Lornty Farms Limited

East Gormack Poultry Farm, Blairgowrie, Perth and Kinross, PH10 6TA

Permit Application

PPC/A/5011966

Contents

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 Lornty Farms Limited is for a new PPC Permit (PPC/A/5011966) for a free range egg production unit located on agricultural ground 2.5km to the north west of Blairgowrie, Perth and Kinross. The site is located at National Grid Reference NO 1529 4623 and is 700m from any surrounding isolated properties. It will consist of two poultry units, each of 32,000 spaces and both fitted with gable end fans with tree shelter belts planted to intercept exhausted air. The site is designed to have gable end fans exhausting to the east and west ends. Interception tree belts will become progressively effective at scouring residual ammonia and particulates as they mature. This site is remote from habitation, and the only potential issue would be for users of the Cateran Trail long distance foot path, for which odour reduction / minimisation will be achieved through a combination of tailored infrastructure and good management. The walking route is to be diverted to run along the northern edge of the permitted site.

The development into free range eggs represents a natural progression to add to the primary business of fruit growing and arable farming. Fruit growing and processing has a high energy demand so that energy needs for the poultry unit will benefit from co-investments. Further the production of a balanced organic manure will contribute significantly to the partnership ethos of further reducing its carbon footprint. Laying hens will be free range and housed in single story 'aviary system' with pop holes to the range. Exhaust from the building (both ends) will be directed primarily via high velocity roof fans. Auxiliary gable end fans will exhaust through designed tree belts to maximise the capture of residual ammonia/ dust although the provision of forced air onto manure belts in accordance with SEPA best practice, will minimise ammonia generation and maximise nitrogen retention for subsequent use as a fertiliser. 64,000 birds will be housed on a concrete base with beds of wood shavings. Birds will be received at approximately 16 weeks old as laying pullets and retained for approximately 65 weeks before depletion and forwarding on to another farm for ultimate use in the food chain. Depletion will therefore be less than once per year. Ventilation will be computer controlled to create a stable climate at around 21 degrees C and the air also improved in quality as it enters the building. Air inlets will be predominantly on the roofs but augmented in warm weather by side, 'passive' air inlets. Drinking water supply to the birds will be to the latest design to minimise leakage / spillage and feed will be tailored to the birds' needs throughout the egg production cycle. The principal emissions managed through the PPC permitting process are ammonia and dust to the air along with the risk of odour. Water will not have a direct discharge to the environment except for a small domestic septic tank where effluent will discharge to a conventional soakaway. Waste water is only accumulated when the poultry houses are cleaned out at depletion and contained in sealed tanks and disposed of onto farm land compliant with good farming practice. Extensive tree planting at the gable ends will contribute to air quality and tree/ shrub planting on site will contribute to both air quality and overall bird welfare. Tailoring the protein in feedstuffs during the cycle will additionally reduce the potential for ammonia generation. When removed from the houses, the old litter/ dried manure on the floor will also be used as a valuable organic nutrient source on local farms.

All walls and roofs will be insulated to retain heat and minimise condensation. The concrete floors will be protected from water ingress by an impermeable damp-course membrane. Ventilation will be computer controlled to create a stable climate and the air also improved in quality as it enters the building. There will be 20 roof air inlets per house. Exhaust from the building will be directed vertically via high velocity roof fans. The provision of forced air onto manure belts in accordance with SEPA best practice, will minimise ammonia generation and maximise nitrogen retention for subsequent use as a fertiliser. Each house will have a total of 20 roof extraction fans.

Manure collection will be via manure belts that collect manure from underneath bird perches, nesting boxes and drinking and feeding stations. Manure will be removed from each housing unit two times per week via conveyor to covered trailers before being removed to storage and spread to land outwith the installation boundary.

Lightly contaminated roof and surface water from the concrete pads around the site and scratch areas will drain to a series of swales for treatment. The swales have been designed in accordance with the CREW Rural SuDS Guide (Rural Sustainable Drainage Systems: A Practical Design and Build Guide for Scotland's Farmers and Landowners).

Eggs are conveyed to a central service area where they are packed for processing off site.

Carcases of the small mortality of birds through the cycle will be stored temporarily within the Central Services Area and then collected for removal by an appropriately licenced facility.

Chemicals used for cleaning and disinfection will be stored within a bund in the chemical storage area located in the Central Services Building. The bund will have a dedicated mixing / diluting area and an internal sump. Procedures are in place to absorb any spillage and ensure appropriate disposal.

All of the site's power will be supplied by mains electricity and Photo- Voltaic cells. An emergency back-up generator, with internally bunded diesel storage, will be on site of less than 1MW and therefore exempt from regulation by SEPA. Site and Baseline Reports have been submitted with the application and have been assessed as satisfactory to meet PPC Schedule 4 Part 1.

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/5011966 based on the application submitted.

Glossary of Terms

CREW - Centre of Expertise for Waters
DWPA – Drinking Water Protected Area
BAT - Best Available Techniques
BREF – Best Available Techniques Reference Document
BAT-C – Best Available Technique Conclusions
ELV – Emission Limit Value
CO – Coordinating Officer
ELV – Emission Limit Value
PV - Photo Voltaic panels
SAC - Special Area of Conservation
SPA - Special Protected Area
SSSI - Site of Special Scientific Interest

2 External Consultation and SEPA's response

Is Public Consultation Required?	**Yes**	
Advertisement Check:	**Date**	**Compliance with advertising requirements**
Edinburgh Gazette	**25/11/25**	**Yes**
Blairgowrie Advertiser	**25/11/25**	**Yes**
Officer Checking advert: CO		
No of responses received	None	
Is PPC Statutory Consultation Required?	**Yes**	
Food Standards Agency:	FSS in Scotland. Sent 19/11/25. No response.	
Health Board:	Tay Health Protection Team at NHS Scotland. Sent 19/11/25. No response.	

Local Authority	Perth and Kinross Council. Sent 19/11/25. No response.
Scottish Water	N/A
Health and Safety Executive	N/A
NatureScot	Sent 19/11/25. Reply received: I can advise that after considering the details of the application, we do not consider there will be a likely significant effect to the protected interests of the Dunkeld-Blairgowrie Lochs Special Area of Conservation (SAC), the River Tay SAC or the Lochs Clunie and Marlee Site of Special Scientific Interest (SSSI) for the following reasons: • The proposed poultry farm lies outwith the catchment of the Dunkeld-Blairgowrie Lochs SAC/Lochs Clunie and Marlee SSSI, • The site is almost two kilometres from the River Tay SAC, • The measures proposed to address any impacts to the environment, including woodland planting and the Odour Management Plan.

Discretionary Consultation required?	**No**
Enhanced SEPA Consultation required?	**No**
"Off site" consultation required	**No**
Transboundary Consultation required?	**No**
Is Public Participation Consultation Required?	**Yes**

STATEMENT ON THE PUBLIC PARTICIPATION PROCESS

The Pollution Prevention and Control (Public participation)(Scotland) Regulations 2005 requires that SEPA's draft determination of this application be placed on SEPA's website and public register and be subject to 28 days' public consultation. The dates between which this consultation took place, the number of representations received and SEPA's response to these are outlined below.

Date SEPA notified applicant of draft determination	03/03/2026
Date draft determination placed on SEPA's Website	03/03/2026
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department	
Date public consultation on draft permit opened	03/03/2026
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.

Determination of the Stationary Technical Unit to be permitted

As detailed in the application.

Determination of Directly Associated Activities

As detailed in the application.

Determination of Site Boundary

As detailed in the application.

Officer:	CO

4 Introduction and Background

4.1 Historical Background to the activity

No units have been built yet at East Gormack although planning permission has been granted for the first unit of 32,000 birds and associated services, including an egg packing annex. A start has been made to secure planning approval for a second unit which will then require the site to have a part A PPC permit. The farm will ultimately house a total of 64,000 free range laying hens in two poultry units, with two houses in each unit, on a single storey aviary system, and this will be reflected in the conditions of the PPC Permit.

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

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

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

4.2 Description of activity

The activity proposed is rearing poultry intensively in an installation with more than 40,000 places as

described in Part A of Section 6.9 (a) of Schedule 1 of the Regulations.

Lornty Farms Limited proposes building two poultry housing units with a capacity for 64,000 places for free range hens for egg production.

Directly Associated Activities include:

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

4.3 Outline details of the Variation applied for

N/A

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

N/A

4.5 Identification of important and sensitive receptors

During SCAIL analysis these were identified as:

Receptors	SSSI/SAC
Forest of Clunie	SPA
Forest of Clunie	SSSI
River Tay	SAC
Dunkeld - Blairgowrie Lochs	SAC
Lochs Clunie and Marlee	SSSI
Ardblair and Myreside Fens	SSSI
Craighall Gorge	SAC
Craighall Gorge	SSSI
Milton Wood	SSSI
Hare Myre| Monk Myre and Stormont	SSSI
Meikleour Area	SSSI
Romadie Wood	SSSI
Den of Alyth	SSSI
Den of Riechip	SSSI
Lochs of Butterstone| Craiglush and Lo	SSSI
Dun Moss	SSSI
Dun Moss and Forest of Alyth Mires	SAC

Section 5.2 below gives an assessment of the impact of the proposal on the above identified designated sites.

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.

There are no identified sensitive human health receptors within 250m of the site. The nearest receptors are 700m from of the buildings.

Officer:	CO

5 Key Environmental Issues

5.1 Summary of significant environmental impacts

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

Potential environmental impacts from intensive agriculture activities include:

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

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

5.2 Emissions to Air

Point Source emission to air:

The main point source of emissions to air from East Gormack Poultry Farm 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 deposition is dry while wet is predominant at greater distances from the source.

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 main point source ammonia emission will come from the fans on the roofs of each shed.

Ammonia from poultry housing can give rise to adverse impacts to sensitive habitats located downwind. Ammonia is emitted via ventilation outlets. The following measures relating to housing unit design will be adopted to prevent or minimise emissions to air:

- Walls and roofs are insulated, shed floors are made of impermeable concrete.
- An automated system dispenses feed into feeders to minimise feed wastage through spillage.
- Non drip, low pressure nipple drinkers with drip trays are used to reduce wastage and maintain dry manure, thus reducing emissions of ammonia and odours.
- Roof mounted exhaust fans operate via a computer controlled system to ensure the internal environment is kept stable and at optimum. Aside from flock requirements, automated control of ventilation and humidity also helps to keep manure dry.
- Tree shelter belts are also proposed.

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

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 designated sites.

The applicant has proposed to plant the free-range area with trees. There will be no shelter belts at the gable ends of the poultry houses as there will be no gable end fans. However, some landscape planting at the gable end may be added. Once mature, the trees will act as a shelter belt for ammonia emissions affording greater protection of the surrounding environment.

Dust (PM10) (BAT 11)

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

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

Where sensitive receptors are located within 250 metres of a poultry unit, SEPA requests that the applicant screens the emission of particulate matter to establish whether the emission will cause any air quality objectives to be breached. There are no sensitive human receptors within 250m of the proposed site therefore SEPA has assessed the risk to human health as acceptable.

To further mitigate emissions, the applicant has proposed to plant trees as detailed above. The trees will assist in dissipating and controlling dust emissions. There may be some lesser landscape planting at the gable end.

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. In the event of a power failure, a back-up diesel generator will be used. SEPA is aware that diesel generators can give rise to dense fumes, 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 external to the poultry building and sited on a concrete plinth. This enables monitoring of 'hazardous substances', ie diesel to be monitored visually by presence or absence of staining. The unit has an internal bund and a fuel tank of 290 litres. A re-fuelling procedure will be followed by staff responsible to prevent any spillages. The primary safeguard is that the internal fuel tank is itself internally bunded and materials able to absorb fuel oil will be stored on site should that contingency arise.

The generator will be sited 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. The internal bund meets the requirements of the Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended. Appropriate management procedures will be in place to prevent spillages reaching surface water drainage features.

Fugitive emissions to air:

(BAT 1 and 11)

There are several potential sources of fugitive emissions to air from the prescribed process. These include the release of dust and ammonia during cleaning or opening of the housing units for dead bird removal, and from the birds themselves. SEPA accepts that some fugitive releases are unavoidable, such as 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 proactive environmental management of the activities they undertake. SEPA has recourse to a number of regulatory and enforcement options 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)

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

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

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

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

5.3 Emissions to Water

Point Source Emissions to Surface Water and Sewer:

Sewer

There are no public sewers within the vicinity of East Gormack Poultry Farm and therefore there will be no discharges to the sewerage system. Domestic wastewater will be directed to a septic tank served by a soakaway and will be regulated under The Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR Regs). The foul effluent system is not considered part of the Permitted Installation. It is the applicant's responsibility 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

Surface water run-off from the poultry shed roofs, scratch areas and lightly contaminated yards will be directed to a swale system for which the relevant capacity calculations have demonstrated adequate storage for this purpose. Drainage will be conveyed to the swales via solid pipes. The installation of a Sustainable Drainage System to treat lightly contaminated drainage via a new swale is considered BAT for IA permitted installations and complies with the requirements of the CREW SuDS Guide.

There will be two swales (primary and secondary): one to receive and retain the first flush; the second to receive excess flows via the overflow located at the inlet end. Part of the design will be 'leaky dams', to give additional attenuation. Overflow to the Lornty Burn is not envisaged apart from in times of very high rainfall. Rainwater from the main access road (hardcore) will drain to the adjacent grassed range area. Wheel spraying will be carried out on the road and delivered by knapsack, preventing any run-off.

SUDS will be designed in line with the CREW RURAL SuDS Practical Guide and are suitably sized to treat the relevant drainage areas. 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.*"

Point Source Emissions to Groundwater:

There will be no direct point source emissions to groundwater as a consequence of this application. The applicant has demonstrated that the swales are designed in compliance with SEPA regulatory advice and are sufficiently sized for the site and process. 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.

Poultry houses are emptied of birds and cleaned out 55-65 weeks after each flock campaign. The houses will be washed down between flocks and wash water will be collected in two underground dirty water tanks located immediately outside the two houses. Wash water is pumped out by vacuum tanker and taken off-site. Underground tanks will be regularly inspected and maintained to prevent unauthorised emissions to soil and groundwater. This wash-water (classed as slurry by SEPA) is only generated at depletion and therefore only relevant less than once / year. It will be stored for only a short period on site; the tank being emptied when necessary but completely after cleaning has been completed. This will then

be spread onto land off the permitted site, remote from egg unit in compliance with GBR 18 of the Water Environment (Controlled Activities) (Scotland) Regulations 2011. The drainage system and wash-water tank will be to standard engineering construction levels and compliant with SFIR. The only subsequent input to the tanks is the small volume of spent foot bath.

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 strategically located around the site for all personnel entering poultry zones. The foot baths have lids and therefore will not overtop in wet weather.

SEPA has assessed as satisfactory the Site & Baseline Report submitted with the application. This report evaluates past potential contamination and future pollution risks to both soil and groundwater (please see Section 5.9 of this Decision Document).

Fugitive Emissions to Water:

(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; lack of care during cleaning of the housing units, all of which can lead to contamination of surface waters.

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

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

A knapsack sprayer will be used to disinfect vehicle wheels when arriving at or leaving site. As staed above, areas of spraying must be at least 10m away from surface water drains and preparation of spray will be in a bunded area.

5.4 Noise

(BAT 1, 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 comply with when operating an intensive agriculture site authorised by the PPC Regulations.

The predominant source of noise from poultry housing units is generated from the ventilation systems. Other sources of noise related to this type of activity can include vehicle movements in and around the site and the placement and removal of the birds. The latter two are considered unlikely to cause issues as these activities will take place for short durations at the beginning/ and of each campaign which only occurs annually. 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 required by the permit.

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

A satisfactory 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 ancillary legislation to provide an adequate supply of clean water for both the welfare of the birds and to undertake adequate cleaning of site, vehicles and equipment.

It is the responsibility of the operator to demonstrate the use of BAT to minimise water usage, but SEPA does directly regulate water usage through permit conditions requiring the operator to minimise water consumption and consider options for minimisation, and to report consumption in the resource efficiency report.

The greatest volume of water consumed is drinking water for the birds. Fresh mains water will be delivered to poultry via nipple line drinkers with drip collection cups to prevent spillages (as outlined in the SFIR and BAT standards) thereby reducing wastage and ensuring dry litter.

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

Energy use and generation

BAT 8

A computer-controlled system will maintain the ambient temperature within the housing units. This is directly linked to the ventilation system to prevent over-heating and lack of free ventilation. SEPA recognises that energy usage is dependent on several factors outwith the control of the operator who has to maintain the welfare of the birds in extremes of weather.

A permit condition requiring the formal systematic assessment of energy consumption on site will require the operator to identify where efficiencies can be made.

The primary source of electricity will be mains electricity and photo-voltaic cells of 200Kw. A standby diesel generator (<1MW) will supply back-up power in the event of a mains outage.

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.

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 continuous improvement.

<u>Chemicals:</u>
Chemicals used in poultry rearing include cleaning and disinfection chemicals, pesticides, rodenticides, herbicides, insecticides and fungicides. All of these chemicals are required to be DEFRA-approved. Once onsite, chemicals will be contained in bunded, secure cabinets. Procedures are in place to absorb any spillages and ensure appropriate disposal.

<u>Veterinary Medicines:</u>
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 290-litre capacity. 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.

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

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 only as required and no additional litter is stored onsite.

5.6 Waste Management and Handling

Waste Minimisation

It is in the interest of both the company and the environment to minimise waste on 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. East Gormack Farm will be required to do this on a regular basis.

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 by the permit.

It is not anticipated that there will be large amounts of 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

Dead stock will be removed regularly to a secure freezer prior to being transferred offsite by a licensed contractor to be disposed of 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 the 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 outwith 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, e.g. from grading/sorting facilities and packing stations, changes the status of the litter and manure and it all becomes a waste which will 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 will be followed:

- Collect broken eggs in a plastic lined bucket / bin.
- Freeze in the plastic liner (in the fallen stock freezer).
- 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 Duty of Care condition 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

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 by the permit.

5.7 Management of the site

Environmental Management System

(BAT 1 & 2)

Good site management is a requirement of the PPC Regulations & BREF, 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 to a high standard both to ensure welfare of animals and to standard of 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 stated 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 satisfactory record keeping.

Accidents and their Consequences

(BAT 1)

The PPC Regulations specifically preclude SEPA from adding conditions to a Permit regarding the Health and Safety of Staff or workers on-site; however should an accident or incident occur that is likely to pose a risk to the environment or harm to human health in the wider community then SEPA would require, under the conditions of the permit, the Operator to take action to limit the immediate environmental impact and 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 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 releases of pollution.

Closure

In order to ensure that the site can be returned to its pre-PPC Permit state, SEPA requires the applicant to 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 required by the PPC Regulations, the applicant will 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 operator has agreed to meet Section 2.15 of the SFIR for Decommissioning.

5.8 Site Condition report

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

The proposed development is within the Lornty Burn watershed, a major tributary of the River Tay, with the confluence just above the town of Blairgowrie. It is one of the few local burns classified by SEPA as ‘high’ quality since 2015. Prior to that it was classed as ‘poor’ quality. There are no ‘formal’ records of boreholes in the vicinity as collated by BGS and therefore limited information exists about the nature of the solid geology at depth. The lack of historic evidence that the site and immediate surroundings have been used for purposes other than farming and forestry suggests the land form is relatively undisturbed. Land over the past 120 years has been predominantly used for agriculture and predominantly arable crops. (EG Map 10 Scotland Land Use Viewer). Land availability, access, ownership and gradients are all supportive of creating a robust system for treating mildly contaminated roof and yard waters before entering the environment and this compares with historic use when routine application of fertiliser will have been the norm on the whole area. There are no known land drains across the site although it anticipated these exist. If unearthed during initial land preparation, these will be intercepted and diverted

around the 'built' site and diverted to an appropriate existing drainage system. No buildings or roads are near the water table or flood plain. This is important for flock welfare and also prevents the risk of birds routinely drinking from contaminated water on the range. A DPM membrane will be installed under the scratch area along both sides of the two new houses to collect contaminated drainage from under this area. The membrane will prevent migration of contaminated surface migrating downwards into uncontrolled strata. A separate DPM will also be installed under all concreted areas including the two housing units as security against the risk of 'end of campaign washwater' gaining access to ground water. Given the above points, there does not appear to be any reason why further site investigations should be conducted on the site with all field observations concurring with data drawn from Government database sources.

The farm enterprise as a whole is familiar with soil analysis and samples are taken at appropriate frequencies to maximise soil qualities for the use they are being put to. The fields that will constitute the new permitted site will in effect be taken out of production and be fertilised only by in-situ droppings from the flock. The total Nitrogen application to fields used as 'range' will be reduced compared with previous soil management regimes. Furthermore, the extensive planting of trees for birds on the range will actively absorb nutrients and convert them to biomass.

Routine surface water samples have been taken by SEPA as the appropriate Regulatory Agency. The whole of the Lornty Burn is identified as ID 6537. Diffuse pollution has not been identified historically on the wider catchment as a key reason for degradation compared with the anthropogenic alteration of river courses. To establish a baseline specific to the site it has been necessary to conduct a sampling exercise.

It should be noted that swales already exist on site and were installed to protect against excessive erosion of the fields in the range to the north. These swales ie along the northern edge and ultimately soakaway rather than have a point source discharge to the Lornty Burn. This arrangement will continue.

Results of samples taken on 17th September 2025

WMP – 'Water Monitoring Point'

	WMP 1 Lornty Burn downstream site	**WMP 2** Pond u/s Trade Solutions (old farm site)	**WMP 3** Ditch from Trade solutions area ptc Lornty Burn	**WMP 4** Lornty Burn upstream site	**WMP 5** Borehole at Middleton Farm
Parameter (all in mg/l)					
pH (units)	7.32	7.19	7.84	7.45	8.15
Suspended solids	<2	7.75	3	<2	<2
BOD	3.17	<1	<1	<1	<1
COD	46.9	19.4	9.59	39.3	<7
Conductivity µS/cm	67.7	268	189	62.5	324
Nitrate	1.28	36.4	22.9	0.764	<0.3
Ammonia	<0.2	<0.2	<0.2	<0.2	<0.2
Phosphate	<0.02	0.028	<0.02	<0.02	<0.02
Chloride	5.5	12.6	10	4.4	6.6

Interpretation

pH

The pH is consistent along the stretch of Lornty Burn sampled, including the ditch which is known to be served by a redundant reservoir overflow and field drainage from the site and upstream. The borehole has a relatively high pH and this is assumed to be from natural derivation in the underlying rock strata. No other comments are made but the level is not of concern.

Conductivity

The Lornty Burn system maintains a very low conductivity throughout the length surveyed and it is assumed this remains the case upstream. The other inputs from the pond and drain, which are part of the same sub catchment are both high and there may be some dilution from the vicinity of the fruit production unit. However, the main source of dissolved minerals it is assumed comes from either the redundant reservoir or the soil / sub strata in the fields above the site scheduled for build. None of this is of concern and the volume is clearly small it terms of influencing Lornty Burn. The borehole level is high and is anticipated to be so as it draws directly from ground water where mineral dissolution will be greatest.

Suspended solids

The burn was at modal flow during the report, based on visual observations with the evidence of a small spate in the recent past. The only comment which is circumstantial is the level of solids in the pond which is probably the result of small pieces of pond weed included during sampling.

BOD and COD

The BOD and COD levels are all low across the survey and the normal BOD / COD ratios observed. There is a cautionary note about the downstream sample analysis which does show some BOD and a normal commensurate COD. This could be from other farms or isolated discharges of sewage effluent from isolated properties which is known about but unlikely to impact on a watercourse of this size. However, the upstream COD of 39mg/l suggests this is a normal feature to see inclusions which can be readily oxidized through the COD test.

Ammonia

All ammonia levels are acceptably low, suggesting there is little existing impact from the existing site for this critical parameter.

Nitrate

Nitrate levels in the Lornty burn are extremely low given the nature of the arable catchment. It may be that the majority of flow is from that part of the watershed which is above the arable / intensive agricultural part and / or, nitrate elution (removal through water) from fields is seasonal because of the relative inability of most soils to hold on to nitrate, i.e. it is quickly lost from the system. At the time of sampling all fields had been cropped and recent application of fertilisers is unlikely to have occurred in the recent past.

Phosphate

Levels through the site are very low and this may because of effective crop utilisation or the nature of the soil having a high Phosphate absorptive capacity. This comment also holds for the ditch and pond which are fed by such soils.

Chloride

The chloride levels are in the expected range and the rise of just 1.1 across the site suggests that anthropogenic inputs are limited. The ditch which does have a higher value is clearly of low relative volume and has no material impact on the Lornty Burn.

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 five years respectively.

5.9 Monitoring

Air

SEPA places great emphasis on operator self-monitoring and record keeping to assess operational conditions and ongoing environmental performance. The operator is required under the conditions of the permit to undertake odour and noise assessments. General monitoring of the site is also required by the Permit to further 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 compliance with SEPA advice and is sufficiently sized. If maintained properly, it will provide sufficient treatment of all lightly contaminated run off and this is therefore 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 compliance 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 five years) monitoring is required by the permit.

Waste

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 by the permit.

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

SEPA published its view of indicative BAT relating to intensive agriculture operations in its Standard

Farming Installation Rules (SFIRs). SFIRs are based on the BAT Reference Document (BREF) for Intensive Agriculture Installations published by the European IPPC Bureau in 2017.

The SFIRs have been used throughout this permit application to benchmark faming activities.

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

6 Other Legislation Considered

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

Is there any possibility that the proposal will have any impact on site designated under the above legislation?	**No**
Screening distance(s) used	10km
Is there any other legislation that was considered during determination of the permit (for example installations that may be impacted by the requirements of legislation involving Animal By Products, Food Standards, Waste, WEEE regulations etc).	**Yes**

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.

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.

Environmental Authorisation (Scotland) Regulations 2018 (EASR):
From 1st November 2025, water, waste management, and industrial activities are regulated under Environmental Authorisation (Scotland) Regulations 2018. As this application was made prior to this date, it has been determined under the previous regulations.

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:	
• Added reference to GBR18 in DD02 • Clarification re inclusion of Gable fans in description in permit • Comment on ELV's and text change in permit • Changes to numbering in Table 6 in permit	
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.