

# Notice of variation and consolidation with introductory note

## The Environmental Permitting (England & Wales) Regulations 2010

---

Oakland Farms Limited  
Poultry Units at an Installation  
comprised of Oaklands Farm,  
Scagglethorpe Farm, Brecks Farm,  
Killingbeck Farm and Redhouse Farm

Oaklands Farm Church Lane  
Moor Monkton  
York  
YO26 8LA

And

Scagglethorpe Farm, Brecks Farm,  
Killingbeck Farm and Redhouse Farm  
Redhouse Lane  
Moor Monkton  
York  
YO26 8JQ

### **Variation application number**

EPR/FP3030UT/V003

### **Permit number**

EPR/FP3030UT

# **Poultry Units at an Installation comprised of Oaklands Farm, Scagglethorpe Farm, Brecks Farm, Killingbeck Farm and Redhouse Farm**

## **Permit number EPR/FP3030UT**

### **Introductory note**

#### **This introductory note does not form a part of the notice.**

Under the Environmental Permitting (England & Wales) Regulations 2010 (schedule 5, part 1, paragraph 19) a variation may comprise a consolidated permit reflecting the variations and a notice specifying the variations included in that consolidated permit.

Schedule 1 of the notice specifies the conditions that have been varied and schedule 2 comprises a consolidated permit which reflects the variations being made. All the conditions of the permit have been varied and are subject to the right of appeal.

The Installation is situated approximately two kilometres south and south east of the village of Moor Monkton, York.

This variation authorises the addition of four biomass boilers with aggregated thermal capacity of 3MW at Brecks Farm, Redhouse Farm, Killingbeck Farm and Scagglethorpe Farm.

The rest of the installation is unchanged and continues to be operated as follows.

Each of the five farms accommodates 114,000 birds, and the installation as a whole provides accommodation for up to 570,000 broiler birds. Chicks are brought on to the installation from a hatchery and transported to a processing plant at the end of the growing period. Birds which die during the production cycle on these sites are removed from the shed, held in covered vermin-proof bins prior to removal by a registered waste carrier. All five farms have similar infrastructure and operating procedures. All twenty sheds are built of wood and sit on concrete bases. Ventilation of all sheds is by way of extractor fans, which are roof mounted with side wall air inlets. Roofwater from all sheds is directed to local ditches.

Washwaters from sheds at both Scagglethorpe Farm and Brecks Farm are directed to un-covered dirty water pits. Washwaters at Oaklands Farm, Killingbeck Farm and Redhouse Farm drain to open concreted areas in the centre of each farm. Wash waters are then removed from all farms by vacuum tanker and are spread onto separately owned agricultural land along with spent litter.

This consolidation implements the requirements of the European Union Directive on Industrial Emissions.

The schedules specify the changes made to the permit.

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/FP3030UT/A001	Duly Made 27/02/07	---
Additional information received	14/09/07	---
Additional information received	18/10/07	Response to request for description of 'interim measures' to contain water from cleaning out poultry sheds at each farm until suitable tanks are installed.
Permit determined  EPR/FP3030UT	26/10/07	Original permit issued to Oakland Farm Limited.
Application EPR/FP3030UT/V002	Duly Made 06/12/11	---
Additional information received	06/12/11	Confirmation of distribution of increased capacity.
Variation determined  EPR/FP3030UT/V002	19/12/11	Variation issued to Oakland Farms Limited.
Application EPR/FP3030UT/V003 (variation and consolidation)	Duly Made 17/12/14	Application to add biomass boilers.
Additional Information received	05/01/15	Operation of an incinerator at Oaklands Farm no longer takes place; dead birds stored in sealed vermin proof bin.
Variation determined  EPR/FP3030UT/V003 (Billing ref. FP3239VK)	06/01/15	Varied and consolidated permit issued to Oakland Farms Limited.

End of introductory note

# Notice of variation and consolidation

## The Environmental Permitting (England and Wales) Regulations 2010

The Environment Agency in exercise of its powers under regulation 18 and 20 of the Environmental Permitting (England and Wales) Regulations 2010 varies and consolidates

### Permit number

EPR/FP3030UT

### Issued to

**Oakland Farms Limited** (“the operator”)

whose registered office is

**Oakland Farms Limited**

**Oaklands**

**Moor Monkton**

**York**

**YO26 8LA**

company registration number 01010065

to operate an installation at

**Oaklands Farm**

**Church Lane**

**Moor Monkton**

**York**

**YO26 8LA**

**Scagglethorpe Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Brecks Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Killingbeck Farm** and

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Redhouse Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

to the extent set out in the schedules.

The notice shall take effect from 06/01/2015

Name	Date
Thomas Ruffell	06/01/2015

Authorised on behalf of the Environment Agency

## **Schedule 1**

All conditions have been varied by the consolidated permit as a result of the application made by the operator.

## **Schedule 2 – consolidated permit**

Consolidated permit issued as a separate document.

# Permit

## The Environmental Permitting (England and Wales) Regulations 2010

### Permit number

**EPR/FP3030UT**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/FP3030UT/V003 authorising,

**Oakland Farms Limited** (“the operator”)

whose registered office is

**Oakland Farms Limited**

**Oaklands**

**Moor Monkton**

**York**

**YO26 8LA**

company registration number 01010065

to operate an installation at

**Oaklands Farm**

**Church Lane**

**Moor Monkton**

**York**

**YO26 8LA**

**Scagglethorpe Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Brecks Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Killingbeck Farm** and

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

**Redhouse Farm**

**Red House Lane**

**Moor Monkton**

**York**

**YO26 8JQ**

to the extent authorised by and subject to the conditions of this permit.

<b>Name</b>	<b>Date</b>
<b>Thomas Ruffell</b>	<b>06/01/2015</b>

Authorised on behalf of the Environment Agency

# Conditions

## 1 Management

### 1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

### 1.2 Energy efficiency

1.2.1 The operator shall:

- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
- (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
- (c) take any further appropriate measures identified by a review.

### 1.3 Efficient use of raw materials

1.3.1 The operator shall:

- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
- (b) maintain records of raw materials and water used in the activities;
- (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
- (d) take any further appropriate measures identified by a review.

### 1.4 Avoidance, recovery and disposal of wastes produced by the activities

1.4.1 The operator shall take appropriate measures to ensure that:

- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities;
- (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
- (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

## **2 Operations**

### **2.1 Permitted activities**

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).

### **2.2 The site**

2.2.1 The activities shall not extend beyond the site, being the land shown edged in green on the site plan at schedule 7 to this permit.

### **2.3 Operating techniques**

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by the Environment Agency.

2.3.2 If notified by the Environment Agency that the activities are giving rise to pollution, the operator shall submit to the Environment Agency for approval within the period specified, a revision of any plan or other documentation (“plan”) specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Environment Agency.

2.3.3 The operator shall maintain and implement a system to record the number of animal places and animal movements.

2.3.4 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.

2.3.5 The operator shall take appropriate measures in off-site disposal or recovery of solid manure or slurry to prevent, or where this is not practicable, to minimise pollution.

2.3.6 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

- (a) the nature of the process producing the waste;
- (b) the composition of the waste;
- (c) the handling requirements of the waste;
- (d) the hazardous property associated with the waste, if applicable; and
- (e) the waste code of the waste.

2.3.7 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.

### **2.4 Improvement programme**

2.4.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Environment Agency.

2.4.2 Except in the case of an improvement which consists only of a submission to the Environment Agency, the operator shall notify the Environment Agency within 14 days of completion of each improvement.



## **3 Emissions and monitoring**

### **3.1 Emissions to water, air or land**

- 3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in schedule 3 tables S3.1 and S3.2.
- 3.1.2 The limits given in schedule 3 shall not be exceeded.
- 3.1.3 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

### **3.2 Emissions of substances not controlled by emission limits**

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution, submit to the Environment Agency for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits; and
  - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

### **3.3 Odour**

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved odour management plan, to prevent or where that is not practicable to minimise the odour.
- 3.3.2 The operator shall:
  - (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour; and
  - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

### **3.4 Noise and vibration**

- 3.4.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause pollution outside the site, as perceived by an authorised officer of the Environment Agency, unless the operator has used appropriate measures, including, but not limited to, those specified in any approved noise and vibration management plan to prevent or where that is not practicable to minimise the noise and vibration.
- 3.4.2 The operator shall:

- (a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration; and
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

### **3.5 Monitoring**

3.5.1 The operator shall, unless otherwise agreed in writing by the Environment Agency, undertake the monitoring specified in the following tables in schedule 3 to this permit:

- (a) point source emissions specified in tables S3.1 and S3.2.

### **3.6 Pests**

3.6.1 The activities shall not give rise to the presence of pests which are likely to cause pollution, hazard or annoyance outside the boundary of the site. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved pests management plan, have been taken to prevent or where that is not practicable, to minimise the presence of pests on the site.

3.6.2 The operator shall:

- (a) if notified by the Environment Agency, submit to the Environment Agency for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard or annoyance from pests;
- (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

## **4 Information**

### **4.1 Records**

4.1.1 All records required to be made by this permit shall:

- (a) be legible;
- (b) be made as soon as reasonably practicable;
- (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
- (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
  - (i) off-site environmental effects; and
  - (ii) matters which affect the condition of the land and groundwater.

4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by the Environment Agency.

### **4.2 Reporting**

4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

4.2.2 The operator shall, unless notice under this condition has been served within the preceding four years, submit to the Environment Agency, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

### 4.3 Notifications

4.3.1 In the event:

- (a) that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately—
  - (i) inform the Environment Agency,
  - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident, and
  - (iii) take the measures necessary to prevent further possible incidents or accidents;
- (b) of a breach of any permit condition the operator must immediately—
  - (i) inform the Environment Agency, and
  - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time;
- (c) of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.

4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 Where the Environment Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Environment Agency when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to the Environment Agency at least 14 days before the date the monitoring is to be undertaken.

4.3.4 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

In any other case:

- (a) the death of any of the named operators (where the operator consists of more than one named individual);
- (b) any change in the operator's name(s) or address(es); and
- (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.

4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:

(a) the Environment Agency shall be notified at least 14 days before making the change; and

(b) the notification shall contain a description of the proposed change in operation.

4.3.6 The Environment Agency shall be given at least 14 days notice before implementation of any part of the site closure plan.

## **4.4 Interpretation**

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "immediately", in which case it may be provided by telephone.

# Schedule 1 – Operations

<b>Table S1.1 activities</b>		
<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
Section 6.9 A(1)(a)(i) Rearing of poultry intensively in an installation with more than 40,000 places for poultry.	The rearing of poultry in a facility with a capacity for 570,000 broiler places comprising: Oaklands Farm 114,000 broiler places; Scagglethorpe Farm 114,000 broiler places; Brecks Farm 114,000 broiler places; Killingbeck Farm: 114,000 broiler places; and Redhouse Farm 114,000 broiler places.	From receipt of birds, raw materials and fuels onto the site, to removal of birds and associated wastes from site.
<b>Directly Associated Activity</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
Biomass boiler	Operation of 5 biomass boilers with an aggregated thermal rated input not exceeding 3 MWth, for site heating requirements, burning biomass fuel not comprising waste or animal carcasses.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site.

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/FP3030UT/A001	The responses to sections B2.3.1, B2.3.2, B2.3.3, B2.6.1, B2.6.2, B2.6.3, B2.7.1 and B2.7.2 in the Application.	27/02/07
Request for Information dated 15/08/07	Response to Request for Information confirming drainage arrangements at each farm and slurry / manure use.	14/09/07
Additional information supplied by operator 18/10/07	Response to request for description of 'interim measures' to contain water from cleaning out poultry sheds at each farm until suitable tanks are installed.	18/10/07
Application EPR/FP3030UT/V003	Responses to Parts C2 and C3 of the application form and referenced supporting documentation.	17/12/14
Additional information received	Email response detailing the removal of the operation of an incinerator as a DAA and new techniques for handling dead birds at the installation.	05/01/15

<b>Table S1.3 Improvement programme requirements</b>		
<b>Reference</b>	<b>Requirement: Oakland Farm</b>	<b>Date</b>
IC1	<p>A written plan shall be submitted to the Agency for approval detailing proposals for installing tanks to contain drainage from animal houses and water from cleaning out to comply with the requirements of S6.3.1 of TGN How to Comply, Version1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC2	<p>The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution by ensuring foodstuff storage vessels are protected from collision damage.</p>	Completed
IC3	<p>A written plan shall be submitted to the Agency for approval, following a review of all site drainage at Oaklands Farm. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC4	<p>A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at Oaklands Farm. The plan shall take into account the appropriate measures in S6.2.1 &amp; S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
<b>Requirement: Scagglethorpe Farm</b>		
IC5	<p>A written plan shall be submitted to the Agency for approval detailing proposals for installing tanks to contain drainage from animal houses and water from cleaning out to comply with the requirements of S6.3.1 of TGN How to Comply, Version1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC6	<p>A written plan shall be submitted to the Agency for approval detailing proposals for replacing or covering existing uncovered slurry stores and lagoons to comply with the requirements of section 6.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed

Table S1.3 Improvement programme requirements		
IC7	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution by ensuring foodstuff storage vessels are protected from collision damage.	Completed
IC8	<p>A written plan shall be submitted to the Agency for approval, following a review of all site drainage at Scagglethorpe Farm. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC9	<p>A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at Scagglethorpe Farm. The plan shall take into account the appropriate measures in S6.2.1 &amp; S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
<b>Requirement: Brecks Farm</b>		
IC10	<p>A written plan shall be submitted to the Agency for approval detailing proposals for installing tanks to contain drainage from animal houses and water from cleaning out to comply with the requirements of S6.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC11	<p>A written plan shall be submitted to the Agency for approval detailing proposals for replacing or covering existing uncovered slurry stores and lagoons to comply with the requirements of section 6.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC12	The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution by ensuring foodstuff storage vessels are protected from collision damage.	Completed
IC13	A written plan shall be submitted to the Agency for approval, following a review of all site drainage at Brecks Farm. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the	Completed

Table S1.3 Improvement programme requirements		
	<p>drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	
IC14	<p>A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at Brecks Farm. The plan shall take into account the appropriate measures in S6.2.1 &amp; S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
<b>Requirement: Killingbeck Farm</b>		
IC15	<p>A written plan shall be submitted to the Agency for approval detailing proposals for installing tanks to contain drainage from animal houses and water from cleaning out to comply with the requirements of S6.3.1 of TGN How to Comply, Version 1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC16	<p>The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution by ensuring foodstuff storage vessels are protected from collision damage.</p>	Completed
IC17	<p>A written plan shall be submitted to the Agency for approval, following a review of all site drainage at Killingbeck Farm. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC18	<p>A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at Killingbeck Farm. The plan shall take into account the appropriate measures in S6.2.1 &amp; S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed



Table S1.3 Improvement programme requirements		
	<b>Requirement: Redhouse Farm</b>	
IC19	<p>A written plan shall be submitted to the Agency for approval detailing proposals for installing tanks to contain drainage from animal houses and water from cleaning out to comply with the requirements of S6.3.1 of TGN How to Comply, Version1. The proposals shall include a timetable for the replacement and refurbishment work. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC20	<p>The Operator shall ensure that methods are implemented to prevent, or where that is not practicable minimise, the potential for diffuse pollution by ensuring foodstuff storage vessels are protected from collision damage.</p>	Completed
IC21	<p>A written plan shall be submitted to the Agency for approval, following a review of all site drainage at Redhouse Farm. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed
IC22	<p>A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at Redhouse Farm. The plan shall take into account the appropriate measures in S6.2.1 &amp; S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan.</p> <p>The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.</p>	Completed

## Schedule 2 – Waste types, raw materials and fuels

<b>Table S2.1 Raw materials and fuels</b>	
<b>Raw materials and fuel description</b>	<b>Specification</b>
Fuel for biomass boiler units	Biomass chips or pellets comprising virgin timber, straw, miscanthus; or a combination of these.

## Schedule 3 – Emissions and monitoring

<b>Table S3.1 Point source emissions to air – emission limits and monitoring requirements</b>						
<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (including unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
<b>Oaklands Farm</b>						
Roof fan outlets on buildings 1-4 shown on plan MMO within application.	Poultry sheds 1-4	---	---	---	---	---
Vent from oil tanks as shown on plan MMO within application.	Diesel Tanks	---	---	---	---	---
<b>Scagglethorpe Farm</b>						
Roof fan outlets on buildings 5-8 shown on plan MMS within application.	Poultry sheds 5-8	---	---	---	---	---
Emissions from biomass boiler as shown on the site layout plan reference 'Oakland Farms Limited – Scagglethorpe rearing site' of application EPR/FP3030UT/V003	0.6 MWth biomass boiler	---	---	---	---	---
<b>Brecks Farm</b>						
Roof fan outlets on buildings 9-12 shown on plan MMB within application.	Poultry sheds 9-12	---	---	---	---	---
Emissions from biomass boiler as shown on the site layout plan reference 'Oakland Farms Limited – Becks rearing site' of application EPR/FP3030UT/V003	0.8 MWth biomass boiler	---	---	---	---	---
<b>Killingbeck Farm</b>						
Roof fan outlets on buildings 13-16 shown on plan MMK within application.	Poultry sheds 13-16	---	---	---	---	---
Emissions from biomass boiler as shown on the site layout plan reference 'Oakland Farms Limited – Killingbeck rearing site' of application EPR/FP3030UT/V003	0.8 MWth biomass boiler	---	---	---	---	---
<b>Redhouse Farm</b>						

Roof fan outlets on buildings 17-20 shown on plan MMR within application.	Poultry sheds 17-20	---	---	---	---	---
Emissions from biomass boiler as shown on the site layout plan reference 'Oakland Farms Limited – Redhouse rearing site' of application EPR/FP3030UT/V003	0.8 MWth biomass boiler	---	---	---	---	---

<b>Table S3.2 Point Source emissions to water (other than sewer) – emission limits and monitoring requirements</b>						
<b>Emission point ref. &amp; location</b>	<b>Source</b>	<b>Parameter</b>	<b>Limit (incl. unit)</b>	<b>Reference Period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
<b>Oaklands Farm</b>						
Emission from eastern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMO within application.	Roof and yard drainage	---	---	---	---	---
<b>Scagglethorpe Farm</b>						
Emission from southern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMS within application.	Roof and yard drainage	---	---	---	---	---
<b>Brecks Farm</b>						
Emission from western boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMB within application.	Roof water from sheds 9 & 11 and yard drainage	---	---	---	---	---
Emission from eastern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMB within application.	Roof water from sheds 10 & 12 and yard drainage	---	---	---	---	---
<b>Killingbeck Farm</b>						

Emission from eastern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMK within application.	Roof water from sheds 13 & 15 and yard drainage	---	---	---	---	---
Emission from western boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMK within application.	Roof water from sheds 14 & 16 and yard drainage	---	---	---	---	---
<b>Redhouse Farm</b>						
Emission from southern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMR within application.	Roof water from sheds 17 & 18 and yard drainage	---	---	---	---	---
Emission from northern boundary of the farm to an unnamed tributary of The Foss, as shown on drainage plan MMR within application.	Roof water from sheds 19 & 20 and yard drainage	---	---	---	---	---

## Schedule 4 – Reporting

There is no reporting under this schedule.

# Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

## Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

<b>(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution</b>	
<b>To be notified within 24 hours of detection</b>	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

<b>(b) Notification requirements for the breach of a limit</b>	
<b>To be notified within 24 hours of detection</b>	
Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

<b>Time periods for notification following detection of a breach of a limit</b>	
<b>Parameter</b>	<b>Notification period</b>

<b>(c) Notification requirements for the detection of any significant adverse environmental effect</b>	
<b>To be notified within 24 hours of detection</b>	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

## **Part B – to be submitted as soon as practicable**

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the facility in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

\* authorised to sign on behalf of the operator



## Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“authorised officer” means any person authorised by the Environment Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in section 108(4) of that Act.

“building” means a construction that has the objective of providing sheltering cover and minimising emissions of noise, particulate matter, odour and litter.

“emissions to land” includes emissions to groundwater.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the activities, either from the emission points specified in schedule 3 or from other localised or diffuse sources, which are not controlled by an emission limit.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2010 No.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions.

“Manure and slurry” have the following meaning:

- Manures may be either slurries or solid manures.
- Slurries consist of excreta produced by livestock whilst in a yard or building mixed with rainwater and wash water and, in some cases, waste bedding and feed. Slurries can be pumped or discharged by gravity.
- Slurry includes duck effluent, seepage from manure and wash water.
- Solid manures include farmyard manure (FYM) and comprise material from straw-based housing systems, excreta with lots of straw/sawdust/woodchips in it, or solids from mechanical separators.
- Most poultry systems produce solid manure (litter).
- Solid manure can generally be stacked.

“virgin timber” means timber from

- Whole trees and the woody parts of trees including branches and bark derived from forestry works, woodland management, tree surgery and other similar operations (it does not include clippings or trimmings that consist primarily of foliage);
- Virgin wood processing (e.g. wood offcuts, shavings or sawdust from sawmills) or timber product manufacture dealing in virgin timber.
- If virgin timber is mixed with waste timber or any other waste, the mixed load is classed as waste.

“pests” means Birds, Vermin and Insects.

“SGN How to comply – Intensive Farming” The EPR Sector Guidance Note 6.09 for intensive pig and poultry farmers, Version 2 published January 2010.

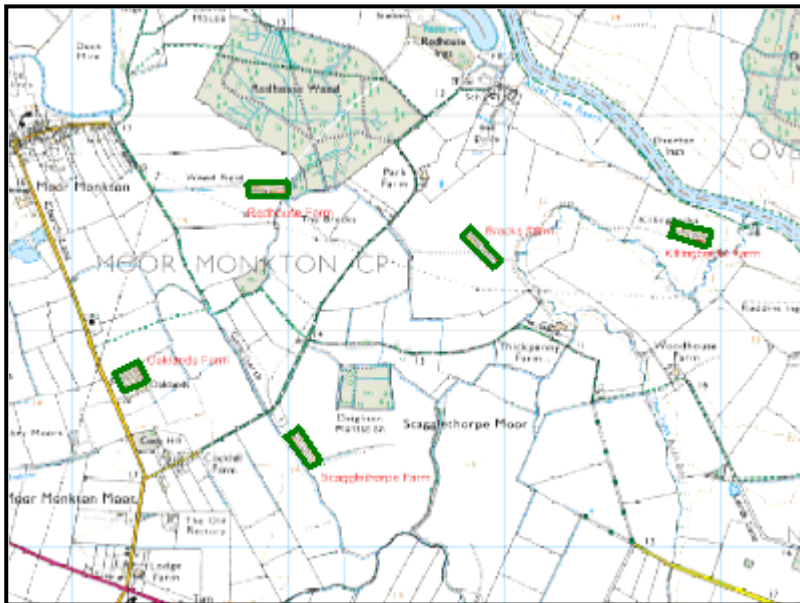
“waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes (England) Regulations 2005, or List of Wastes (Wales) Regulations 2005, as appropriate, and in relation to hazardous waste, includes the asterisk.

“Waste Framework Directive” or “WFD” means Waste Framework Directive 2008/98/EC of the European Parliament and of the Council on waste.

“year” means calendar year ending 31 December.

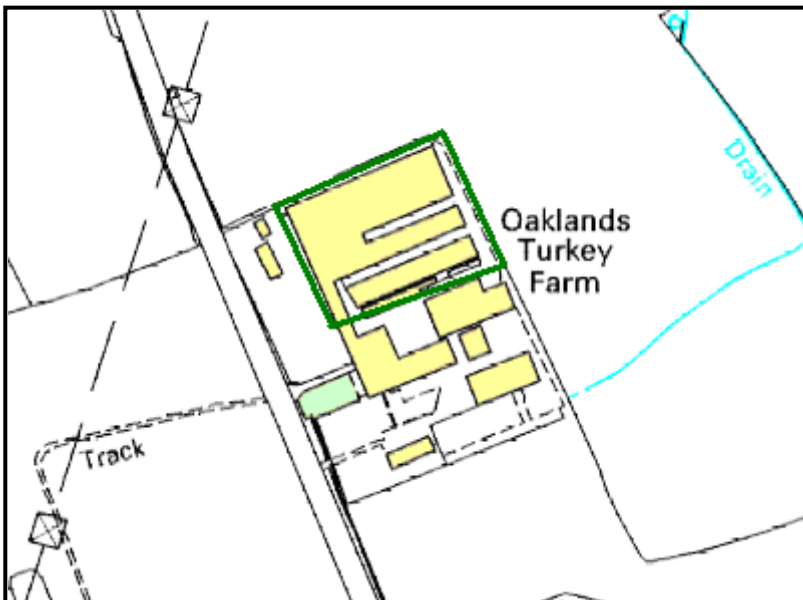
# Schedule 7 – Site plan

Installation boundary plan



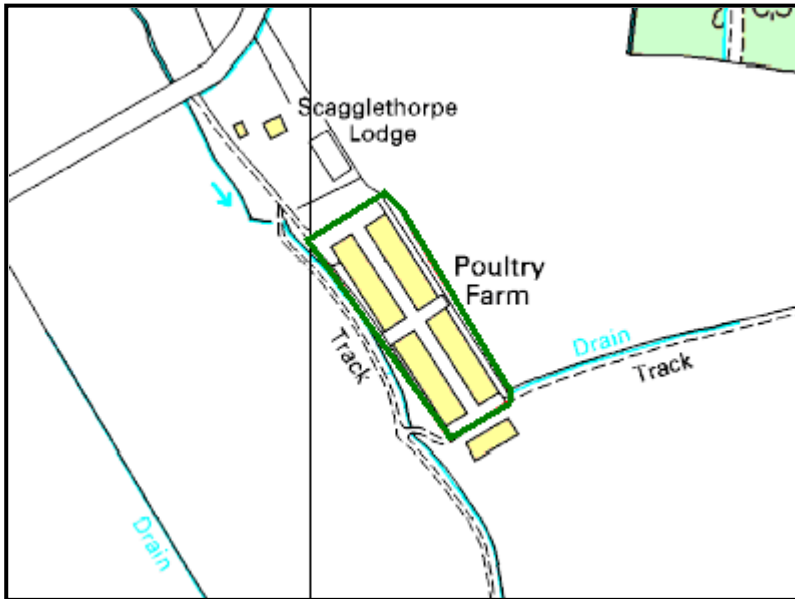
©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

## Oaklands Farm Site Plan



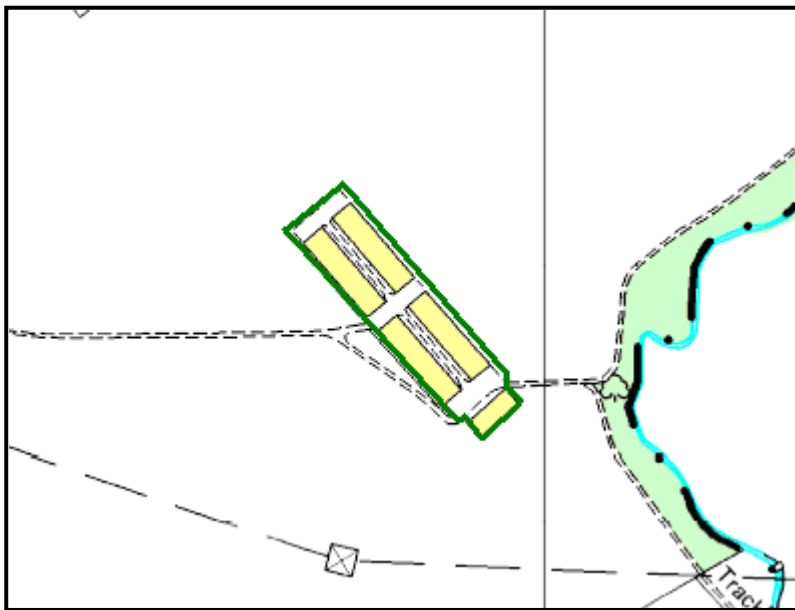
©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

### Scagglethorpe Farm Site Plan



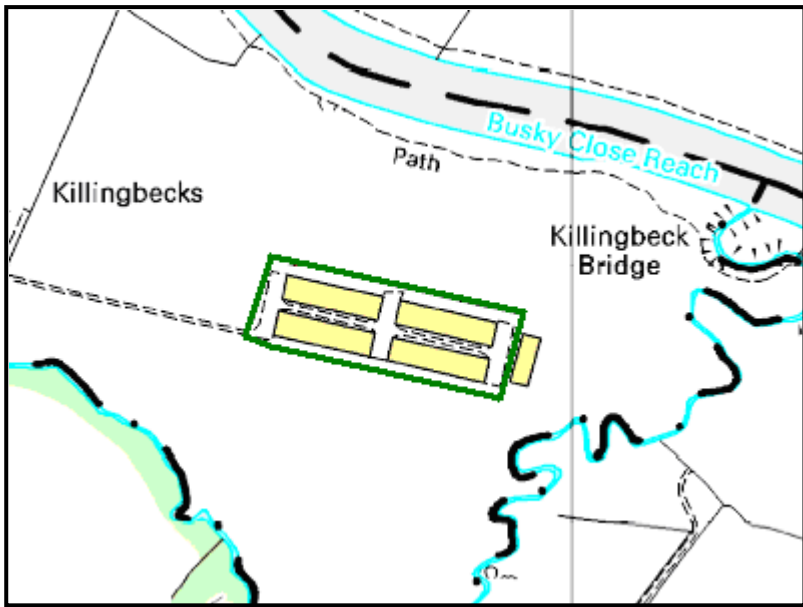
©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

### Brecks Farm Site Plan



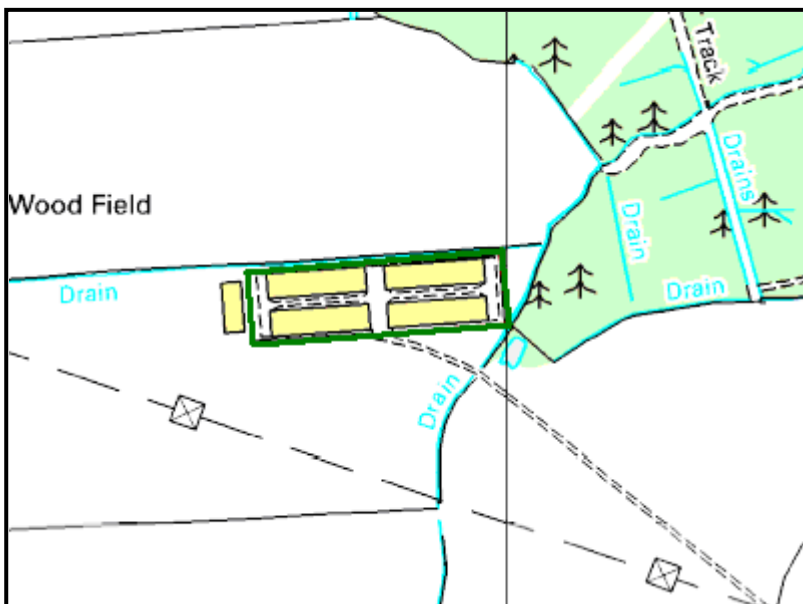
©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

### Killingbeck Farm Site Plan



©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

### Redhouse Farm Site Plan



©Crown Copyright. All rights reserved. Environment Agency, 100026380, 2015.

END OF PERMIT