Permitting Decisions- Bespoke Permit

We have decided to grant the permit for Six Hills Abattoir operated by Foyle Food Group Limited.

The permit number is EPR/JP3025LZ.

The permit was granted on 11/05/2026.

The application is for a New Bespoke permit for an existing abattoir. Activities at the site include the slaughter of cattle and the dressing, chilling and quartering of beef carcasses, the harvesting of offal, cod fat and the packing of beef offal and cod fat into vacuum pouches and lined cardboard boxes. The site produces primal frozen quarters which are dispatched to another Foyle Foods site for further processing.

The plant operates on a five-day basis between 07:00-15:00, whilst cleaning occurs during evening and night-time hours. Week-end work may occur at peak production times and the engineering team provide 24/7 cover. Production capacity is 57 tonnes of carcass weight, per day (equating to 285 tonnes per week), in line with their submitted H1 risk assessment.

The Environmental Permit is for the main listed activity Section 6.8 Part A(1) (b): *Slaughtering animals at a plant with a carcass production capacity of more than 50 tonnes per day*

We consider in reaching that decision we have taken into account all relevant considerations and legal requirements and that the permit will ensure that the appropriate level of environmental protection is provided.

Purpose of this document

This decision document provides a record of the decision-making process. It:

- summarises the decision making process in the decision considerations section to show how the main relevant factors have been taken into account
- highlights key issues in the determination
- shows how we have considered the consultation responses

Unless the decision document specifies otherwise we have accepted the applicant's proposals.

Read the permitting decisions in conjunction with the environmental permit.

Key issues of the decision

The assessment against the Best Available Techniques below should be considered in the context that this sector has current guidance ‘The Red Meat Processing (Cattle, Sheep and Pigs) Sector (EPR 6.12)’ in the UK, and reference is being made to ‘SLAUGHTERHOUSES, ANIMAL BY-PRODUCTS AND/OR EDIBLE CO-PRODUCTS INDUSTRIES SCOPE, 2023 (activities specified in Annex I to Directive 2010/75/EU)’.

BAT ref.	Indicative BAT	Key measures proposed
1	Environmental management system (EMS)	The applicant has provided information to support compliance with BAT 1, which we have assessed and are satisfied it demonstrates compliance with BAT 1. The operator has an externally accredited EMS – ISO14001 and ISO50001. The operator has provided a summary which meets BAT 1 overall and has identified all inputs and outputs to and from the site, evaluating which are significant, setting controls & monitoring (linked to BAT 2).
2	Establish, maintain and regularly review an inventory of inputs and outputs as part of EMS	The applicant has provided information to support compliance with BAT 2, which we have assessed and are satisfied it demonstrates compliance with BAT 2. The operator has provided documents as evidence, which meets BAT 2 overall (see BAT 1). To meet requirements specific to section IV of BAT 2, the operator stated: **Effluent Storage Sump**:

		• All internal process effluent flows to the 75m^3 underground effluent storage sump located in the rear yard area. Solids are removed from the effluent using an auger screen, which are collected in a dolav before removal to the CAT3 storage trailer. • The contents of this sump are removed off-site via road tanker twice daily, by registered haulier. • Surface water from the animal-by-product handling area and CAT storage area also enters this sump. **Truck-Wash Sump**: • Internal wash water from the lairage, surface water from an external area of dirty yard to the east of the lairage and wash water from the Truck-Wash flows to the 35m^3 underground Truck-Wash Sump. • The contents of this sump is removed off-site via road tanker twice daily, by the same registered haulier. To meet requirements specific to section VI.(b) the operator provided information for the quantities of each chemical used for 2025.
3	Implement a chemical management system as part of the EMS	The applicant has provided information to support compliance with BAT 3, which we have assessed and are satisfied it demonstrates compliance with BAT 3. The operator has provided a summary which meets BAT 3 overall. The operator describes working with a sector specialist supplier to reduce use, specify hazard and

		what PPE is required for use, as well as providing updated products as they come to market. Going forwards the operator would benefit from implementing a policy to reduce the consumption and risks associated with chemicals as part of their EMS.
4	Set up & implement a risk based OTNOC management plan	We are satisfied that BAT 4 is not applicable to this Installation. BAT 4 is related the nature, scale and complexity of the plant and the range of environmental impacts it may have. The operator has minimal critical equipment on site.
5	Monitor key processes in waste water streams	We are satisfied that BAT 5 is not applicable to this site as no waste water streams were identified by the inventory of inputs and outputs in BAT2, that are suitable for key process parameter monitoring.
6	Monitoring of site efficiency	The applicant has provided information to support compliance with BAT 6, which we have assessed and are satisfied it demonstrates compliance with BAT 6. The operator has provided confirmation of monitoring at least once a year of the following: • the yearly consumption of water and energy; • the yearly amount of waste water generated; • - the yearly amount of refrigerant(s) used to refill the cooling system(s) in slaughterhouses.
7	Monitor emissions to water	We are satisfied that BAT 7 is not applicable to this site as there are no direct emissions to water and the composition of waste water will

		be captured under permit condition 2.3.4
8	Monitor channelled emissions to air	We are satisfied that BAT 8 is not applicable to this site as the site does not undertake any processes listed in BAT 8 specific to Slaughterhouses.
9	Energy efficiency	The operator has provided information to support compliance with BAT 9. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 9. The operator has ISO 50001:2018 Certification (valid until May 2028). (a) Energy efficiency is managed through the site's "Env and Energy Procedures Manual for Operational Control" document, which is directly linked to their 'Environmental Policy & Procedures'. Also, the operator states that energy efficiency parameters are monitored continuously and audited against environmental targets annually. (b) The operator has provided information about the following energy saving techniques: • Episensors monitoring and identifying energy usage • Lighting management systems • Energy efficient motors • Fridges are turned off when site is non-operational • Planned preventative maintenance programme • Heat exchangers fitted to boiler.
10	Water consumption and waste water generation	The operator has provided information to support compliance with BAT 10. We have assessed the information provided and we are satisfied that the operator has

		demonstrated compliance with BAT 10. The operator has ISO 50001:2018 Certification. The operator has provided some information to meet BAT 10: • Meters are fitted to the flow of water supply / used and action is taken where anomalies in usage is identified • Reuse of rainwater from some roofs for truck wash tank • Optimisation and appropriate use of water nozzles and hoses • Dry cleaning • Cleaning chemicals controlled through SDS and internal approval • Cleaning is scheduled to occur outside of normal operational hours. The site demonstrates basic water and effluent management and is restricted with further implementation of water management techniques at the site currently, due to hygiene and safety considerations.
11	Harmful substances	The operator has provided information to support compliance with BAT 11. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 11. The operator has provided information to meet BAT 11: - Proper selection of cleaning chemicals/ disinfectants, using a 3rd party supplier to advise. - Dry cleaning is employed where appropriate.

		- Procedures are in place to manage chemical usage.
12	Resource efficiency	The operator has provided information to support compliance with BAT 12. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 12. The operator has demonstrated in their application, the use of appropriate techniques to increase resource efficiency.
13	Buffer storage capacity for wastewater	We are satisfied that BAT 13 is not applicable to this Installation. Although not directly applicable to this site, the operator manages wastewater collection to afford capacity during normal operations.
14	Reduce emissions to water	We are satisfied that BAT 14 is not applicable to this Installation. All process wastewater is stored in sumps and removed from site by tanker daily.
15	Emissions to air	We are satisfied that BAT 15 is not applicable to this Installation. The only emissions to air are from the onsite boiler (MCP) providing hot water and steam.
16	Noise management plan	We are satisfied that BAT 16 is not applicable to this Installation. The operator has submitted a Noise Impact Assessment, which demonstrates noise emissions are unlikely to cause environmental impact. A noise management plan is only required where noise nuisance at sensitive receptors is expected or has been substantiated. There has been no substantiated noise

		nuisance from the site, therefore a NMP is not a requirement for this site.
17	Noise emissions	The operator has provided information to support compliance with BAT 17. We have assessed the information provided and we are generally satisfied that the operator has demonstrated compliance with BAT 17. BAT is to prevent or reduce noise emissions by using one or more techniques, although it is recognised that existing plant and sites can be restricted in what is possible to retrograde fit. The operator states that where possible when new equipment is installed, low-noise equipment is chosen. Operational techniques include: i. inspection/maintenance of equipment ii. doors closed when possible iii. avoidance of noisy activities at night
18	Odour management plan	The operator has provided information to support compliance with BAT 18. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 18. The submitted Odour Management Plan broadly demonstrates the required elements, identifying odour sources, assesses risks, defines control measures, monitoring, complaint procedures, and contingency actions, aligning closely with required “appropriate measures”. The Odour Management Plan was approved: 13/02/2026

19	Odour emissions	The operator has provided information to support compliance with BAT 19. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 19. The submitted Odour Impact Assessment (OIA) demonstrate no odours related to on-site sources were detected at any of the monitoring locations. Where intense onsite odour was identified, the area is partially enclosed. The operator has confirmed that recommendations included in the OIA have been implemented. The following techniques are used at site: • Daily cleaning of all production areas • Specific vehicle wash area for hauliers/ farmers • Extraction fans in lairage and production areas. Additionally, the operator states that ABP trailers are covered when not in use and removed from site at the end of the day once full. Also, emptying of both the blood tanks and effluent material sumps uses flexi-pipes connected to coupling on the tanks to minimise odour release.
20	Use of refrigerants	The operator has provided information to support compliance with BAT 20. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 20. The operator has declared they manage the use of F-gases through the EMS register of aspects. A contractor manages,

		maintains and repairs the onsite refrigeration system and a leak detection system, with alarms, alerts personnel to leaks. In the operator's H1 Environmental Risk Assessment (Section 3.2.2 p.7), it is stated that the site has the following refrigerant: 424kg of R404A (in main packing) 125kg of R448A (in new chill) The operator has submitted an FGas log for the last 2 years and has committed to changing refrigerant where feasible. The site holds ISO 14001 and ISO 50001 accreditation, both of which require environmental management and energy consumption of all onsite gases, to be measured and optimised with regard to GHG.
BAT conclusions for slaughterhouses		
21	Energy efficiency (including specific net energy consumption)	The operator has provided information to support compliance with BAT 21. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 21. Although a formal Refrigeration Management Plan is not used, operational controls are in place on all refrigeration plant, monitoring of refrigerant losses takes place and interlocking handles are fitted on all doors. As the operator demonstrates compliance with the techniques in BAT 9, and BAT- associated environmental performance levels for specific net energy consumption in slaughterhouses has not been

		implemented yet, this BAT is currently considered compliant.
22	Water consumption & wastewater generation	The operator has provided information to support compliance with BAT 22. We have assessed the information provided and we are satisfied that the Operator has demonstrated compliance with BAT 22. The operator uses the following technique: a) Dry emptying of cattle stomachs As BAT- associated environmental performance levels for specific waste water discharge has not been implemented yet, this BAT is currently considered compliant.
23	Use of refrigerants	The operator has provided information to support compliance with BAT 23. We have assessed the information provided and we are satisfied that the operator has demonstrated compliance with BAT 23. The operator declared: a) Suitable elements of a refrigeration management plan are in place, although not formalised. b) Preventative and corrective maintenance is carried out by a contracted specialist. c) Use of refrigerant leak detectors and alarms.
24	Energy efficiency	This BAT is not applicable to this installation.
25	Emissions to air	This BAT is not applicable to this installation.

Air

The submitted air quality assessment was reviewed against the screening tool and AQMAU were consulted for advice in relation to anomalies in some results, which were deemed insignificant for both human and ecological receptors and did not warrant a full audit as the emissions returned as low risk.

On the basis of the applicant's assessment, we agree that process contributions from the installation are unlikely to cause an exceedance of the environmental standards at any location of exposure for human health, nor the critical loads and levels at any ecological designation of relevance. The Babcock Wanson LPG fuelled boiler (A1 at 1.26 MWth) should be permitted to operate for up to 8,760 hours per year at the NO_X emission limit value (ELV) of 200mg/Nm^3 and SO_2 ELV of 35mg/Nm^3 (referenced to 3% O_2), in line with the requirements of the Medium Combustion Plant Directive.

Decision considerations

Confidential information

A claim for commercial or industrial confidentiality has not been made.

The decision was taken in accordance with our guidance on confidentiality.

Identifying confidential information

We have not identified information provided as part of the application that we consider to be confidential.

The decision was taken in accordance with our guidance on confidentiality.

Consultation

The consultation requirements were identified in accordance with the Environmental Permitting (England and Wales) Regulations (2016) and our public participation statement.

The application was publicised on the GOV.UK website.

We consulted the following organisations:

- Local Authority – Environmental Health
- Health and Safety Executive
- UK Health Security Agency

As well as internal consultees:

- Habitats Assessment Team
- Groundwater & Contaminated Land Team

The comments from external consultees and our responses are summarised in the consultation responses section.

Operator

We are satisfied that the applicant (now the operator) is the person who will have control over the operation of the facility after the grant of the permit. The decision was taken in accordance with our guidance on legal operator for environmental permits.

The regulated facility

We considered the extent and nature of the facility at the site in accordance with RGN2 ‘Understanding the meaning of regulated facility’, Appendix 2 of RGN2 ‘Defining the scope of the installation’, Appendix 1 of RGN 2 ‘Interpretation of Schedule 1’.

The extent of the facility is defined in the site plan and in the permit. The activities are defined in table S1.1 of the permit.

The site

The operator has provided a plan which we consider to be satisfactory.

These show the extent of the site of the facility including the discharge points.

The plan shows the location of the installation to which this permit applies on that site and includes two grassy areas the operator has declared as intentionally included for potential future development.

The plan is included in the permit.

Site condition report

The operator has provided a desk-based description of the condition of the site, which we consider is satisfactory. The decision was taken in accordance with our current guidance. The applicant was advised that without baseline data we would have to assume that the site is completely uncontaminated, irrespective of its previous history.

The application details and describes pollution prevention employed by the operator at the site. The measures seek to prevent, and where not possible minimise, the risks posed by the activity to the soil and groundwater.

However, if the land has deteriorated because of the permitted activities, the operator will need to take steps to restore it to a satisfactory state. The operator has been advised of this.

Nature conservation, landscape, heritage and protected species and habitat designations

We have checked the location of the application to assess if it is within the screening distances we consider relevant for impacts on nature conservation, landscape, heritage and protected species and habitat designations. The application is within our screening distances for these designations.

We have assessed the application and its potential to affect sites of nature conservation, landscape, heritage and protected species and habitat designations identified in the nature conservation screening report as part of the permitting process.

The following emission limits (Oxides of Nitrogen at 200mg/m^3 and Sulphur Dioxide at 35mg/m^3) have been placed on the permit to protect the following:

Sites of Special Scientific Interest – Twenty Acre Piece

Local wildlife sites - Thrussington Wolds Gorse-Scrub/Woodland, Lodge Farm Field, Wymeswold Lodge Ponds, Oxbrook Wood, Grimston Hedgerows and Wolds Farm.

We have not consulted Natural England.

The decision was taken in accordance with our guidance.

Environmental risk

We have reviewed the operator's assessment of the environmental risk from the facility.

The operator’s risk assessment is satisfactory.

Documents submitted with the application (B2.5A H1 Environmental Risk Assessment and EM05 Aspects & Impacts), identify the potential risks posed by operations at site and what the principal receptors of these risks would be. The operator states that the risks identified have adequate safeguards and control measures in place.

General operating techniques

We have reviewed the techniques proposed by the operator and compared these with the relevant guidance notes and we consider them to represent appropriate techniques for the facility.

The operating techniques that the applicant must use are specified in table S1.2 in the environmental permit.

Operating techniques for emissions that screen out as insignificant

Emissions of Oxides of Nitrogen have been screened out as insignificant, and so we agree that the applicant's proposed techniques are Best Available Techniques (BAT) for the installation.

We consider that the emission limits included in the installation permit reflect the BAT for the sector.

National Air Pollution Control Programme

We have considered the National Air Pollution Control Programme as required by the National Emissions Ceilings Regulations 2018. By setting emission limit values in line with technical guidance we are minimising emissions to air. This will aid the delivery of national air quality targets. We do not consider that we need to include any additional conditions in this permit.

Odour management

We have reviewed the odour management plan in accordance with our guidance on odour management.

We consider that the odour management plan is satisfactory and we approve this plan.

We have approved the odour management plan as we consider it to be appropriate measures based on information available to us at the current time. The applicant should not take our approval of this plan to mean that the measures in the plan are considered to cover every circumstance throughout the life of the permit.

The applicant should keep the plans under constant review and revise them annually or if necessary sooner if there have been complaints arising from operations on site or if circumstances change. This is in accordance with our guidance 'Control and monitor emissions for your environmental permit'.

The plan has been incorporated into the operating techniques S1.2.

Emission Limits

Emission Limit Values (ELVs) have been added for the following substances:

Emission Point A1 - LPG fuelled boiler

- NO_X of 200mg/Nm^3 (referenced to 3% O_2)
- SO_2 of 35mg/Nm^3 (referenced to 3% O_2)

We have included these limits based on the Medium Combustion Plant Directive.

Monitoring

We have decided that monitoring should be carried out for the parameters listed in the permit, using the methods detailed in the permit and to the frequencies specified.

Emission Point A1 (LPG):

- NOx – Every 3 years
- SO_2 – Every 3 years
- Carbon monoxide – Every 3 years

We have included these monitoring requirements in line with Medium Combustion Plant Directive.

Reporting

We have specified reporting in the permit.

We made these decisions in accordance with the Medium Combustion Plant Directive; Food, Drink and Milk Industries BRef; and Industrial Emissions Directive.

Management System

We are not aware of any reason to consider that the operator will not have the management system to enable it to comply with the permit conditions.

The decision was taken in accordance with the guidance on operator competence and how to develop a management system for environmental permits.

Financial competence

There is no known reason to consider that the operator will not be financially able to comply with the permit conditions.

Growth duty

We have considered our duty to have regard to the desirability of promoting economic growth set out in section 108(1) of the Deregulation Act 2015 and the guidance issued under section 110 of that Act in deciding whether to grant this permit.

Paragraph 1.3 of the guidance says:

“The primary role of regulators, in delivering regulation, is to achieve the regulatory outcomes for which they are responsible. For a number of regulators, these regulatory outcomes include an explicit reference to development or growth. The growth duty establishes economic growth as a factor that all specified regulators should have regard to, alongside the delivery of the protections set out in the relevant legislation.”

We have addressed the legislative requirements and environmental standards to be set for this operation in the body of the decision document above. The guidance is clear at paragraph 1.5 that the growth duty does not legitimise non-compliance and its purpose is not to achieve or pursue economic growth at the expense of necessary protections.

We consider the requirements and standards we have set in this permit are reasonable and necessary to avoid a risk of an unacceptable level of pollution. This also promotes growth amongst legitimate operators because the standards applied to the operator are consistent across businesses in this sector and have been set to achieve the required legislative standards.

Consultation Responses

The following summarises the responses to consultation with other organisations, our notice on GOV.UK for the public, and the way in which we have considered these in the determination process.

Responses from organisations listed in the consultation section:

Response received from UK Health Security Agency

Brief summary of issues raised:

The main emissions of potential concern are emissions to air of products of combustion, primarily nitrogen dioxide from the site. The Air Quality Assessment indicates that that the operation of the plant is not predicted to result in exceedances of the relevant air quality objectives for these gases.

Reducing public exposures to non-threshold pollutants (such as particulate matter and nitrogen dioxide) below air quality standards has potential public health benefits. We support approaches which minimise or mitigate public exposure to non-threshold air pollutants and address inequalities (in exposure) and encourage their consideration during site design, operational management, and regulation.

There is also the potential for odour emissions from site activities. The Odour Management Plan outlines details of various controls and mitigation measures for off-site impacts.

Summary of actions taken:

Air emissions:

In relation to air emissions, we undertook modelling with support from air quality specialists who advised that on the basis of the applicant's assessment, we agree that process contributions from the installation are unlikely to cause an exceedance of the environmental standards at any location of exposure for human health, nor the critical loads and levels at any ecological designation of relevance. The LPG fuelled Babcock Wanson boiler (AP1 at 1.26MWth) will be permitted to operate for up to 8,760 hours per year at the NO_X emission limit value (ELV) of 200 mg/Nm^3 and SO_2 ELV of 35mg/m^3 (referenced to 3% O_2), to ensure emissions to air are minimised.

Odour:

- The operator has implemented an odour management plan that we have assessed and approved, in order to prevent and minimise the risk of odour nuisance in accordance with H4 Odour Management guidance, which was applicable at the time, although superseded since with new guidance: 'Odour management: comply with your environmental permit' (published 03 December 2025).
- In addition the following odour condition is included within the permit: 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.
- The Area officer confirmed they have received no odour complaints for the site.

We also consulted the Local Authority – Environmental Health, Health and Safety Executive and Animal and Plant Health Agency.

No written responses were received.