receptor	SSSI/SAC	PC NH3 as %EAL	PC N Dep as %EAL	PC Acid Dep %EAL
Cockinhead Moss	SAC	2%	2%	1%
Cockinhead Moss	SSSI	2%	2%	1%
Dykeneuk Moss	SSSI	2%	2%	1%
Dykeneuk Moss	SAC	2%	2%	1%

Receptor	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
Cockinhead Moss SAC	0.01928	1.21	1.22928	1	123	2%	0.1	12.88	12.98	5	259.6	2%
Cockinhead Moss SSSI	0.01928	1.21	1.22928	1	123	2%	0.1	12.88	12.98	5	259.6	2%
Dykeneuk Moss SAC	0.01876	1.18	1.19876	1	120	2%	0.1	12.72	12.72	5	254.4	2%
Dykeneuk Moss SSSI	0.01876	1.18	1.19876	1	120	2%	0.1	12.72	12.72	5	254.4	2%

The Process Contribution from the site is below the threshold of 4% of the critical load in all cases.

Based on the SCAIL screening results and advice from NatureScot, SEPA conclude that the proposal is unlikely to have a significant effect on the features of Cockinhead Moss SSSI/SAC and Dykeneuk Moss SSSI/SAC.

Taking into consideration the Bankhead Moss SSSI/SAC which was not looked at through SCAIL screening as it was outside the 10km screening distance, SEPA conclude that because the proposal would be unlikely to have a significant effect on the assessed designated areas which are closer to the site, then the proposal would also be unlikely to have a significant effect on Bankhead Moss.

Dust (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 and PM 2.5 dust particles are subject to statutory air quality standards. These standards have been specified to reduce health effects and environmental risks to an acceptable level. Air quality limits and averaging periods are set out in the Air Quality Standards (Scotland) Regulations 2010. In addition to

the air quality standards, Scotland has air quality objectives which are set out in the Air Quality (Scotland) Regulations 2000 (as amended).

Where sensitive human health receptors are located within 250m of a poultry unit, SEPA requests the Applicant screens the emissions of particulate matter to establish whether the emission might cause any air quality standards to be breached. For Over Lochridge, there was one existing receptor identified within 250m of the proposed site, Over Lochridge farmhouse. In addition, there is planning permission for a new residential property within the Over Lochridge site, north of the proposed installation which has also been considered within this screening process.

H1 criteria was used to screen the proposal for the receptors identified.

The PM 10 results are below, greater than 10% of the EAL (Environment Assessment Level) are considered a fail:

Annual Average

Receptor	Process Contribution	EAL	%EAL
House 1 Applicant	1.97	18	10.9
Over Lochridge Farmhouse	2.46	18	13.6

90th %tile

Receptor	Process Contribution	EAL	%EAL
House 1 Applicant	4.16	40	10.4
Over Lochridge Farmhouse	5.35	40	13.3

98 %tile

Receptor	Process Contribution	EAL	%EAL
House 1 Applicant	12.61	50	25.22
Over Lochridge Farmhouse	15.06	50	30.12

The proposal failed on PM10 screening (Human Health) for both receptors and further detailed modelling was undertaken to assess the likely process contributions from the proposed installation. Detailed modelling for PM10 was undertaken by Irwin Carr Consulting and the report and conclusions were sent to SEPA for review.

The overall risk is low, with total modelled concentrations at receptors dominated by background. For the worst-case receptor and year, the Process contributes ~5% of the annual objective, and PEC 47%. For short-term, this is ~6% (PC) and 37% (PEC). Even allowing for the modelled PC to be under-estimated by a factor of 2 or more, the risk of exceedance would remain low.

Overall the modelling results were considered acceptable and the risk of exceeding the air quality objectives is low. SEPA has therefore assessed the risk to human health as acceptable.

To minimise or prevent emissions to air, BAT is to use one or combination of the following – these will all be used within the site.

1. Coarse litter used, this is made up of wood shavings straight from the mill. These tend to have a slightly higher moisture content which helps reduce dust.
2. Litter is applied by hand.
3. Feeding is ad lib.
4. Birds are dry fed with grit pellets.

5. Feed bins will have cyclones which will collect and contain dust during filling process.
6. Ventilation systems within housing operates at low air speed to avoid wind chill.
7. Tree buffer zone/Shelter belt is proposed and will help dissipate dust emissions and can reduce ammonia emissions by up to 25%.

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 grid electricity. Solar PV is being considered and may be installed at a later date.

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 periodically.

The generator will be at the rear of the shed away from sensitive receptors and away from traffic or potential for collisions. The generator is situated on an impermeable concrete pad away from water courses. It will have internally bunded diesel storage which meets the requirements of the Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended. The emission points are located at NGR: NS 43091 44249.

Appropriate management procedures should be in place to prevent spillages reaching surface water drainage features.

Fugitive emissions to air:

BAT 1 & 11

Potential fugitive emissions to air include the release of dust and ammonia during cleaning or 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.

- Manure will be managed through a regular removal process using automated manure belts to designated collection points. The manure will be placed in covered trailers and transported directly off-site. There will be no storage of manure on site.
- Litter is removed by contractor in covered trailers in accordance with the manure management plan.
- Feed bins 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.

Odour:

BAT 1, 12 & 13

Primary odour issues from intensive poultry rearing are ammonia from housing and manure management with potential for additional odours from the use of chemicals and disinfectants. The permit holder must utilise BAT to prevent, or where that is not possible, minimise odour from the installation.

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.

In order to prevent, or where that is not practicable, to reduce odour emissions from a farm, BAT is to set up, implement and regularly review an odour management plan, as part of the environmental management system (BAT 1). An Odour Management Plan (BAT 12) has been submitted with the application and will be implemented on site with details of reduction of odour emissions in accordance with BAT 13.

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 in the vicinity of Over Lochridge Farm and therefore there will be no discharge to sewer. The foul water system will be connected to a new treatment plant with outfall to the existing field drainage.

The foul effluent system is not considered part of the Permitted Installation. This is to be authorised under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended). The onus is on the applicant to ensure that all drainage to the foul effluent system is in compliance with the CAR Regs and does not cause environmental harm or impeded the function of the system.

Surface water drainage

Surface water run-off from the poultry shed roofs, scratch areas and lightly contaminated yards will be directed to a swale system, with the capacity calculations submitted for the swales demonstrating adequate storage for this purpose. Drainage will be conveyed to the swales via solid pipes.

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.

The swale design differs from the CREW guidance in that it is divided into three areas lengthwise, this allows a wider base but helps reduce erosion. Drainage will be conveyed to the swales via sealed pipes. Surface water run-off from the housing unit roofs, scratch areas and low-contamination yards will be piped to the swale. The location of the swale is shown in the site plan. The Shaw Burn is alongside the proposed swale.

SuDS will be designed in line with the CREW RURAL SuDS Practical Guide and are suitably sized to treat the relevant drainage areas. Therefore, there should be no emission in relation to SuDS treatment and so the permit does not contain discharge conditions or limits. Should SEPA become aware of an issue with the SuDS, e.g. evidence that contaminated run off being discharged to the SuDS or discoloration of a nearby watercourse, action will be taken under condition 3.3.1 "Unless specified elsewhere in this authorisation, there must be no individual source emissions from the authorised place to the water environment, air or land."

Uncontaminated rainwater runoff will be diverted at the PPC boundary where possible. A cross drain will be installed on the access road and to the base of banks to prevent rainwater runoff from land reaching the concreted area, which is collected and treated by swale.

There are a number of field drains on the site. These drain to the Shaw Burn at the southern boundary of the applicant's land.

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. 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.

The houses will be cleaned approximately every 15 months once they have been emptied. The houses will be washed down between flocks and wash water will be collected in four dirty water tanks at the ends of the sheds and one in front of the shed. Wash water is pumped out by vacuum tanker and taken off-site during wash-down. The five tanks are sized 10m3 each.

For biosecurity onsite, wheel washing will be carried out with knapsack sprayer. This is accepted as low risk as there is very little residual run off. Spraying will be undertaken a minimum of 10m from any drainage feature.

The Water Resource Unit within SEPA have highlighted that there is a lack of water samples within the site investigation provided. It has been recommended that baseline samples be provided prior to commencing operations at the site. The proposed sampling sites are viewed as satisfactory and provide for continued monitoring of the site's performance. The operator has now provided these samples and the results for NH3, Nitrate and Orthophosphate were shown to be low and did not highlight any obvious concerns of background contamination. Any changes in water chemistry will be monitored by the standard requirement to submit samples to SEPA every five years.

Fugitive Emissions to Water:

BAT 1 & 6

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 provide training to relevant staff in environmental issues and exercising a high degree of environmental management and continual maintenance of the activities they undertake.

The applicant will install SuDS to treat lightly contaminated drainage which shall be designed to be fit for purpose and meeting BAT.

A knapsack sprayer will be used to disinfect vehicle wheels when arriving at or leaving site. Areas of spraying must be at least 10m away from surface water drains.

5.4 Noise

BAT 9 & 10

Noise 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 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.

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.

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 infrastructure. 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.

The main source of water is from the mains water supply, and it is estimated that the total water consumption for 64,000 birds will be between 2,710m3 and 2,950m3 per year depending on bird cycle. There will be 20,0000 litres of water stored on site in 2 separate tanks in case of mains failure.

The greatest volume of water consumed is drinking water for the birds. Water will be delivered to poultry via nipple line drinkers with computer-controlled drinking water system installed for minimal leakage 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 with high pressure units and disinfected before the introduction of the next flock.

Energy use and generation

BAT 8

SEPA recognises that energy usage is dependent on several factors out with the control of the operator who has to maintain the welfare of the birds in extremes of weather.

All of the site's electricity will be provided by the grid. There will be no on-site electricity generation at the outset but solar PV is being considered and may be installed at a later date.

Ventilation systems are all computer controlled and optimised to minimise energy use whilst maintaining welfare standards. High efficiency ventilation will be installed, and the new house will be insulated with insulation in the roof and insulated cladding to side walls. All lighting in the new houses will contain LED lighting.

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 site will not be covered by a Climate Change Agreement.

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 contained in the bunded, secure cabinets. Procedures are in place to absorb any spillage and ensure appropriate disposal.

Veterinary Medicines:
Veterinary medicines are stored in secure, bunded storage on site. 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 has a 360-litre internal bund. It is sited on a concrete plinth away from vehicle collision risk. The fuel storage is compliant with The Water Environment (Miscellaneous) (Scotland) Regulations 2017. A filling protocol will be in place and emergency absorbent material will be available in the event of an accidental spill.

Feed (BAT 3 & 4):
Feed will be supplied to the site, pre-mixed, into 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 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 use of authorised feed additives. 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

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 four 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

Mortalities will be stored in line with industry best practice. They will be frozen within a freezer on-site and collected regularly by specialist contractor. All disposal of carcasses will be undertaken in accordance with the Animal By-Products (Enforcement)(Scotland) Regulations 2013.

Foot baths are located around the site for all personnel entering poultry zones. The foot baths have lids and therefore will not overtop in wet weather. Where a disinfectant or effluent from cleaning may contain list I or II substances, wash water must be exported from site and disposed of at a suitably licenced facility. When a disinfectant does not contain list I or II substances, wash water can be spread to land in accordance with GBR 18.

Underground wash water storage tanks will be used to collect contaminated water from the poultry housing cleaning process. The wash water will be spread to land outwith the permitted installation. The wash water tanks must be inspected routinely to ensure their integrity.

It is inevitable that a small number of eggs will end up in the litter and manure within poultry housing and will result in waste eggs being spread to land out with the permitted installation with the litter and manure, but the volume should be minimal and is considered by SEPA to be unavoidable.

Adding waste/broken eggs to the litter or manure after the eggs have been removed from the bird area, for example from grading/sorting facilities and packing stations, changes the status of the litter and manure and it all becomes a waste which will need to be collected and disposed of by an authorised waste contractor.

Waste/broken eggs must be collected, stored and disposed of appropriately. Broken eggs are a CAT 3 waste. If there is no facility on site to handle broken eggs the following procedure should be followed:

- Collect broken eggs in a plastic lined bucket / bin.
- Freeze in the plastic liner (in the fallen stock freezer is ok).
- Arrange for uplift as required by an authorised CAT 3 waste contractor

Hen manure is removed twice weekly via muck belts and stored in a covered trailer before being spread on land or transported to other farms in need of organic fertiliser. All litter is transported off-site in covered trailers.

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. The Duty of Care required under section 34(7) of the Environmental Protection Act 1990 (as amended) is a statutory duty which must be complied with by anyone who produces, keeps, imports or manages controlled waste in Scotland.

Waste Recovery or Disposal

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.

5.7 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

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.

The applicant has prepared an Incident Prevention and Mitigation Plan with appropriate actions designed to minimise the environmental impact of any polluting releases.

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 5.8 below for more information)

The location for the new building is on a greenfield site.

The operator has agreed to meet Section 2.15 of the SFIR for Decommissioning.

5.8 Site Condition report

As per Regulation 48, a site investigation report was submitted with the application. However, no formal site condition report and relevant baseline report was submitted. There were no water samples collected to inform the report. The site report states that there have been no known hazardous substances with potentially polluting potential stored or used on the land and there have been no known spills accidents or pollution incidents to date.

The Water Resource Unit within SEPA have highlighted that there is a lack of water samples within the site investigation provided. It has been recommended that baseline samples be provided prior to commencing operations at the site. The proposed sampling sites are viewed as satisfactory and provide for continued monitoring of the site's performance. The operator has now provided water samples and these are shown below.

Prior to poultry operations commencing the site for the proposed installation has been a green field site used for agriculture (grassland and grazing). The site is not within a Nitrate Vulnerable Zone. The surrounding land use is predominately agricultural. It is in a Drinking Water Protected Area (DWPA Groundwater).

Six soil samples were taken and pH and water soluble sulphate analyses on samples of glacial till returned pH values of between 6.6 and 8.7 with sulphate concentrations ranging between of <10mg/l and 41mg/l.

Soil sample results:

Sample name/point	**Lab No**	**pH**	**Sulphate Aqueous Extract as SO4 (2:1) (mg/l)**
TP5	2436069	8.7	36
TP6	2436070	8.3	41
TP8	2436071	7.3	18
TP8	2436072	7.6	<10
TP12	2436073	6.6	<10
TP14	2436074	7.9	11

There was no visual or olfactory evidence of contamination noted during the fieldworks. On this basis, no soil contamination testing was carried out.

Additional sampling points have now been established upstream and downstream of the SuDS exit point. The operator has provided baseline water samples and the results for NH3, Nitrate and Orthophosphate were shown to be low and did not highlight any obvious concerns of background contamination.

Determinant	**Test Point 1 - Upstream NGR: NS 43473 44230**	**Test Point 2 – downstream NGR: NS 43305 44104**
Ammoniacal N	0.025	0.039
Nitrate as N	0.58	0.61
Orthophosphate as P	0.04	0.04

In the absence of any borehole, SEPA would view representative surface water monitoring points as satisfactory.

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.

5.9 Monitoring

Air

SEPA places a lot of emphasis on self-monitoring and record keeping to assess operational conditions and environmental performance. 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, 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 monitoring requirements for 1-3 above.

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 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 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 compliant tanks with suitable capacity for one wash out cycle.

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

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 agricultural operations in its Standard Farming Rules (SFIR). SFIR’s are based on the BAT Reference Document (BREF) for Intensive Agriculture Installations published by the European IPPC Bureau in 2017.

These SFIR’s have been used throughout this permit to benchmark farming activities.

The permit application indicates that the installation will be operated in accordance with Best Available Techniques.

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? If yes, provide information on the action and justification below:	**No**
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). If yes, provide information on the legislation, action and justification below:	**Yes**

The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR):
This primarily applies to land spreading activities that will be taking place out with the site boundary and will be regulated under GBR18.

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

The requirements for the generator oil storage under these Regulations are met. There are no conflicts with ongoing CAR regulation of this process.

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

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

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

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

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

Officer:	CO

8 Details of the 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?	**No**
Officer:	CO

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**
Officer:	CO

10 Peer Review	
Has the determination and draft permit been Peer Reviewed?	**Yes**
Comments made:	
• Clarification of SCAIL and PM10 modelling in NTS • Clarification on regulation of foul drainage treatment system • Clarification on ventilation type in Schedule 1 of conditions	
Officer:	Peer Reviewer

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.