

Non-Technical Summary of 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 banded 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.