

Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr Robert George Towers, Mr Richard George Towers, Mr Benjamin Richard Towers and Mrs Jane Marjorie Towers

Three Nooks Wood
Weeton Road
Wesham
Preston
Lancashire
PR4 3WA

Variation application number

EPR/MP3735ZY/V005

Permit number

EPR/MP3735ZY

Three Nooks Wood

Permit number EPR/MP3735ZY

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:

- Use of Grade A recycled wood as a fuel for the existing permitted biomass boiler C.
- Permitted biomass boiler C, burning Grade A recycled wood, added as a Section 5.1B(a)(v) activity and existing medium combustion plant (MCP).
- Thermal rated inputs corrected for permitted biomass boilers A, B and C.
- Backup Liquid Petroleum Gas (LPG) boiler, with a thermal rated input of 1.529MWth, added as a DAA and existing MCP unit.
- Removal of the two carcass incinerators.
- Site drainage plan amended to correct site drainage and poultry house layout and to remove the carcass incinerators.

There are no changes to the Installation boundary, bird numbers or ventilation as part of this variation.

The main features of the permit are as follows:

Three Nooks Wood is situated approximately two kilometres northwest of the village of Wesham, Lancashire. The Installation is approximately centred on National Grid Reference SD 40455 33919. The land around the site is predominantly agricultural.

The Installation is operated by Mr Robert George Towers, Mr Richard George Towers, Mr Benjamin Richard Towers and Mrs Jane Marjorie Towers, and comprises six poultry houses with capacity for 360,000 broiler places. The broilers are housed at 1 day old and de-populated between 37 to 42 days of age. The break between crops for clean out and turn around is approximately 10 days, leading to an average of 7 crops per annum, which is done on an all-in/all-out basis. At the end of the cycle, the houses are depopulated, washed and disinfected ready for the next cycle.

Before bird arrival the houses are pre-warmed with hot water radiators heated by three biomass boilers, with an aggregated thermal rated input of 1.583 MWth. Biomass boilers A and B have a net thermal rated input of 0.234 MWth and burn only approved biomass fuel consisting of virgin woodchip or pellet. Biomass boiler C has a net thermal rated input of 1.115 MWth and burns grade A 'clean' recycled waste wood and/or biomass fuel. A backup boiler (LPG) with a net thermal rated input of 1.529 MWth is used on site to provide backup heating in the event of biomass boiler breakdown.

The poultry houses are ventilated by high velocity roof extraction fans, with an emission point higher than 5.5 metres above ground level and an efflux speed at or greater than 11 metres per second, with gable end fans operated infrequently to maintain temperature, typically in the summer months.

Used litter is exported from the Installation for spreading on land owned by the operator, in accordance with a manure management plan, or sold to third parties. Water from the wash out of poultry houses and lightly contaminated yard water is channelled to underground collection tanks awaiting export off site, for spreading on land owned by third parties. Roof water from the poultry houses and water draining from the yard

(excluding periods of washout) discharges to an unnamed tributary of the Bradkirk Brook to the east and southeast of the Installation boundary via three unlined attenuation ponds.

Associated food is stored on the installation in sealed bins. Water is provided via a nipple drinking system fitted with cups to reduce leakage and spills. Mortalities are collected daily and stored in sealed vermin proof containers awaiting weekly removal by a licensed collection agent, in accordance with the current Animal By-Products Regulations.

There is one standby generator with a thermal rated input of 0.555 MWth, for use in the event of mains power failure, which falls outside the scope of the Medium Combustion Plant Directive (MCPD).

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) Ramsars or Sites of Special Scientific Interest (SSSI) within 5km of the Installation boundary. There are four other nature conservation sites within 2km of the Installation boundary which are Local Wildlife Sites (LWS). 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.

The Installation includes combustion facilities that fall under the requirements of the MCPD, consisting of a biomass boiler and a backup boiler (LPG). The total thermal input capacity of such combustion units is 2.698 MWth.

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/MP3735ZY/A001	Duly made 14/05/2014	Application for an intensive farming poultry installation permit.
Additional information received	27/05/2014	Revised site drainage plan.
Permit determined EPR/MP3735ZY	25/06/2014	Permit issued to Mr Robert George Towers, Mr Richard George Towers, Mrs Jane Marjorie Towers and Mr Benjamin Richard Towers.
Application EPR/MP3735ZY/V002 (variation and consolidation)	Duly made 22/10/2015	Application to vary the permit to increase bird numbers to 210,000, add two poultry houses and increase the site boundary.
Additional information received	07/11/2015	Revised site boundary plan, site layout plan, confirmation of use of incinerators to dispose of fallen stock and amended non-technical summary. Site name changed from Bradkirk Hall Farm to Three Nooks Wood.
Additional information received	12/11/2015, 18/11/2015 and 21/11/2015	Schedule 5 response providing a revised Odour Management Plan.
Variation determined EPR/MP3735ZY	14/01/2016	Varied and consolidated permit issued in modern condition format.
Application EPR/MP3735ZY/V003 (variation and consolidation)	Duly made 01/11/2016	Application to vary the permit to add an additional biomass boiler and increase the site boundary.

Status log of the permit		
Description	Date	Comments
Additional information received	15/11/2016	Revised fugitive emissions document, site boundary plan and site layout plan.
Additional information received	06/12/2016	Confirmation of permit operator.
Variation determined EPR/MP3735ZY/V003	18/01/2017	Varied and consolidated permit issued in modern condition format.
Application received EPR/MP3735ZY/V004	Duly made 09/02/2018	Application to vary the permit to increase bird numbers from 210,000 to 360,000 broiler places, install two additional poultry houses and increase the installation boundary.
Additional information received	10/02/2018	Revised odour management plan, odour assessment, emergency plan and proposed changes.
Additional information received	12/02/2018	Revised site plan and site drainage plan.
Additional information received	14/02/2018	Confirmation of site postcode.
Additional information received	11/03/2018	Schedule 5 response providing confirmation that the farm will be operated in accordance with the new IRRP BAT conclusions.
Additional information received	13/03/2018	Schedule 5 response providing revised noise management plan.
Additional information received	28/03/2018	Confirmation regarding monitoring techniques in respect of BAT 24, 25 and 27.
Additional information received	28/03/2018	Response to request for information providing revised odour management plan.
Additional information received	18/04/2018	Email requesting amendments to operator addresses.
Variation determined EPR/MP3735ZY/V004	18/04/2018	Varied and consolidated permit issued in modern condition format.
Application EPR/MP3735ZY/V005 (variation and consolidation)	Duly made 18/06/2026	Application to burn grade A waste wood in biomass boiler C and add a backup boiler (LPG).
Additional information received	21/08/2026	Response to request for information confirming date biomass boiler C was first commissioned and providing clarification regarding site drainage, including submission of a revised site drainage plan.
Additional information received	01/09/2026 and 02/09/2026	Response to request for information confirming attenuation ponds are unlined and carcass incinerators have been removed from the Installation, providing details regarding dirty water spreading and providing the following revised documents: • Non-technical summary • Technical standards
Additional information received	09/09/2026	Response to request for information providing a revised site drainage plan.
Variation determined EPR/MP3735ZY	22/09/2026	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/MP3735ZY

Issued to

Mr Robert George Towers, Mr Richard George Towers, Mr Benjamin Richard Towers and Mrs Jane Marjorie Towers

Mr Richard George Towers and Mrs Jane Marjorie Towers,

of

**Bradkirk Hall Farm
Weeton Road
Wesham
Preston
Lancashire
PR4 3NA**

Mr Benjamin Richard Towers,

of

**1, Bradkirk Hall Farm Cottages
Weeton Road
Wesham
Preston
Lancashire
PR4 3NA**

and

Mr Robert George Towers

of

**58, Church Lane
Goosnargh
Preston
Lancashire
PR3 2BH**

("the operator")

to operate an installation at

**Three Nooks Wood
Weeton Road
Wesham
Preston
Lancashire
PR4 3WA**

to the extent set out in the schedules.

The notice shall take effect from 22/09/2026.

Name	Date
Shannon Nicholson	22/09/2026

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/MP3735ZY as a result of the application made by the operator.

Schedule 2 – consolidated permit

Consolidated permit issued as a separate document.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/MP3735ZY

This is the consolidated permit referred to in the variation and consolidation notice for application
EPR/MP3735ZY/V005 authorising,

**Mr Robert George Towers, Mr Richard George Towers, Mr Benjamin Richard Towers and Mrs Jane
Marjorie Towers**

Mr Richard George Towers and Mrs Jane Marjorie Towers,

of

**Bradkirk Hall Farm
Weeton Road
Wesham
Preston
Lancashire
PR4 3NA**

Mr Benjamin Richard Towers,

of

**1, Bradkirk Hall Farm Cottages
Weeton Road
Wesham
Preston
Lancashire
PR4 3NA**

and

Mr Robert George Towers

of

**58, Church Lane
Goosnargh
Preston
Lancashire
PR3 2BH**

("the operator")

to operate an installation at

**Three Nooks Wood
Weeton Road
Wesham
Preston
Lancashire
PR4 3WA**

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

Name	Date
Shannon Nicholson	22/09/2026

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 Waste shall only be accepted if:
- (a) it is of a type and quantity listed in schedule 2 table S2.2; and
 - (b) it conforms to the description in the documentation supplied by the producer and holder.
- 2.3.8 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.

- 4.2.5 Within 1 month of the end of each quarter, the operator shall submit to the Environment Agency using the form made available for the purpose, the information specified on the form relating to the site and the waste accepted and removed from it during the previous quarter.

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
A1	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 360,000 broiler places.	From receipt of birds, raw materials and fuels onto the site to removal of birds and associated wastes from site.
A2	Section 5.1B(a)(v) Incineration in a small waste incineration plant with an aggregate capacity of 50 kilogrammes or more per hour of wood waste Existing MCP Unit	Operation of a biomass boiler with a thermal rated input not exceeding 1.115 MWth, for site heating requirements, burning grade A 'clean' recycled waste wood and biomass fuel not comprising animal carcasses.	From receipt of raw materials and fuels and waste, to release of combustion products to air and associated wastes removed from site. Unit fuel capacity 275 kg per hour of wood waste. Raw materials and fuel as specified in table S2.1. Waste types as specified in table S2.2 from a source agreed in writing with the Environment Agency. Waste shall only be grade A waste wood.
	Directly Associated Activity	Description of specified activity	Limits of specified activity
A3	Biomass boilers	Operation of two biomass boilers with an aggregated thermal rated input not exceeding 0.468 MWth, for site heating requirements, burning biomass fuel not comprising waste or animal carcasses.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site.
A4	Medium Combustion Plant (Existing plant)	Operation of one backup boiler (LPG) with a thermal rated input not exceeding 1.529 MWth.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site. Usage limited to combined testing and usage as an emergency power supply for no more than 250 hours per annum.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application EPR/MP3735ZY/A001	Responses to Parts B2 and B3 of the application form and referenced supporting documentation.	14/05/2014
Variation Application EPR/MP3735ZY/V002	Response to Part C3.5 of the application form and all referenced supporting documentation.	22/10/2015
Request for information dated 04/11/2015	Response to request for information providing details regarding use of incinerators to dispose of fallen stock.	07/11/2015
Variation Application EPR/MP3735ZY/V003	Responses to Part C3.5 of the application form and all referenced supporting documentation.	22/08/2016
Additional information received	Response to request for information including biomass boiler RHI certificate.	01/11/2016
Variation Application EPR/MP3735ZY/V004	Responses to Part C3.5 of the application form and all referenced supporting documentation.	09/02/2018
Additional information received	Revised Odour Assessment and Emergency Plan.	10/02/2018
	Schedule 5 response confirming the farm will be operated in accordance with the new IRRP BAT conclusions.	11/03/2018
	Schedule 5 response providing revised Noise Management Plan.	13/03/2018
	Response to request for information providing confirmation regarding monitoring techniques in respect of BAT 24, 25 and 27.	28/03/2018
	Response to request for information providing revised Odour Management Plan.	28/03/2018
Application EPR/MP3735ZY/V005 (variation and consolidation)	Responses to revised Part 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: • Biomass boiler application requirements document • Revised biomass management and accident plan • RHI certificate • Grade A wood supplier details • Standby generator details • Backup boiler (LPG) details	Duly made 18/06/2026
Additional information received	Response to request for information clarifying site drainage and confirming date of first commissioning of biomass boiler (C).	21/08/2026
	Response to request for information confirming attenuation ponds are unlined and that the two carcass incinerators have been removed from the Installation, providing details regarding dirty water spreading and receipt of the following: • Revised Non-Technical Summary • Revised Technical Standards document	01/09/2026 and 02/09/2026

Schedule 2 – Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
Fuel for biomass boiler units	Biomass chips or pellets comprising virgin timber, grade A waste wood or a combination of these.

Table S2.2 Permitted waste types for use as fuel for the biomass boiler units	
Waste code	Description
15	Waste packaging, absorbents, wiping cloths, filter materials and protective clothing not otherwise specified
15 01	packaging (including separately collected municipal packaging waste)
15 01 03	wooden packaging

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
High velocity roof fan outlets on poultry houses 1 to 6, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 6	---	---	---	---	---
Gable end fan outlets on poultry houses 1 to 6, as shown on the site drainage plan in schedule 7	Poultry houses 1 to 6	---	---	---	---	---
Exhaust from standby generator as shown on the site drainage plan in schedule 7	0.555 MWth thermal rated input standby generator	---	---	---	---	---
Vent from oil tank, as shown on the site drainage plan in schedule 7	Diesel tank	---	---	---	---	---
Emissions from one backup boiler subject to MCPD, as shown on the site drainage plan in schedule 7 (Existing plant)	1.529 MWth thermal rated input backup boiler (LPG)	---	---	---	---	---
Emissions from two biomass boilers, as shown on the site drainage plan in schedule 7	Aggregated 0.468 MWth biomass boilers (A and B)	---	---	---	---	---
Emissions from one biomass boiler subject to MCPD, as shown on the site drainage plan in schedule 7 (Existing plant)	1.115 MWth biomass boiler (C)	---	---	---	---	---

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
Outlet to an unlined attenuation pond to the east of poultry house 1, as shown on the site drainage plan in schedule 7	Roof water from poultry houses 1 and 2 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet to surface water to the east of poultry house 2, as shown on the site drainage plan in schedule 7, ultimately draining to Bradkirk Brook (NGR SD 40501 33982)	Roof water from poultry houses 1 and 2 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted by an unlined attenuation pond prior to discharge					
Outlet to an unlined attenuation pond to the east of poultry house 3, as shown on the site drainage plan in schedule 7	Roof water from poultry houses 3 and 4 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet to surface water to the east of poultry house 3, as shown on the site drainage plan in schedule 7, ultimately draining to Bradkirk Brook (NGR SD 40500 33944)	Roof water from poultry houses 3 and 4 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or	---	---	---	---	---

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
	washing) intercepted by an unlined attenuation pond prior to discharge					
Outlet to an unlined attenuation pond to the southeast of poultry house 5, as shown on the site drainage plan in schedule 7	Roof water from poultry houses 5 and 6 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet to surface water to the southeast of poultry house 5, as shown on the site drainage plan in schedule 7, ultimately draining to Bradkirk Brook (NGR SD 40678 33766)	Roof water from poultry houses 5 and 6 and water draining from associated yard (excluding all times yards are contaminated e.g. catching, mucking out or washing) intercepted by an unlined attenuation pond 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 6	kg N excreted/animal place/year	0.6 kg N/animal place/year	Annually	Estimation by using manure analysis for total nitrogen content
	kg P ₂ O ₅ excreted/animal place/year	0.25 kg P ₂ O ₅ /animal place/year	Annually	Estimation by using manure analysis for total phosphorus content
	kg NH ₃ /animal place/year	0.08 kg NH ₃ /animal place/year	Annually	Estimation using emission factors
	Dust	n/a	Annually	Estimation using emission factors

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	18/04/2018
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.

“Medium Combustion Plant” or “MCP” means a combustion plant with a rated thermal input equal or greater than 1 megawatt (MW) but less than 50 megawatts (MW).

“Medium Combustion Plant Directive” or “MCPD” means medium combustion plant directive 2015/2193/EU of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants.

“compliance date” means 01/01/2025 for existing MCPs with net rated thermal input of greater than 5MWth or 01/01/2030 for existing MCPs with a net rated thermal input of less than or equal to 5MWth.

“existing medium combustion plant” means an MCP in operation before 20 December 2018.

“limited operating hours MCP” means a MCP that meets the requirements of paragraph 8 of Part 2 of Schedule 25A of the Environmental Permitting Regulations.

“operating hours” means the time, expressed in hours, during which a combustion plant is operating and discharging emissions into the air, excluding start-up and shut-down periods.

“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.

“virgin timber” means timber from

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

“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.

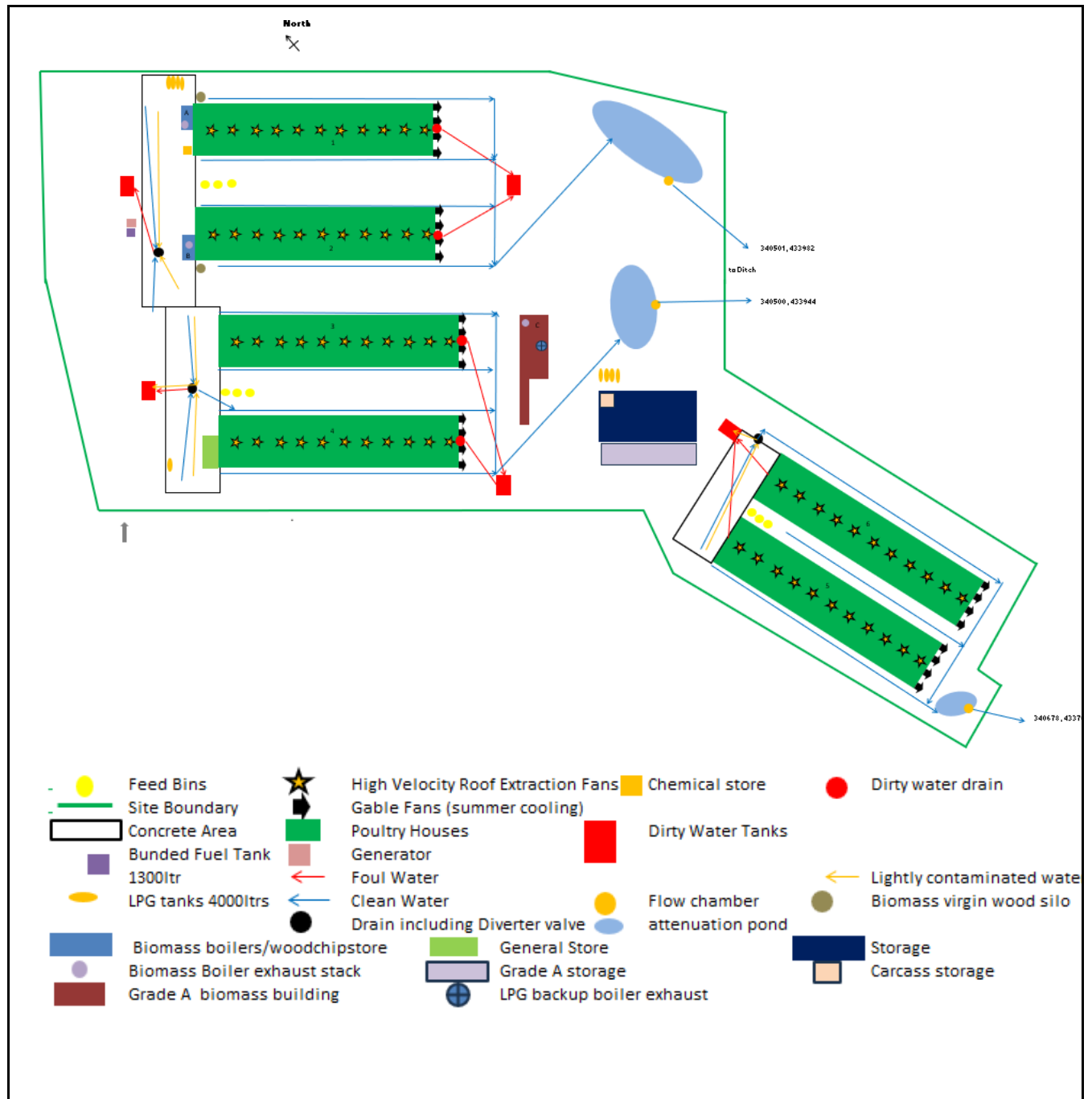
Schedule 7 – Site plan

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



© Crown Copyright and Database Rights 2026, OS AC0000807064

Site drainage plan



END OF PERMIT