

Scottish Environment Protection Agency	Document Number	IED-DD-02
<b>Pollution Prevention and Control (Scotland) Regulations 2012</b>	Issue Number	V2.0
	Document Owner	██████████
<b>Application for a Permit or Variation to a PPC Part A Permit Decision Document</b>	Date of Issue	10/03/2025
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**Shetland Islands Council  
Gremista Landfill Site**

**Permit Variation**

**Permit PPC/N/0050027**

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**Applicant:** Shetland Islands Council

**Permit/Application number:** PPC/N/0050027

### How to use this form

**Purpose of the document** - This document is intended to demonstrate transparency of the determination process to all interested parties. It should record all significant issues, decisions made, actions taken, and rationale for the approach adopted. It should be sufficiently detailed to demonstrate that all legal requirements were adhered to and provide the basis for defending any appeal.

**Language used** – You should use non-technical language as far as practicable, avoiding unexplained acronyms and technical terms. While aiming to be comprehensive, it must also be as brief as possible, consistent with the overriding need for clarity and accuracy. Officers should bear in mind that much of the document may be available publicly under the Freedom of Information Act etc.

**Timely recording of information** - Completion of the various forms should be done on a progressive basis rather than at the end of the process.

**Level of detail** - Officers should use their professional judgement as to the level of detail required which will depend on the complexity of the process. Officers must consider why the information is required and ensure appropriate detail is included. Each table is designed to be expanded as text is added and will obviously allow the insertion of additional rows where necessary

**Applicability of any Section** - Do not delete whole sections of the form unless directed to do so. If something is not applicable to your determination please record this on the form and give a justification if appropriate indicating you have considered the issue and not just missed it.

## 1 Non-Technical Summary of Determination

### Provide a non-technical summary of the process and determination

Operator-initiated variation to incorporate the operation of a household waste recycling centre and waste transfer and treatment (bailing and shredding) areas as directly associated activities (DAA's) into the existing landfill permit.

### 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  
OP - Operator

## 2 External Consultation and SEPA's response

### Is Public Consultation Required?

(if no delete rows below)

Yes

#### Advertisement Check:

#### Date

#### Compliance with advertising requirements

OP requested to advertise the application between 11 July and 08 August 2025.

01/07/2025

The permit variation is a substantial one and hence had to be advertise in the Edinburgh Gazette and a local newspaper and the site operator was advised of this requirement.

Advert was published in the Edinburgh Gazette and The Shetland Times. Evidence was submitted to SEPA on 03 December 2025.

03/12/2025

Due to an administrative oversight the permit variation application was not advertise within the timescale initially advised to the applicant. Once this was highlighted an advertisement was placed in the Edinburgh Gazette and the Shetland Times.

SEPA Registry confirmed no submissions were made in relation to the adverts.

06/01/2026

No submissions received by SEPA in relation to the advertisements placed in the Edinburgh Gazette and the Shetland Times.

#### Officer Checking advert: CO

#### No of responses received

No responses received in response to the advertisements placed.

#### Summary of responses and how they were taken into account during the determination:

Not applicable.

#### Summary of responses withheld from the public register on request and how they were taken into account during the determination:

Not applicable.

### Is PPC Statutory Consultation Required?

(if no delete rows below)

Yes

Food Standards Agency:

Response received but no issues raised.

Health Board:

No response received.

Local Authority

No response received.

NatureScot

Response received but no issues raised.

### Discretionary Consultation required?

(if yes provide justification and details below, otherwise delete row)

No

<b>Enhanced SEPA Consultation required?</b> (if yes provide justification and details below, otherwise delete row)	No
<b>“Off site” consultation required</b> (if yes provide justification and details below, otherwise delete row)	No
<b>Transboundary Consultation required?</b> (if yes provide justification and details below, otherwise delete row)	No
<b>Is Public Participation Consultation Required?</b> (if yes provide justification and details below, otherwise delete rows below)	Yes
<b>STATEMENT ON THE PUBLIC PARTICIPATION PROCESS</b> 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.	
<b>Date SEPA notified applicant of draft determination</b>	03/03/2026
<b>Date draft determination placed on SEPA’s Website</b>	03/03/2026
<b>Details of any other ‘appropriate means’ used to advertise the draft.</b> Seek advice from the communication department	Not applicable
<b>Date public consultation on draft permit opened</b>	03/03/2026
<b>Date public consultation on draft permit consultation closed</b>	
<b>Number of representations received to the consultation</b>	
<b>Date final determination placed on the SEPA’s Website</b>	
<b>Summary of responses and how they were taken into account during the determination:</b>	
<b>Summary of responses withheld from the public register on request and how they were taken into account during the determination:</b>	
<b>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.</b>	
<b>Officer:</b>	CO

<b>3 Administrative determinations</b>
<b>Determination of the Schedule 1 Activity</b>
No changes
<b>Determination of the Stationary Technical Unit to be permitted</b>
No changes
<b>Determination of Directly Associated Activities</b>
The additional directly associated activities were added to the current permit as a result of the permit variation application:
(a) The receipt, handling, treatment, and storage of waste at the “Waste Handling Building”,

- (b) The receipt, handling, treatment, and storage of waste at the “Recycling Building”,
- (c) The receipt, handling, treatment, and storage of waste at the “External Waste Storage Bays”,
- (d) The receipt, handling, treatment, and storage of waste at the “Household Waste Recycling Centre (HWRC)”.

#### Determination of Site Boundary

No change to the site boundary but the ‘Plan of Authorised Place’ in Appendix 1 has been updated to show the location of the directly associated activities.

**Officer:** CO

## 4 Introduction and Background

### 4.1 Historical Background to the activity and variation

A permit to operate a landfill accepting non-hazardous waste was originally issued to Shetland Islands Council on 25 November 2004 and it has been varied on three occasions since then.

### 4.2 Description of activity

Landfill of waste at a landfill (other than a landfill for inert waste) (i) receiving greater than 10 tonnes of waste per day, or (ii) with a total capacity exceeding 25,000 tonnes falling under Schedule 1, Chapter 5, Section 5.2(a) of the Regulations.

### 4.3 Outline details of the Variation applied for

The operator applied to SEPA to vary the permit to incorporate the operation of a household waste recycling centre and waste transfer and treatment (bailing and shredding) areas as directly associated activities (DAA’s) into the existing landfill permit.

### 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

The site is located north of the town of Lerwick (approx. 3 km) in a small industrial area with a Scottish Water sewage treatment works on its northern boundary and a waste to energy plant to the east. The nearest habitation is Gremista Farm which is located about 1.5 km to the south of the site. The coastal waters in the area are designated Special Protection Area (East Mainland Coast, Shetland).

**Officer:** CO

## 5 Key Environmental Issues

### 5.1 Summary of significant environmental impacts

The main significant environmental impacts are likely to be from dust, odour, vermin and birds. Potential for groundwater contamination due to contact with leachate and/or runoff from waste handling buildings.

### 5.2 Emissions to Air

Point Source emission to air:

There are no point source emissions to air on the site.

Fugitive emissions to air:

There is the potential for fugitive dust emissions to air as part of the movements of waste on site. The household waste recycling centre is located in an area with a canopy and the waste storage and treatment operations are carried out in enclosed buildings with doors which can be closed during dusty processes. Both the household waste recycling centre and the waste treatment and storage areas have impermeable surfaces which can be cleaned to ensure that dust is kept to a minimum.

Odour:

The permit contains a standard no offensive odours beyond the site boundary condition and the prevention, mitigation and assessment of odours is covered by the sites management plan.

### 5.3 Emissions to Water

<b>Point Source Emissions to Surface Water and Sewer:</b>		
The site has a sealed drainage system with an oil interceptor which goes to an existing surface water drain. The site treats leachate and the effluent goes to a combined Scottish Water sewer prior to discharge to sea. The Scottish Water discharge has a license from SEPA issued under the Water Environment (Controlled Activities) Scotland Regulations.		
<b>Point Source Emissions to Groundwater:</b>		
There are no point source emissions to groundwater on site.		
<b>Fugitive Emissions to Water:</b>		
The site has a sealed drainage system and there are no fugitive emissions to the water environment.		
<b>5.4 Noise</b>		
There is the possibility that waste operations could generate noise. However, the site permit contains a nuisance condition which covers noise and the site operator has a management plan which outlines how they will prevent, mitigate and assess noise emission.		
<b>5.5 Resource Utilisation</b>		
Water use		
No changes		
Energy use and generation		
No changes		
Raw Materials Selection and Use		
No changes		
<b>5.6 Waste Management and Handling</b>		
Waste Minimisation		
No changes		
Waste Handling		
No changes		
Waste Recovery or Disposal		
No changes		
<b>5.7 Management of the site</b>		
Environmental Management System		
The site has a series of management plans, updated version of which were recently submitted to SEPA.		
Accidents and their Consequences		
No changes to accidents and their consequences as a result of this permit variation.		
Closure		
No changes to the sites closure procedure as a result of this variation.		
<b>5.8 Site Condition report</b>		
Not applicable.		
<b>5.9 Monitoring</b>		
Air		
No changes to the air monitoring requirements as a result of this variation.		
Water		
No changes to water monitoring as a result of this permit variation.		
Soil and Groundwater		
No changes to soil or groundwater monitoring as a result of this permit variation		
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Waste
No changes to waste monitoring as a result of this permit variation.
<b>5.10 Consideration of BAT and compliance with BAT-Cs if appropriate</b>
While BAT does not directly apply to the operation of landfill sites compliance with the technical requirements of the Landfill Directive is considered BAT.

<b>6 Other Legislation Considered</b>	
<b>Nature Conservation (Scotland) Act 2004 &amp; Conservation (Natural Habitats &amp;c.) Regulations 1994</b>	
<b>Is there any possibility that the proposal will have any impact on site designated under the above legislation?</b> If yes, provide information on the action and justification below:	Yes
The coastal waters in the area are designated a Special Protection Area (SPA) (East Mainland Coast, Shetland). As a result SEPA consulted with NatureScot in relation to any potential impact on the SPA and they indicated that they had no comment to make.	
<b>Screening distance(s) used</b>	2 km
<b>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).</b>	No
<b>Officer</b>	CO

<b>7 Environmental Impact Assessment and COMAH</b>	
<b>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?</b>	
N/A	
<b>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?</b>	
N/A	
<b>Officer:</b>	CO

<b>8 Details of the permit</b>		
<b>Do you propose placing any non-standard conditions in the Permit?</b>	No	
<b>Do you propose making changes to existing text, tables or diagrams within the permit?</b>	Yes	
<b>Outline the changes required and provide justification below:</b>		
<b>Proposed Condition Number:</b>	<b>Proposed Change:</b>	<b>Justification:</b>
1.3.1	An updated list of directly associated activities were added to the permit.	The list of directly associated activities were updated to reflect the activities carried out on site.
Interpretation of Terms	The Interpretation of Terms was updated to include definition of the additional directly associated activities.	Defines the processes carried out as part of the directly associated activities.

Schedule 14	Schedule 14, which outlines the type and quantities of waste which can be stored and treated at the waste handling building, were added to the permit. The conditions in Schedule 14 were taken from SEPA's permit template for waste storage and treatment operations.	Schedule 14 was added to control activities carried out at the waste handling building.
Schedule 15	Schedule 15, which outlines the type and quantities of waste which can be stored and treated at the waste recycling building, were added to the permit. The conditions in Schedule 15 were taken from SEPA's permit template for waste storage and treatment operations.	Schedule 15 was added to control activities carried out at the waste recycling building.
Schedule 16	Schedule 16, which outlines the type and quantities of waste which can be stored at the external storage bays, were added to the permit. The conditions in Schedule 16 were taken from SEPA's permit template for waste storage and treatment operations.	Schedule 16 was added to control activities carried out at the external storage bays.
Schedule 17	Schedule 17, which outlines the type and quantities of waste which can be stored at the household waste recycling centre, were added to the permit. The conditions in Schedule 17 were taken from SEPA's permit template for household waste recycling centres.	Schedule 17 was added to control activities carried out at household waste recycling centre.
<b>Officer:</b>	CO	

<b>9 Emission Limit Values or Equivalent Technical Parameters/Measures</b>	
<b>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?</b>	No
<b>Outline the changes required and provide justification below:</b>	
Not applicable	
<b>Officer:</b>	CO

<b>10 Peer Review</b>	
<b>Has the determination and draft permit been Peer Reviewed?</b>	Yes
<b>Comments made:</b>	
No changes required to the variation notice as a result of the peer review.	
<b>Officer:</b>	CO

<b>11 Final Determination</b>
<b>Issue of a Permit - Based on the information available at the time</b>

**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 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.

Draft for Consultation