



# Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2010

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Mr Jonathan Hay

Snippery Site  
Heath Lane  
Merry Lees  
Leicestershire  
LE67 1DG

Permit number  
EPR/CP3536NY

# **Snippery Site**

## **Permit number EPR/CP3536NY**

### **Introductory note**

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

The main features of the permit are as follows.

Snippery Site is situated 2km north of Newbold Verdon and 2km east of Barlestone. The installation is approximately centred on National Grid Reference SK 45283 05843 at an altitude of about 140m AOD.

The installation is operated by Mr Jonathan Hay and comprises ten new broiler houses numbered 1 to 10 operating up to a maximum capacity of 400,000 places (40,000 per house). Birds are grown from day old chicks and transported to a processing plant at the end of the crop. The average cycle length is 45 days plus seven days where houses are cleaned out and disinfected.

At the start of each cycle house floors are lined with woodshavings to a depth of between 2cm and 4cm and the houses pre-warmed to 33°C. The correct temperature is achieved via heaters spaced at even intervals throughout each house with recirculation fans to ensure an even and suitable temperature throughout avoiding hot/cold spots. As the birds grow the temperature is gradually reduced and ventilation increased. Each house is monitored via a computer system which automatically records temperature and humidity. This controls the rate of the side ventilation and ridge inlets and the gable end extraction fans.

To clean down the sheds at the end of the production cycle the operator carries out an initial scrape of the house interior. Used litter is removed from site in covered vehicles with no litter stored on site. A high pressure jet wash is then used to clean the area with all wash waters directed to the dirty water tanks. Areas around buildings are kept free from build-up of dust.

All manure and wash waters are taken off site to be spread elsewhere on other farms at the end of each crop. The operator has an agreement with local farmers to take all manure and dirty water from the site for use in agriculture. The wash waters and drainage from animal housing are collected in ten 1,000 gallon closed storage dirty water tanks that have internal drain access to the buildings. The wash water tanks are built in line with SGN EPR6.09 'How to Comply with your environmental permit for intensive farming'.

Clean and dirty water drainage areas are kept separate. Rainwater from roof downpipes is directed into French drains along side the houses and then runs into an attenuation pond via closed pipes. The attenuation pond takes the clean water and allows the operator to control discharge if there has been an accident and flow if there has been a flash rain storm. During cleaning out the diverter valve is closed to prevent any contaminated water being discharged. Once cleaning operations are completed the tanks are emptied and the diverter valve opened to allow uncontaminated water to discharge to the attenuation pond.

Feed is delivered to site in vehicles and stored in silos next to the sheds. Feed is blown directly into silos and piped directly to the sheds. Feed bins are positioned between sheds to prevent accidental damage during deliveries. Non-leaking drinkers and troughs are designed to prevent leakage.

Dead birds are removed from each house on a daily basis and the numbers recorded. Carcasses are stored in sealed bins which are kept outside the buildings but not in direct sunlight and are emptied as and when necessary.

The fuel oil storage tank on site is bunded and meets the requirement of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2012 (SSAFO Regulations) and the requirements in SGN EPR6.09. The tanks are regularly inspected, marked with yellow markers to minimise the risk of accidental damage and protected from collision damage by guard rails.

There is a climate change agreement in place for the site ref: NFU5/T00044, dated 01/04/2013.

There is one Site of Special Scientific Interest (SSSI) within 3.4km and two Local Wildlife Sites (LWS) within 2.1km of the facility.

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

#### **Status log of the permit**

<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/CP3536NY/A001	Duly made 10/02/2014	Application for intensive farming for poultry for meat production.
Additional information received	10/03/2014	Clarification on emission to water and emission to land points, location of attenuation pond, location of diesel storage for emergency generator, spent disinfectant and gas tank collision protection.
Permit EPR/CP3536NY determined	01/05/2014	Permit issued to Mr Jonathan Hay.

End of introductory note

# Permit

The Environmental Permitting (England and Wales) Regulations 2010

**Permit number**  
**EPR/CP3536NY**

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

**Mr Jonathan Hay** (“the operator”),  
of

**Lower Cleeve Farm**  
**Ross-on-Wye**  
**Herefordshire**  
**HR9 7TD**

to operate an installation at

**Snippery Site**  
**Heath Lane**  
**Merry Lees**  
**Leicestershire**  
**LE67 1DG**

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

Name	Date

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; and
  - (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 (a) 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.

(b) 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 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.

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

2.3.3 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.

2.3.4 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.

2.3.5 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.

# **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.

## **3.2 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;

- (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.
- 3.2.4 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.

### **3.3 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
  - (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;
  - (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 (a) In the event 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) in the event 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) in the event 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.
- 4.3.7 Where the operator has entered into a climate change agreement with the Government, the Environment Agency shall be notified within one month of:
- (a) a decision by the Secretary of State not to re-certify the agreement;
  - (b) a decision by either the operator or the Secretary of State to terminate the agreement; and
  - (c) any subsequent decision by the Secretary of State to re-certify such an agreement.

## **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 "without delay", in which case it may be provided by telephone.

# Schedule 1 - Operations

**Table S1.1 activities**

<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 or pigs intensively in an installation with more than: (i) 40,000 places of poultry.	The rearing of poultry in a facility with a capacity for up to 400,000 broiler places.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.

**Table S1.2 Operating techniques**

<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/CP3536NY/A001	Responses to Part B2 Q3d, Q6a, Q6c and Q7 and Part B3 Q2, Q3a, Q3c, Q6 and Appendix 3 of the application form and referenced supporting documents.	17/01/2014
Application EPR/CP3536NY/A001	Response to a request for missing information from the original application submission. Appendix 1 – Site Plans. Appendix – 10 Point Source Emission Summary. Appendix 13 – Climate Change Levy Agreement.	10/02/2014
Additional information EPR/CP3536NY/A001	Response to additional questions regarding dirty water containment, the attenuation pond and updated site plan.	10/03/2014

# Schedule 2 - Waste types, raw materials and fuels

**Table S2.1 Raw materials and fuels**

Raw materials and fuel description	Specification
-	-

## Schedule 3 – Emissions and monitoring

**Table S3.1 Point source emissions to air– emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. Unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Gable end extraction outlets shown on site plan in Schedule 7	---	Poultry houses 1 to 10	---	---	---	---
Exhaust shown on site plan in Schedule 7	---	Generator by poultry houses 4 and 5	---	---	---	---
Tank vent shown on site plan in Schedule 7	---	Diesel tank opposite poultry houses 1 and 2	---	---	---	---

**Table S3.2 Point source emissions to land – emission limits and monitoring requirements**

<b>Emission point ref. &amp; location</b>	<b>Parameter</b>	<b>Source</b>	<b>Limit (incl. Unit)</b>	<b>Reference period</b>	<b>Monitoring frequency</b>	<b>Monitoring standard or method</b>
Piped discharge to attenuation pond on site plan in schedule 7	---	Roof water from poultry houses 1 to 10	---	---	---	---
Piped discharge to attenuation pond on site plan in schedule 7	---	Clean water runoff from yard area	---	---	---	---

# 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	

**(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**

**To be notified within 24 hours of detection**

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) Notification requirements for the breach of a limit**

**To be notified within 24 hours of detection unless otherwise specified below**

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	

**Time periods for notification following detection of a breach of a limit**

Parameter	Notification period


<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.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

*\* 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 or background concentration 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.

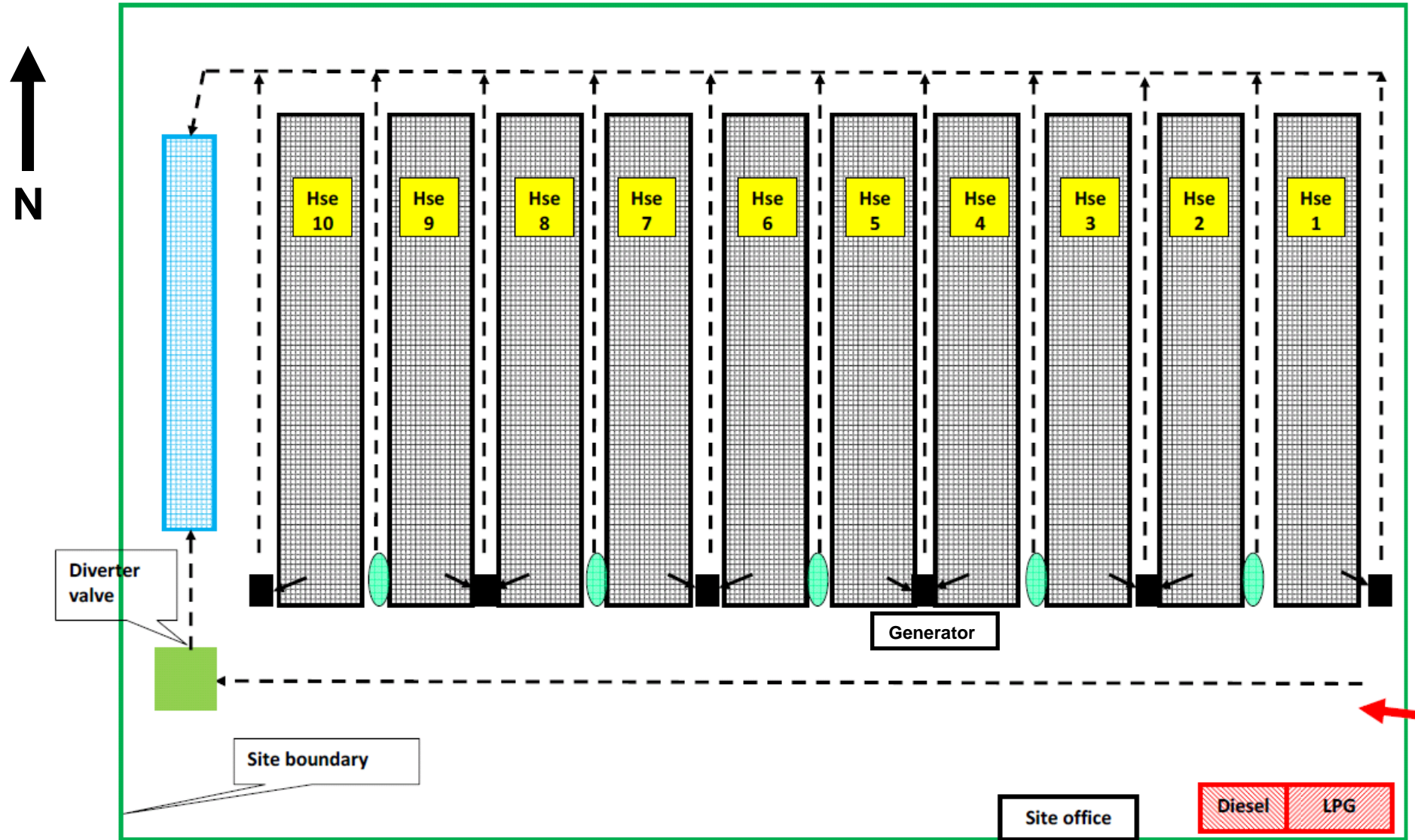
“*Pests*” mean birds, vermin and insects.

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

“*year*” means calendar year ending 31 December.

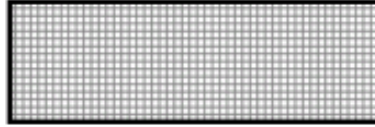


# Schedule 7 - Site plan

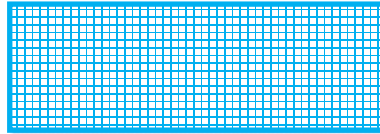


**Key to site plan**

**Poultry house**



**Attenuation pond**



**Dirty water tank**



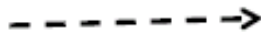
**Feed bin**



**Inspection chamber**



**Clean water**



**Dirty water**



**Site access**



**END OF PERMIT**