

LGC Genomics Limited

LGC Genomics Bellshill

Permit Application

Application Number PPC/A/5012103

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1 Non-Technical Summary of Determination

Provide a non-technical summary of the process and determination

LGC is a leading supplier of high-quality specialty chemicals used in genomics research and product development. Through its Nucleic Acid Chemistry (NAC) division, the company supplies chemicals and instruments for making oligonucleotides, mainly for molecular diagnostics and therapeutic applications.

At its Bellshill site, organic chemicals are produced using small-scale laboratory methods. Trained chemists carry out syntheses in flexible glassware or small reactors inside fume cupboards. Each product is made according to a detailed, approved manufacturing document that explains the process step by step.

The Bellshill site produces specialist chemicals that are used to create genetic-based medicines and research products. These chemicals are based on the natural components of DNA and RNA and help scientists and pharmaceutical companies develop new treatments and technologies.

The operator has supplied information to demonstrate that the installation will be considered as a low impact installation as defined in SEPAs guidance documentation. Where appropriate, assessment is included with regard to the low impact criteria within the relevant sections of this document.

Glossary of Terms

BAT	Best Available Techniques
BREF	Best Available Techniques Reference Document
BAT-C	Best Available Technique Conclusions
ELV	Emission Limit Value
CO	Coordinating Officer
IPPC S4.02	Sector Guidance Note, Guidance for the Speciality Organic Chemicals Sector produced by the Environment Agency for England and Wales with the Scottish Environment Protection Agency (SEPA) and the Northern Ireland Environment and Heritage Service (EHS) (September 2002).
WGC BREF	The European Commission's Best Available Techniques (BAT) Reference Document for Common Waste Gas Management and Treatment Systems in the Chemical Sector (January 2023).
WGC BAT Conclusions	The European Commission's Best Available Techniques (BAT) Conclusions for Common Waste Gas Management and Treatment Systems in the Chemical Sector (December 2022).

2 External Consultation and SEPA's response

Is Public Consultation Required?

(if no delete rows below)

Yes

Advertisement Check:	Date	Compliance with advertising requirements
Edinburgh Gazette	PUBLISHED ONLINE BETWEEN 1 AND 2 DECEMBER 2025 PRINTED ON 3 DECEMBER 2025	Compliant with requirements
Motherwell Times and Bellshill Speaker	03 DECEMBER 2025	Compliant with requirements

Officer Checking advert:		
No of responses received	No response received	
Summary of responses and how they were taken into account during the determination:		
N/A, no response received		
Summary of responses withheld from the public register on request and how they were taken into account during the determination:		
N/A, no response received		
Is PPC Statutory Consultation Required? (if no delete rows below)		Yes
Food Standards Agency:	Consulted 11 November 2025. No response received.	
Health Board:	NHS Lanarkshire, Consulted 11 November 2025. No response received.	
Local Authority	North Lanarkshire Council, Consulted 11 November 2025 Response 08 December 2025: I can advise you that North Lanarkshire Council would have no comments to make on this proposal.	
Scottish Water	Not consulted.	
Health and Safety Executive	Not consulted.	
NatureScot	Not consulted.	
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		
Date draft determination placed on SEPA's Website		
Details of any other 'appropriate means' used to advertise the draft. Seek advice from the communication department		
Date public consultation on draft permit opened		
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:		
Part A Permit Application or Variation Dec. Doc (sec 2 technical)	Form: IED-DD-02	Page no: 3 of 14

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.

3 Administrative determinations

Determination of the Schedule 1 Activity

At its Bellshill site, LGC produce organic chemicals using small-scale laboratory methods with the activity falling under the descriptions included in Part A of Section 4.1 of Schedule 1 to the PPC Regulations.

The main products made at Bellshill are nucleoside phosphoramidites with each product made according to a detailed, approved manufacturing document with syntheses carried out inside fume cupboards

Determination of the Stationary Technical Unit to be permitted

The LGC operations are distributed across the two-building unit comprising the site.

As the site consists of lab and storage space spread throughout both units, intermixed with office space with external materials storage areas to the rear, it is deemed most appropriate to consider the entire site to be the permitted installation.

Due to limited on-site space, labs do not have single designated functions and activities carried out within are dictated by production demands.

Diagrams are included within the permit to show the boundaries of the Stationary Technical Unit and emission points.

Determination of Directly Associated Activities

The following directly associated activities are carried out on site:

Local Exhaust Ventilation Systems (LEVs) linked to fume hoods (which will reduce fugitive emissions)

Refrigeration

Chemical Stores

Dry Material Stores

Waste Stores

All are carried out as described within the application documentation.

Determination of Site Boundary

The site boundary will be as detailed within the application and reflected in the permit conditions.

4 Introduction and Background

4.1 Historical Background to the activity and variation

LGC Group (LGC) is an international life sciences company manufacturing a range of products for use in pharmaceutical and genomics applications including reagents, monitoring equipment and testing kits.

The installation at Bellshill is operated by the Genomics division of the LGC business, as a manufacturing site for a range of speciality organic chemicals and precursors, particularly including synthetic nucleosides.

The products produced at the Bellshill site are the used by third party manufacturers in the production of oligonucleotides, short strands of synthetic nucleic acids (RNA or DNA) used widely in molecular biology and biotechnology applications (e.g. genetic testing) and which are increasingly finding use in therapeutic treatments for genetic conditions.

4.2 Description of activity

LGC genomics are looking to produce organic chemicals which fall under a number of the activity descriptions included in Part A of Section 4.1 of Schedule 1 to the PPC Regulations:

“Producing organic chemicals including -

- (b) organic compounds containing oxygen, including alcohols, aldehydes, ketones, carboxylic acids, esters, acetates, ethers, peroxides, phenols, epoxy resins
- (c) organic compounds containing sulphur, including sulphides, mercaptans, sulphonic acids, sulphonates, sulphates and sulphones and sulphur heterocyclics
- (d) organic compounds containing nitrogen including amines, amides, nitrous-, nitro- or azo- compounds, nitrate, nitriles, nitrogen heterocyclics, cyanates, isocyanates, di-isocyanates and di-isocyanate prepolymers
- (e) organic compounds containing phosphorus including substituted phosphines and phosphate esters
- (f) organic compounds containing halogens, such as halocarbons, halogenated aromatic compounds and acid halides
- (j) dyes and pigments.

Although there are a range of chemicals produced at the site, the quantities produced at the site are limited.

An assessment of the Bellshill installation against SEPA’s criteria for a Low Impact Installation has been undertaken, and indicates that the site will be considered as a Low Impact Installation.

Details of the assessment and its applicability to the Bellshill site is included below.

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

None

4.4 Identification of important and sensitive receptors

There are no SSSI or SPA sites located within screening distance of the site.

The area immediately surrounding the LGC site is an industrial area with commercial properties with many these premises extending south from the site.

The nearest residential properties are approximately 0.44 km east of the site, located on Bramley Drive.

Immediately to the west from the site are carparking areas, open grass and the A725 Bellshill Bypass. Further west there are residential properties on Laburnum Road.

To the north of the site is an area of grass land and trees with the M8 motorway approximately 0.55 km from the site. Having reviewed the application SEPA considers that the size and scale of the LGC operation pose no significant risk to these receptor sites

5 Key Environmental Issues

5.1 Summary of significant environmental impacts

Low Impact Installation Status, SEPA definition for Emissions of Polluting Substances: There must be no release of any particular substance from the whole installation to the environment that would be classified as significant based on the most recent IPPC H1 guidance note.

Examples of particular substances to consider are given in Table 1 (for different Environmental Assessment Level bands) and Table 2 (for different Environmental Quality Standard bands) of SEPAs Guidance on Determining “Low Impact Installations” IED-TG-07.

Low impact assessment: An H1 Assessment was carried out for the Bellshill site and has been supplied in support of the application. From the results it has been determined that no release from the site would be classified as resulting in a significant environmental impact and this requirement is considered satisfied.

Other Environmental parameters considered during the determination of Low Impact Installation for this site are discussed in the relevant parts of section 5 below.

5.2 Emissions to Air

Point Source emission to air:

There are six point source emissions to air from the Permitted Installation.

The site has five LEV systems which serve 16 fume cabinets (LEV systems 1 – 5, which serve four, six, three, two and one fume cabinets respectively). Two additional cabinets in Unit 2 will be connected to LEV system 4, and one new cabinet in Unit 3 will be connected to LEV system 2.

It is planned to install a further 2 fume cabinets in Unit 3, which will be to connect these to the existing systems at this stage and result in the following configuration.

LEV Number	No of fume hoods served
1	4
2	6
3	4
4	4
5	1

There is one emission point from the site's boiler, which is below the threshold where a Medium Combustion Plant Directive (MCPD) permit is required, and a ventilation system for the chemical store.

Where appropriate emissions criteria for the discharges will be included within the permit.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to emissions to air as set out in Section 2.2.1 and 2.2.4 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

Fugitive emissions to air:

No significant fugitive emissions are anticipated from the Bellshill site.

A local exhaust ventilation system is installed at the site with the system designed in accordance with relevant guidance and periodically evaluated and tested as per COSHH requirements.

Within the fume cupboards condensers are used on reaction vessels to further reduce the production of gaseous emissions.

All processes using volatile compounds are undertaken under local exhaust ventilation to minimise potential for fugitive emissions to air.

Abnormal emissions that could arise during 'Other Than Normal Operating Conditions' (OTNOC), are limited to chemical spills and leaks from processing equipment and the subsequent fugitive loss of volatile materials. The potential for this type of occurrence is minimised by staff training and equipment maintenance.

Odour:

Low Impact Installation Status, SEPA definition for Odour: An installation will not be considered as an LII if it gives rise to an offensive odour noticeable outside the premises where the installation is operated.

This requires the exercise of judgement, taking account of any history of odour complaint from the installation and whether this class of activity is known by experience to give rise to odour.

Low impact assessment: Based on scale of the operation the activities carried out odour is not expected to pose an issue at site. Additionally, the site does not have a history of odour complaints, and this Low Impact Installation criterion is considered to be satisfied.

5.3 Emissions to Water

Point Source Emissions to Surface Water and Sewer:

Low Impact Installation Status, SEPA definition for Waste Water Disposal: An installation releasing more than about 20 cubic metres of water on any one day as waste water or effluent is unlikely to qualify as an LII. No account need be taken of the volume of water exported from the installation as product.

Low impact assessment: As illustrated in the data supplied in support of the application the site had an annual water usage of 383 m³ using annualised usage data covering a period from mid-2022-23, including both domestic and process use. Even making the pessimistic assumption that all this water is discharged from the site as effluent, the volume discharged would still be an order of magnitude below the threshold for low impact status. It is considered that this requirement is satisfied.

The site produces limited quantities of trade effluent, primarily from occasional washing of apparatus, beakers etc.

Since most washing of this kind takes place using solvents, with the waste solvent then being collected and disposed of through waste contractors, washing using water is minimal.

All process (trade effluent) emissions from the Bellshill site is via sinks located in the process buildings and as such is combined with all other emissions to sewer produced on site.

LGC have authorisations Scottish Water for the releases from each building unit at the site (Unit 2: 12830A/2/D; Unit 3: 80816A/01/LOA) and the emissions are treated at the Scottish Water Daldowie wastewater treatment plant (WWTP).

The emissions from the site to sewer have volume limits set by Scottish Water as part of the site authorisation. The authorisation also specifies the effluent characteristics, and regular compliance testing is carried out by Scottish Water

There are no point source emissions to surface water from the Bellshill site.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to emissions to water as set out in Section 2.2.2, 2.2.3 and 2.2.5 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

Point Source Emissions to Groundwater:

Low Impact Installation Status, SEPA definition for Groundwater Regulations: There must be no potential for discharges of List I or List II substances, as defined by the Groundwater Directive (as implemented by the Controlled Activities Regulations 2011), into the ground.

Low impact assessment: There is no potential for discharge of List I or II substances into the ground at the Bellshill site as these substances are not in use at the site. A range of pollution prevention measures are used throughout the installation, along with careful management of chemical materials both during storage and in use, to ensure that the potential for losses of polluting substances to ground and groundwater is minimal. It is considered this requirement is satisfied.

There are no point source emissions to groundwater at the Bellshill site.

Fugitive Emissions to Water:

The site infrastructure includes sealed ground and flooring, limited surface water or open ground potential for contamination.

Hazardous liquids are stored securely, lidded, and in containers in good condition, with appropriate secondary containment measures utilised (e.g. drip trays, bunds).

Based on process controls, environmental management procedures such as raw materials handling and storage, waste management and spill control procedures, the risk of contamination of surface waters or groundwater by fugitive releases of liquids or solids is controlled and minimised.

5.4 Noise

Low Impact Installation Status, SEPA definition for Noise: The corrected noise levels expressed as LAeq arising from processes should not exceed the residual noise level also expressed as LAeq by more than about 3dB at the installation boundary when operating.

Low impact assessment: The impact of noise emissions from the site has been assessed qualitatively and discussed in the information supplied in support of the application. It is considered that the potential noise impact from the site is minimal, and that in-depth assessment and monitoring is not required. It is considered that although a quantitative noise study has not been undertaken, the minimal potential for noise emanating from the site to cause an impact, based on the potential receptors and other nearby, dominant noise sources, means that the Bellshill site be considered low impact in relation to noise emission criterion.

Noise levels at the rear of LGC's Bellshill site are low, with only three external noise sources identified, none of which produce high sound levels.

External Chiller Fans: There is a line of seven units along the rear exterior of Building Unit 2. These units serve the chillers inside the building.

Extract Fan on Roof of internal Solvent Store: On the roof of the site's internal solvent store is an extract fan and associated stack. The stack serves the fume cupboards located within the site and not the solvent store upon which it is located. Although there are other stacks on the building roof relating to fume cupboards, this is the only example where the fan driving the extraction is housed outside the building.

External Solvent Store Air Conditioning: The site has an external bulk solvent store at the rear of Building Unit 2. This store has a small air conditioning unit built into its design to enable temperature regulation during the summer months.

Given the low external noise levels, substantial distance to receptors, and the dominance of other local noise sources, LGC is not considered to pose a noise nuisance risk. The qualitative assessment supplied in support of the application is deemed sufficient, and a full BS 4142 Noise Impact Assessment is not required.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to noise and vibration as set out in Section 2.9 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

5.5 Resource Utilisation

Water use

Water is not used in large quantities for on-site processes.

Due to the nature of the chemical processes taking place on site, a large proportion of equipment used is cleaned using solvents. Water is used for some cleaning applications however, as with process water, cleaning water is also only present in limited quantities.

The primary uses of water on site stems from amenities such as toilet blocks and the tearoom. LGC have a trade effluent agreement in place with Scottish Water, as mentioned previously, to permit and monitor any residual contamination in discharges to sewer during cleaning operations.

Energy use and generation

Low Impact Installation Status, SEPA definition for Energy Consumption: The installation must not have a net rated thermal input of more than 3MW. The case of LII status is unlikely to be accepted where the installed capacity of any combustion equipment used in the installation exceeds 3MW in total.

Low impact assessment: Assessment of the information supplied in support of the application demonstrates that energy consumption for the site is low (approx. 0.4MW). The only combustion plant found on site is a domestic size gas boiler. As such it is considered that this requirement has been satisfied.

The activities taking place are predominantly small scale bench top chemistry, with a notable lack of high energy consuming pieces of plant. The production activities also regularly change between the various recipes produced on site.

Due to the limited scale of the production process energy use is low, with a considerable proportion of the energy used associated with building services rather than in-process utilisation.

The combustion plant at site is a domestic size boiler which is below the threshold of MCP regulations and does not produce emissions which would cause a significant environmental impact.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to energy use as set out in Section 2.7 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

Raw Materials Selection and Use

LGC utilise a range of raw materials to support the production of organic chemicals undertaken at the installation.

The processes have been designed and specified to utilise the least harmful substances relevant to the process. Due to specific process requirements the use of hazardous materials is still essential to maximise the efficacy of the production processes and as part of the production of specific product chemicals.

Where hazardous materials are used, appropriate measures are included in the handling and disposal procedures for the installation to ensure that the risk associated with the delivery, storage, and usage, of the materials will be minimised as far as is practical.

LGC procure raw materials from auditable suppliers and specifies the quality control procedures that the suppliers must utilise to ensure that all raw materials provided to the site and related activities are within defined quality standards.

Raw materials at the site are carefully controlled in line with relevant legislation, and the material selection process is regularly reviewed as part of ongoing environmental and cost control, whilst maintaining related carbon emissions to a minimum.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to raw materials as set out in Section 2.4 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

5.6 Waste Management and Handling

Waste Minimisation

Low Impact Installation Status, SEPA definition for Techniques to prevent and reduce waste arisings and emissions: If an installation relies on abatement equipment or management techniques in order to protect the environment then this would indicate they are not low impact (and this should include aspects such as refrigeration which if not working would result in odours).

Low impact assessment: The site does not have abatement equipment installed. Two of the sites fume cupboards have inbuilt carbon filters, but these recirculate internally, the carbon filters are therefore provided for the prevention of occupational health impacts on the laboratory staff and are not intended for environmental protection. All fume cupboards which exhaust externally outside the laboratory are unfiltered. It is considered that this criterion is satisfied.

Low Impact Installation Status, SEPA definition for Waste Production: The installation must not give rise to more than about 1 tonne of controlled waste per day (averaged over a year), with no more than about 20 tonnes in any one day of which no more than approximately 200 kilograms should be special waste (as defined in the Special Waste Regulations 1996 (as amended)).

Low impact assessment: Waste and hazardous waste production at site falls below the thresholds defined for low impact installations. Information has been supplied as part of the application process which demonstrates this and it is considered that this criterion is satisfied.

Due to the limited size of operations at the Bellshill site, and the small quantities of waste produced by the process no audit of waste minimisation has been undertaken at the site to date.

LGC will undertake a waste minimisation audit within two years of the date of issuing of this Permit. As part of the audit LGC will analyse the use of raw materials, assess the opportunities for reductions and provide an Action Plan for improvements using the following three steps as appropriate:

- Process Mapping
- Materials Mass Balance
- Action Plan

The information will be reported to SEPA as part of regular reporting requirements and will be assessed as part of regulatory effort at the site.

Waste Handling

Specific areas within the installation are designated for waste handling

The specification and location of these areas around the Installation take account of the BAT requirement for waste management which prioritises segregation of the wastes produced at the site to maximise the potential for their reuse, recycling or recovery. LGC staff are trained and are technically competent to manage waste treatment activities and that appropriate levels of waste segregation are maintained.

Waste streams arising from the installation are appropriately and safely managed.

Waste Recovery or Disposal

LGC have an established waste fate for each waste stream, details of this have been supplied in support of the application.

Due to production requirements for cleanliness within the fine organic chemical process, waste recovery is only undertaken by contractors or suppliers.

LGC have considered waste minimisation and elimination wherever possible within the design of their processes and techniques. As the chemistry taking place is of "bench top" scale, there is limited scope for optimisation to reduce waste, however where opportunities are identified they will be assessed.

Where waste must be disposed of LGC bulk the wastes to identified thresholds (and within identified timescales) to reduce environmental impact of number of uplifts.

From the information supplied in support of the application it is demonstrated that the proposals are compliant with the BAT Requirements linked to waste as set out in Section 2.5 - 2.6 of IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

5.7 Management of the site

Environmental Management System

LGC currently has a quality management system (QMS) which is accredited to ISO 9001 standard and is currently developing and implementing an Environmental Management System (EMS) in line with the principals of BAT.

Once in place LGC will control operations and prevent pollution in line with the environmental management procedures in place, supported by training and competency for staff and workers, site communications and performance checked using an internal audit process.

Environmental performance will be monitored, analysed and evaluated using Objectives, KPIs, audits (compliance, systems, subcontractor and process audits) and other improvement suggestions. Improvements will be made via environmental plans and actions.

LGC indicated that the EMS is expected to be completed and in place by 31st March 2026 and this will be reviewed as part of ongoing regulatory effort at the site.

Accidents and their Consequences

Low Impact Installation Status, SEPA definition for Accident Prevention: The installation should be able to demonstrate that it is incapable of causing a significant accident to the environment. Aspects that need to be considered are the type and quantities of substances stored and their properties versus the local environment that may be particularly vulnerable. In particular categories of substances such as toxins, carcinogens, high BOD / COD, pesticides, etc should be considered.

Low impact assessment: There is limited risk from accidents occurring at the installation having an adverse effect on the environment.

Where risk does exist, particularly in relation to the handling and storage of solvents, LGC have procedures in place to minimise the risk of the activities (e.g. chemical handling procedures) and mitigation measures in place should an incident occur (spill response procedures). Examples of these measures have been included in the information supplied in support of this application and it is considered that this criterion has been met.

Closure

LGC have indicated that decommissioning activities for the Installation will be planned and implemented to minimise the potential for environmental impact through the control of potential pollution including: raw materials, solid and liquid waste, surface water, dust, odour, noise, heat and vibration.

A draft closure procedure has been supplied as part of the application process and permit conditions are included, condition 2.9, to require the preparation and maintenance of a formal site closure plan which will be reviewed as part of regulatory effort at the site when required.

5.8 Site Condition report

An initial site condition report has been supplied in support of the application process.

This initial site condition report has identified a few Areas of Concern linked to the permitted activities. These areas may involve Relevant Hazardous Substances or other materials that could potentially pose a pollution risk to the ground beneath the Installation during the life of the Permit.

However, the qualitative risk assessments in the report show that, based on the current condition of the Installation, the overall risk of environmental pollution having occurred is LOW.

The initial site condition report was passed to SEPAs contaminated land team for further comment and their assessment is included Section 5.9 Soil and Groundwater.

5.9 Monitoring
Air
An air emissions assessment was provided in support of the application. This assessment indicates that the technologies used on site are appropriate and that emissions are unlikely to cause any significant environmental impact. Because LGC operates small-scale laboratory processes within fume cupboards, the substances emitted will vary depending on the specific reactions being carried out. However, LGC understands what materials are emitted from each stack based on the chemicals and processes in use, and this information has been supplied in the application. The H1 assessment assumed a conservative stack height of 0 m and demonstrated that emissions would disperse adequately, resulting in an insignificant environmental impact. Therefore, no abatement equipment is required or provided. Given the small scale and variable nature of the laboratory processes, standard industrial benchmark emission values are not relevant. Monitoring stack emissions would not produce meaningful results and would not be practical for demonstrating compliance. Standard conditions relating to visible emissions from the site emission points will be included within the permit.
Water
There are no requirements to monitor discharges to water from the installation.
Soil and Groundwater
SEPA's contaminated land team visited the site for assessment on 30 March 2026 with comments passed to permitting on 08 April 2026. In summary: SEPA's contaminated land team do not believe that soil and groundwater monitoring would be beneficial to at this site due to the lack of underground infrastructure and the small volume of chemicals on site that are stored in a way that spills and leaks would be immediately evident. However, the standard conditions around protection of soil and groundwater included the prevention of releases to soil and groundwater and the periodic systematic assessment of measures to prevent soil and groundwater pollution must be in the permit. Review of the measures to ensure environmental protection of soil and groundwater will be carried out as part of ongoing regulatory effort at the site.
Waste
Permit conditions are included requiring that the operator carry out a systematic assessment and review of the management of all wastes generated by the Permitted Activities at least every 5 years. The results will be reported to SEPA and will be reviewed as part of regulatory effort.
5.10 Consideration of BAT and compliance with BAT-Cs if appropriate
Where appropriate reference has been made at the relevant sections above in relation to compliance with the BAT documentation IPPC S4.02 Guidance for the Speciality Organic Chemicals Sector.

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
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:	No

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?	
Articles 5, 6 and 7 of Council Directive 85/337/EEC do not apply to this application.	
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?	
The CoMAH regulations do not apply to this site	

8 Details of the permit	
Do you propose placing any non standard conditions in the Permit?	No

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
Outline the changes required and provide justification below:	
The installation is classed as low impact and no ELVs are proposed at this time. A descriptive condition has been included to ensure that no persistent visible emissions other than steam are emitted from the installation.	

10 Peer Review	
Has the determination and draft permit been Peer Reviewed?	Yes
Comments made:	
Minor typographical changes	

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,
- The applicant will ensure that the installation is operated so as to comply with the conditions of the Permit,
- 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.