



Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr David Wigley and Mrs Gwyneth Wigley

Bryn-y-Groes Poultry Unit
Bryn-y-Groes
Llanyblodwel
Oswestry
Shropshire
SY10 8NB

Variation application number

EPR/VP3237WY/V005

Permit number

EPR/VP3237WY

Bryn-y-Groes Poultry Unit

Permit number EPR/VP3237WY

Introductory note

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

Under the Environmental Permitting (England & Wales) Regulations 2016 (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.

This variation authorises the following changes:

- An increase in broiler numbers from 120,000 to 180,000 places.
- Addition of a new poultry house, number 3, within the existing installation boundary.
- Addition of a new 2,500 gallon dirty water tank.

An Environment Agency initiated variation has also been carried out to correct the following errors in the Permit:

- Table S1.1 of the Permit has been amended to remove the ground source heat pump system and back-up boiler as Directly Associated Activities (DAAs).
- Table S3.1 of the Permit is amended to correct ventilation details, remove reference to the back-up gas tanks (LPG tanks) and add the existing standby generator previously omitted in error.
- Table S3.2 of the Permit is amended to include the discharge of uncontaminated surface water to French drains, open trenches and stone trenches previously omitted in error.
- The site plan in schedule 7 of the Permit is amended to correctly show the Installation boundary.
- The introductory note is amended to correct details of the heating system, and to reference the ground source heat pump previously omitted in error.

There is no change to the installation boundary, ventilation, heating system or surface water drainage as part of this variation.

We have reviewed the new housing introduced with the permit variation for this installation against the best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/17. The permit conditions and schedules ensure the compliance of the new housing with this BAT conclusions document. In addition, we have reviewed existing housing, permitted before 21/02/17, to ensure compliance.

The main features of the permit are as follows:

Bryn-y-Groes Poultry Unit is situated on the B4396 road, to the north-east of the village of Llanyblodwel. The installation is approximately centred on National Grid Reference SJ 24446 23234. The land around the site is predominantly agricultural.

The installation is operated by Mr David Wigley and Mrs Gwyneth Wigley and comprises three poultry houses which operate a fully littered floor system for broiler chickens. The poultry houses provide a combined capacity for 180,000 broiler places. The chicks are brought in from a hatchery at one day old with the average crop cycle being 35 to 36 days. At the end of the growing period the chickens are collected and transported to a processing plant. The sheds are empty for a period of eight to twelve days for clean-out. There are on average eight crop cycles per year.

Before bird arrival floors are covered with wood shavings to a depth of around 2cm. The houses are warmed to a temperature of around 34°C. Houses are heated using a ground source heat system and heat

exchangers. There are three 0.24 MW ground source heat pumps; two pumps are used to heat the poultry houses, and the third pump is used for backup. The three ground source heat pumps have an aggregated input capacity (compressor power) of 0.209 MW and meet the technical criteria to be eligible for the Renewable Heat Incentive (RHI).

Poultry houses are ventilated using roof mounted extraction fans with side wall air inlets, with an emission point higher than 3.5 metres above ground level and an efflux speed at or greater than 4.9 metres per second. All houses have additional gable end fans, although these are operated infrequently to maintain temperature, typically in the summer months.

At the end of the cycle the houses are depopulated, washed and disinfected ready for the next cycle. Litter is not stored at the installation; it is exported for spreading on operator-controlled land in compliance with a manure management plan or sold to third parties for spreading on land or for use in an anaerobic digestion (AD) plant. All wash waters and drainage from contaminated yards is contained in sealed underground tanks, before being exported off site for use in an AD plant. Spent disinfectants and heat exchanger condensate is also added to the dirty water tanks.

Uncontaminated roof and yard water discharges to an unnamed tributary of the River Tanat, to the north of the installation, via French drains, open trenches and stone trenches.

Feed is delivered from a UKASTA accredited feed mill and blown into bulk feed bins situated adjacent to the houses, from the feed bins the feed is augered into the houses and distributed to the birds via a pan feeding system. Houses are equipped with non-leaking drinking systems. Mortalities are collected daily and stored in sealed, vermin proof containers before being collected by licensed dead stock carriers under the National Fallen Stock Scheme.

There is one standby generator, with a net thermal rated input of <1MWth, for use in the event of mains power failure, and one natural gas fired back-up boiler, with a net thermal rated input <1MWth, for emergencies or breakdown within the ground source heat pump system, which fall outside the scope of the Medium Combustion Plant Directive (MCPD).

There is one Special Area of Conservation (SAC) within 5km of the installation. In addition, there are seven Sites of Special Scientific Interest (SSSI) within 5km of the installation, and nineteen other nature conservation sites within 2km comprising thirteen Local Wildlife Sites (LWS) and six ancient woodlands. An assessment of the impact of emissions has been carried out and the installation is considered to have no adverse effect on the nature conservation sites.

This permit 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.

Status log of the permit		
Description	Date	Comments
Application received EPR/VP3237WY/A001	Duly made 27/04/2015	Application for an intensive farming poultry installation permit.
Additional information received	05/06/2015	Response to Schedule 5 Notice dated 28/05/15.
Additional information received	12/06/2015	Responses to the questions on: <ul style="list-style-type: none"> • Input & output capacity of the back-up boiler • chemical Spillages and fuel tank leaking • odour management plan • contingency measures.
Additional information received	23/06/2015	Confirmation of input and output capacities of the Ground source heat pumps.
Permit determined EPR/VP3237WY	07/07/2015	Permit issued to Mr David Wigley & Mrs Gwyneth Wigley.

Status log of the permit		
Description	Date	Comments
Application EPR/VP3237WY/V002 (variation and consolidation)	Duly made 24/08/2016	Application to vary the permit to increase bird numbers to 120,000 broilers.
Additional information received	28/09/2016	Revised odour management plan and noise management plan.
Variation determined EPR/VP3237WY	05/10/2016	Varied and consolidated permit issued in modern condition format.
Variation determined EPR/VP3237WY/V003	25/09/2020	Environment Agency initiated variation for Intensive Farming BAT compliance permit review.
Application EPR/VP3237WY/V004 (variation and consolidation)	Duly made 15/12/2023	Application to vary the permit to change the ventilation.
Additional information received	05/03/2024	Response to Schedule 5 Notice dated 21/02/2024: <ul style="list-style-type: none"> revised noise and dust management plans revised site plan revised site drainage plan revised standby generator details revised non-technical summary revised technical standards document
Additional information received	30/04/2024, 22/05/2024 and 26/06/2024	Response to request for further information: <ul style="list-style-type: none"> revised site drainage plan confirmation of thermal input capacity for standby generator revised noise and dust management plans revised site plan
Variation determined EPR/VP3237WY/V004	04/07/2024	Varied and consolidated permit issued in modern condition format.
Application EPR/VP3237WY/V005 (variation and consolidation)	Duly made 25/09/2025	Application to vary the permit to increase broiler numbers to 180,000 places and add a new poultry house.
Additional information received	21/01/20226, 26/01/2026 and 28/01/2026	Response to request for further information including details regarding site heating, including disposal of condensate from the heat exchangers, and submission of the following revised documents: <ul style="list-style-type: none"> Odour and noise risk assessments Odour, noise and dust management plans BAT compliance document Site drainage plan Technical standards document Revised application Part C3.5
Additional information received	04/02/2026, 09/02/2026, 10/02/2026 and 11/02/2026	Response to request for further information providing details regarding operation of the back-up boiler and providing a revised site drainage plan and site plan.
Variation determined EPR/VP3237WY	24/03/2026	Varied and consolidated permit issued in modern condition format.

End of introductory note

Notice of variation and consolidation

The Environmental Permitting (England and Wales) Regulations 2016

The Environment Agency in exercise of its powers under regulation 20 of the Environmental Permitting (England and Wales) Regulations 2016 varies and consolidates

Permit number

EPR/VP3237WY

Issued to

Mr David Wigley and Mrs Gwyneth Wigley (“the operator”)

whose principal office is

**Bryn-y-Groes
Llanyblodwel
Oswestry
Shropshire
SY10 8NB**

to operate an installation at

**Bryn-y-Groes Poultry Unit
Bryn-y-Groes
Llanyblodwel
Oswestry
Shropshire
SY10 8NB**

to the extent set out in the schedules.

The notice shall take effect from 24/03/2026

Name	Date
Shannon Nicholson	24/03/2026

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/VP3237WY as a result of the application made by the operator and an Environment Agency initiated variation.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/VP3237WY

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/VP3237WY/V005 authorising,

Mr David Wigley and Mrs Gwyneth Wigley (“the operator”),

whose principal office is

**Bryn-y-Groes
Llanyblodwel
Oswestry
Shropshire
SY10 8NB**

to operate an installation at

**Bryn-y-Groes Poultry Unit
Bryn-y-Groes
Llanyblodwel
Oswestry
Shropshire
SY10 8NB**

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

Name	Date
Shannon Nicholson	24/03/2026

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, so far as is reasonably practicable, including those risks 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 the permit.

1.2 Energy efficiency

- 1.2.1 The operator shall:
- (a) take appropriate measures to ensure that energy is used efficiently in the activities; and
 - (b) maintain records of fuel and energy consumption used in the activities.

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; and
 - (b) maintain records of raw materials and water used in the activities.

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

- 1.4.1 The operator shall take appropriate measures to ensure that the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities and that;
- (a) 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
 - (b) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

2 Operations

2.1 Permitted activities

- 2.1.1 The only activities authorised by the permit are 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 The operator shall ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted.
- 2.3.5 The operator shall take appropriate measures in disposal or recovery of solid manure or slurry to prevent, or where this is not practicable, to minimise pollution.
- 2.3.6 Any raw materials or fuels listed in schedule 2 table S2.1 shall conform to the specifications set out in that table.
- 2.3.7 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.

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 specified in 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 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.

3.4 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.

3.5 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; and
- (b) process monitoring specified in table S3.3.

3.5.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.

3.5.3 Monitoring equipment, techniques, personnel and organisations employed for the emissions monitoring programme and the environmental or other monitoring specified in condition 3.5.1 shall have either MCERTS certification or MCERTS accreditation (as appropriate), where available, unless otherwise agreed in writing by the Environment Agency.

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; and

- (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 schedules 3, 4 and 5 to 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 maintain convenient access, in either electronic or hard copy, to the records, plans and management system required to be maintained by this permit.

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 For the following activities referenced in schedule 1, table S1.1 a report or reports on the performance of the activities over the previous year shall be submitted to the Environment Agency by 31 January (or other date agreed in writing by the Environment Agency) each year. The report(s) shall include as a minimum:
 - (a) a review of the results of the monitoring and assessment carried out in accordance with the permit including an interpretive review of that data.
- 4.2.3 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Environment Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
 - (a) in respect of the parameters and emission points specified in schedule 4 table S4.1;
 - (b) for the reporting periods specified in schedule 4 table S4.1 and using the forms specified in schedule 4 table S4.2; and
 - (c) giving the information from such results and assessments as may be required by the forms specified in those tables.
- 4.2.4 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; and
- (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:

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

In any other case:

- (e) the death of any of the named operators (where the operator consists of more than one named individual);
- (f) any change in the operator's name(s) or address(es); and
- (g) 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

Table S1.1 activities		
Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
Section 6.9 A(1)(a)(i) Rearing of poultry intensively in an installation with more than 40,000 places	The rearing of poultry in a facility with a capacity for 180,000 broiler places.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.
Directly Associated Activity	Description of specified activity	Limits of specified activity
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Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/VP3237WY/A001	Supporting documents referenced Appendix 1, 5, 6, 7 and 8 in response to sections 5b, 5c, 8d, 10 and 15 of the application form Part B3.5.	Duly made 27/04/2015
Response to Schedule 5 Notice dated 28/05/2015	<ul style="list-style-type: none"> Amended summary of Environment Management System, Appendix 3 Revised Block Plan, SA15406/02 rev B 	05/06/2015
Additional information requested 10/06/2015	Responses to the questions on: <ul style="list-style-type: none"> Input & output back-up boiler Chemical spillages and fuel tank leaking Contingency measures. 	12/06/2015
Additional information requested 19/06/2015	Response to the question on the input and output capacities of the ground source heat pumps.	23/06/2015
Application EPR/VP3237WY/V002	Responses to part C3.5 of the application form and all referenced supporting documentation.	24/08/2016
Application EPR/VP3237WY/V004	Responses to Parts C3.5 of the application form and referenced supporting documentation, and additional information received in response to not duly made request for information, including receipt of the following: Confirmation of compliance with all relevant best available techniques (BAT) conclusions as defined in the intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/17.	15/12/2023
Response to Schedule 5 Notice dated 21/02/2024	Response to request for further information regarding standby generator.	30/04/2024 and 22/05/2024
Application EPR/VP3237WY/V005	Responses to Parts C3.5 of the application form and referenced supporting documentation, and additional information received in response to not duly made request for information, including receipt of the following: <ul style="list-style-type: none"> Fugitive emissions risk assessment Accident risk assessment 	25/09/2025

Table S1.2 Operating techniques

Description	Parts	Date Received
Additional information requested 19/12/2025	Response to request for further information including details regarding site heating, including disposal of condensate from the heat exchangers, and submission of the following revised documents: <ul style="list-style-type: none">• Odour risk assessment• Noise risk assessments• Odour management plan• Noise management plan• Dust management plan• BAT compliance document• Technical standards document• Application Part C3.5 (Table 1)	21/01/2026, 26/01/2026 and 28/01/2026
Additional information requested 28/01/2026	Response to request for further information regarding back-up boiler.	04/02/2026, 09/02/2026, 10/02/2026 and 11/02/2026
Additional information requested 03/02/2026	Response to request for further information providing a revised site drainage plan and site plan.	04/02/2026

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
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Schedule 3 – Emissions and monitoring

Table S3.1 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Source	Parameter	Limit (including unit)	Reference period	Monitoring frequency	Monitoring standard or method
Roof fan outlets on poultry houses 1 to 3, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 3	---	---	---	---	---
Gable end fan outlets on poultry houses 1 to 3, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 3	---	---	---	---	---
Exhaust from backup boiler as shown on the block plan, SA15406/02 Rev B, in application EPR/VP3237WY/A001	Natural gas fired back-up boiler (for emergencies or breakdown within the ground source heat pump system)	---	---	---	---	---
Exhaust from standby generator, as shown on the site drainage plan in schedule 7	Standby Generator	---	---	---	---	---
Vent from oil tank, as shown on the site drainage plan in schedule 7	Diesel tank	---	---	---	---	---
Outlet from heat exchangers within the power building, as shown on the block plan, SA15406/02 Rev B, in application EPR/VP3237WY/A001	Heat exchangers for 3 ground source heat pumps (including one for emergency use)	---	---	---	---	---

Table S3.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements

Emission point ref. & location	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
Outlets to French drains, open trenches and stone trenches, as indicated on the site drainage plan in schedule 7	Roof water from poultry houses 1 to 3 and water draining from the yards (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet to ditch to the northeast of the Installation boundary, as indicated on the site drainage plan in schedule 7, ultimately draining to the River Tanat	Roof water from poultry houses 1 to 3 and water draining from the yards (excluding all times yards are contaminated e.g. catching, mucking out or washing), intercepted by French drains, open trenches and stone trenches prior to discharge	---	---	---	---	---

Table S3.3 Process monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method
Broilers in houses 1 to 3	kg N excreted/animal place/year	0.6 kg N/animal place/year	Annually	Using a mass balance of nitrogen based on the feed intake, dietary content of crude protein, and animal performance.
	kg P ₂ O ₅ excreted/animal place/year	0.25 kg P ₂ O ₅ /animal place/year	Annually	Using a mass balance of phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance.
	kg NH ₃ /animal place/year	0.08 kg NH ₃ /animal place/year	Annually	Estimation by using a mass balance based on the excretion and the total (or total ammoniacal) nitrogen present at each manure management stage.
	Dust	n/a	Annually	Calculation by measuring the dust concentration and the ventilation rate using EN standard methods or other methods (ISO, national or international) ensuring data of an equivalent scientific quality.

Schedule 4 – Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Process monitoring Parameters as required by condition 3.5.1	-	Every 12 months	1 January

Table S4.2 Reporting forms		
Media/parameter	Reporting format	Date of form
kg NH ₃ /animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency.	24/03/2026
kg N excreted/animal place/year		
kg P ₂ O ₅ excreted/animal place/year		
Dust atmospheric mass emission		

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	
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

(c) Notification requirements for the breach of permit conditions not related to limits	
To be notified within 24 hours of detection	
Condition breached	
Date, time and duration of breach	
Details of the permit breach i.e. what happened including impacts observed.	
Measures taken, or intended to be taken, to restore permit compliance.	

(d) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
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 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“Existing housing” means housing that is not defined as new housing.

“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.

“Hazardous property” has the meaning in Annex III of the Waste Framework Directive.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions, as read in accordance with Schedule 1A to the Environmental Permitting (England and Wales) Regulations 2016.

“List of Wastes” means the list of wastes established by Commission Decision 2000/532/EC replacing Decision 94/3/EC establishing a list of wastes pursuant to Article 1(a) of Council Directive 75/442/EEC on waste and Council Decision 94/904/EC establishing a list of hazardous waste pursuant to Article 1(4) of Council Directive 91/689/EEC on hazardous waste, as amended from time to time.

“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.

“New housing” means housing first permitted at the installation following the publication of the intensive rearing of poultry or pigs (IRPP) best available techniques (BAT) conclusions document dated 21/02/17, or a complete replacement of existing housing after 21/02/17.

“MCERTS” means the Environment Agency’s Monitoring Certification Scheme.

“pests” means Birds, Vermin and Insects.

“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes 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.

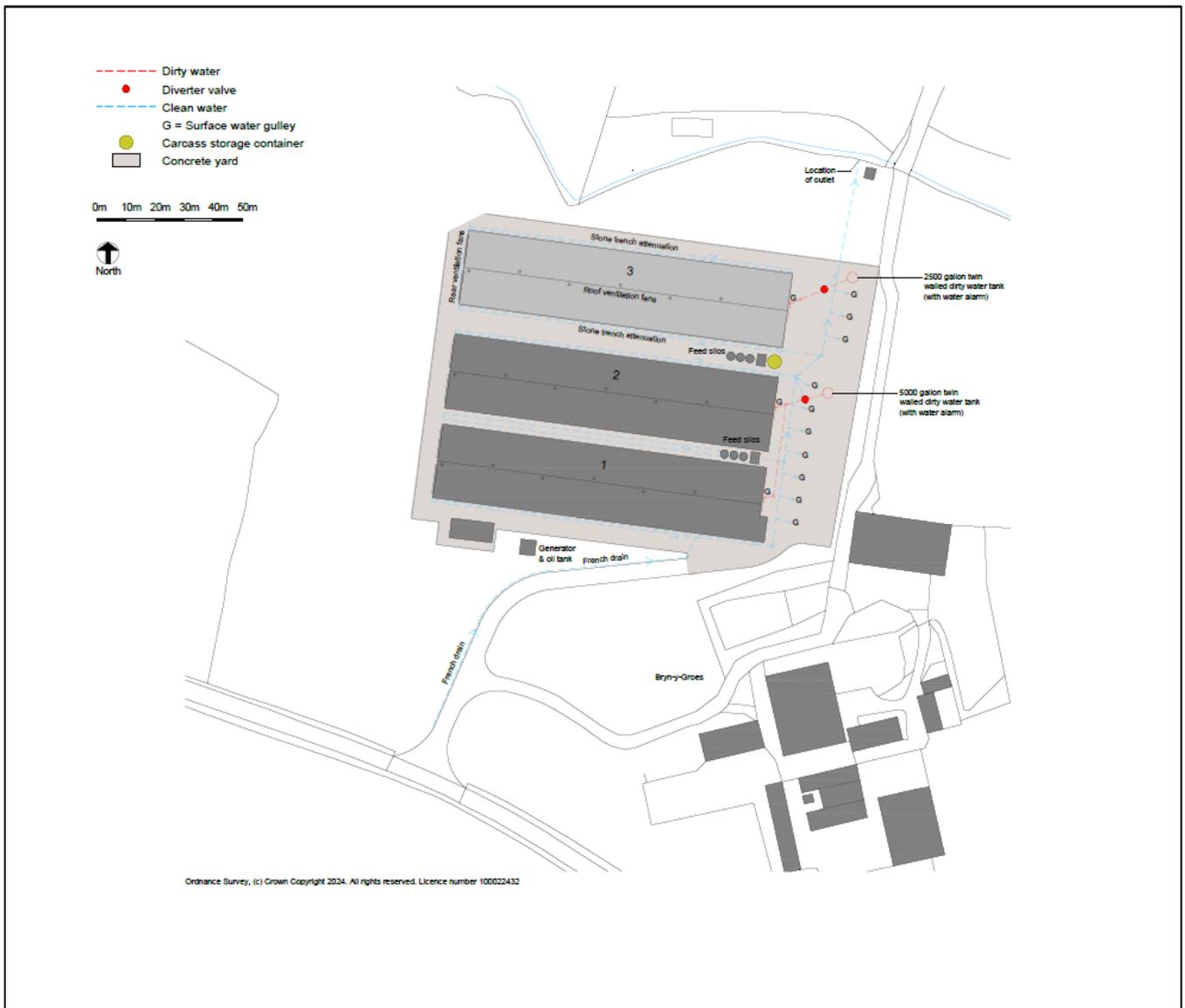
“year” means calendar year ending 31 December.

Schedule 7 – Site plan

Site plan - showing installation boundary as referred to in condition 2.2.1.



Site drainage plan



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END OF PERMIT