Notice of variation and consolidation with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr John Howard Mitchinson & Mrs Barbara Mitchinson

Beck House Poultry Farm
Southwaite
Carlisle
Cumbria
CA4 0PY

Variation application number

EPR/LP3530UB/V006

Permit number

EPR/LP3530UB

Beck House Poultry Farm
Permit number EPR/LP3530UB

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:

- Increase in the permitted capacity of the broiler installation from 426,000 places to 506,000 places.
- Two new poultry houses built on Site 2, each with the capacity for 40,000 birds, fitted with high velocity ridge fans, baffled gable end fans and heat exchangers.
- Increase in the permitted boundary of Site 2 to accommodate the new poultry houses.
- Installation of an additional standby generator at Site 2, with a thermal input capacity of 0.3MWth.
- Removal of emission point for the incinerator on Site 1.

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.

The installation is operated as follows:

Beck House Poultry Farm is situated approximately 2 kilometres southwest of the village of Wreay in Cumbria. The installation is split over two sites (Site 1 and Site 2). Site 1 is approximately centred on National Grid Reference NY 42390 47402 and Site 2 is approximately centred on NY 42421 46913.

The installation is operated by Mr John Howard Mitchinson and Mrs Barbara Mitchinson and comprises of eleven poultry houses, numbered one to eleven, which operate a barn system for broiler chickens. The eleven poultry houses provide a combined capacity for 506,000 bird places. Chicks are brought onto the farm at a day old , thinned across the growing cycle and the remainder are depopulated fully at 49 days old, with a minimum of 7 days between cycles. At the end of the cycle the houses are depopulated, washed and disinfected ready for the next cycle.

All poultry houses are ventilated by roof fans with an emission point higher than 5.5 metres above ground level and an efflux speed greater than 11 metres per second. All the poultry houses also have gable end fans, although these are operated infrequently to maintain temperature, typically in the summer months.

Manure is removed at the end of the cycle. All manure is exported from the installation for energy generation. Water from the wash out of poultry houses is channelled to underground collection tanks close to the houses to await export off site and spread on land owned by third parties. Roof water from all eleven houses and clean yard water (excluding periods of washout when water from the yard drains via diverter valves to the underground tanks) drain to ditches running close to the edge of the installation and ultimately drain to Pow Beck.

There are four standby generators; two at Site 1 with thermal input capacities of 0.31 MWth and 0.3 MWth and two at Site 2 with thermal input capacities of 0.36 MWth and 0.3MWth. Each standby generator will be tested for no more than 50 hours per annum and will be used only for emergency power supply if mains power is interrupted and operated for no more than 500 hours per annum, including testing, averaged over a 3 year period.

The land around the site is predominantly agricultural, with the surrounding topography is relatively flat. Associated food is stored on the installation in feed silos adjacent to the poultry houses. Mortalities are collected daily and stored in a secure container on site for incineration. Heat exchangers are installed on houses 1 – 6, 10 and 11; drainage from these, including the condensate, drains via sealed permanent pipes to the underground storage tanks for disposal with the dirty water.

There is one Special Areas of Conservation (SAC) within 5km of the installation. In addition there is one Site of Special Scientific Interest (SSSI) within 5km of the installation, and five other nature conservation sites within 2km comprising of one Local Wildlife Site (LWS) and four ancient woodlands (AW). An assessment of the impact of emissions has been carried out and the installation is considered to have no adverse effect on the LWS, AWs and SSSI, and no significant increase in impact on the SAC as a result of this variation.

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/LP3530UB)	Duly made 09/03/2007	Application for an intensive farming installation for the rearing of broiler chickens for meat production.
Permit determined (EPR/LP3530UB/A001)	07/09/2007	Permit issued to Mr JH Mitchinson & Mrs B Mitchinson.
Application EPR/LP3530UB/V002 received (variation)	Duly made 12/02/2010	Variation application to increase the livestock capacity from 206,000 to 225,000 broiler places.
Variation determined (PP3033TP)	02/03/2010	Varied permit issued.
Application EPR/LP3530UB/V003 received (variation)	Duly made 04/10/2010	Variation application to add 3 new poultry houses and increase the livestock capacity from 225,000 to 375,000 places.
Variation determined (FP3732TS)	15/12/2010	Varied permit issued.
Application EPR/LP3530UB/V006 (variation and consolidation)	Duly made 27/02/2015	Application to vary the permit to increase the livestock capacity from 375,000 to 426,000 broiler places, add 7 biomass boilers, install heat exchangers and alter site drainage. This variation also updates the permit to modern conditions.
Additional information received	20/04/2015	Schedule 5 response including an amended odour management plan and information on site drainage and fire risk.
Additional information received	12/05/2015	Schedule 5 response including an amended odour management plan and an amended noise management plan.
Variation determined EPR/LP3530UB	28/05/2015	Varied and consolidated permit issued in modern condition format.
Variation determined EPR/LP3530UB/V005	15/10/2020	Environment Agency initiated variation for Intensive Farming BAT compliance permit review
Application EPR/LP3530UB/V006 (variation and consolidation)	Duly made 08/10/2025	Application to vary the permit to increase the livestock capacity from 426,000 to 506,000 broiler places, add 2 new poultry houses, extend the installation boundary and add an additional

Status log of the permit		
Description	Date	Comments
		standby generator, and update the permit to modern conditions.
Additional information received (requested 16/04/2026)	04/05/2026	Clarification of operator address, heat exchanger management, ventilation, standby generators, site layout and drainage, distribution of poultry in housing, domestic sewage, environment management, technical standards, environmental risk and incinerators, and including submission of revised documents: Site Condition Report, BAT assessment and Technical Standards, Environmental Risk Assessment, site plans and Summary of Environment Management System.
Additional information received (requested 27/05/2026)	04/06/2026	Clarification of livestock placement and cycles and site drainage, and receipt of revised site drainage plans.
Variation determined EPR/LP3530UB	24/06/2026	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/LP3530UB

Issued to

Mr John Howard Mitchinson & Mrs Barbara Mitchinson ("the operator")

of

Beckstones Farm
Southwaite
Carlisle
Cumbria
CA4 0PY

to operate an installation at

Beck House Poultry Farm
Southwaite
Carlisle
Cumbria
CA4 0PY

to the extent set out in the schedules.

The notice shall take effect from 24/06/2026

Name	Date
Shannon Nicholson	**24/06/2026**

Authorised on behalf of the Environment Agency

Schedule 1

All conditions have been varied by the consolidated permit EPR/LP3530UB 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/LP3530UB

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/LP3530UB/V006 authorising,

Mr John Howard Mitchinson & Mrs Barbara Mitchinson ("the operator"),

of

Beckstones Farm
Southwaite
Carlisle
Cumbria
CA4 0PY

to operate an installation at

Beck House Poultry Farm
Southwaite
Carlisle
Cumbria
CA4 0PY

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

Name	Date
Shannon Nicholson	**24/06/2026**

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 table 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.

3.3.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to odour, submit to the Environment Agency for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour; and

(b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.4 Noise and vibration

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

3.4.2 The operator shall:

(a) if notified by the Environment Agency that the activities are giving rise to pollution outside the site due to noise and vibration, submit to the Environment Agency for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration; and

(b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by the Environment Agency.

3.5 Monitoring

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

(a) point source emissions specified in tables S3.1and 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 506,000 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**
Carcass incineration	Operation of an incinerator for carcass disposal Animal and Plant Health Agency (APHA) approved < 50 kg/hr.	From receipt of raw materials, fuels and input of carcasses to release of combustion products to air and associated wastes removed from site.
Biomass boiler	Operation of 7 biomass boilers with an aggregated thermal rated input not exceeding 1.55 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.

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Application EPR/LP3530UB/A001	Responses to Parts B2.3.1, B2.3.2, B2.3.3, B2.6.1, B2.6.2, N2.6.3, B2.7.1 and B2.7.2 in the application form and referenced supporting documentation.	01/02/2007
Application EPR/LP3530UB/V003	Responses to Parts C2 and C3 of the application form and referenced supporting documentation.	04/10/2010
Application EPR/LP3530UB/V004	Responses to Parts C3.5 of the application form and referenced supporting documentation.	15/01/2015
Response to Schedule 5 Notice dated 26/03/2015	Information regarding site drainage and raw material storage in relation to fire risk.	24/04/2015
Response to Schedule 5 Notice dated 23/04/2015	Noise management plan reference ‘Beckstones House Poultry Farm Noise Management Plan’. Odour management plan reference ‘Beckstones House Poultry Farm Odour Management Plan’.	12/05/2015
Application EPR/LP3530UB/V006 (variation and consolidation)	Responses to Part C3.5 of the application form and referenced supporting documentation, and including confirmation of compliance with all relevant best available techniques (BAT), as defined in the Intensive rearing of poultry or pigs (IRPP) BAT conclusions document, dated 21/02/2017 and additional information received in response to not duly made request for information including receipt of the following: • Dust management plan	Duly made 08/10/2025

Table S1.2 Operating techniques		
Description	**Parts**	**Date Received**
Additional information requested 16/04/2026	Response to request for information confirming heat exchanger drainage and maintenance, ventilation, standby generators, site drainage, livestock distribution, domestic sewage compliance, site security, firewater containment, incinerators and receipt of the following documents: • Revised BAT compliance and Technical standards document • Revised Environmental risk assessment • Revised Site condition report	04/05/2026
Additional information requested 27/05/2026	Response to request for information clarifying livestock placement and cycles, and site drainage, and receipt of the following document: • Revised Site drainage plans	04/06/2026

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, straw, miscanthus; or a combination of these.

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 – 11 shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Poultry houses 1 - 11	---	---	---	---	---
Gable end fan outlets on poultry houses 1 - 11 shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Poultry houses 1 - 11	---	---	---	---	---
Chimney from carcass incinerator as shown on the site plan referenced 'Site 2 site layout and drainage plan' in schedule 7	Carcass incinerator at Site 2	---	---	---	---	---
Exhaust from standby generators as shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Standby generators at Site 1 and Site 2	---	---	---	---	---
Vents from fuel tanks associated with standby generators shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Fuel tanks	---	---	---	---	---
Outlets from heat exchangers on poultry houses 1 – 6, 10 and 11 as shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Poultry houses 1 – 6, 10 and 11	---	---	---	---	---

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**
Emissions from 7 biomass boilers as shown on the site plans referenced 'Site 1 site layout and drainage plan' and 'Site 2 site layout and drainage plan' in schedule 7	Aggregated 1.55 MWth biomass boilers	---	---	---	---	---

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 (S1) to surface water open ditch immediately west and north east of the boundary for Site 1 as indicated on the site plan referenced 'Site 1 site layout and drainage plan' in schedule 7, which ultimately drains to Pow Beck	Roof water from poultry houses 1 - 6 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
Outlet (S1) to surface water open ditch immediately north west of the boundary for Site 2 as indicated on the site plan referenced 'Site 2 site layout and drainage plan' in schedule 7, which ultimately drains to Pow Beck	Roof water from poultry houses 7 - 11 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---
French drains acting as soakaways running along sides of poultry houses 5 and 6 as indicated on the site plan referenced 'Site 1 site layout and drainage plan' in schedule 7	Roof water from poultry houses 5 and 6 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---

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**
French drains acting as soakaways running along sides of poultry houses 10 and 11 as indicated on the site plan referenced 'Site 2 site layout and drainage plan' in schedule 7	Roof water from poultry houses 10 and 11 and water draining from yard (excluding all times yards are contaminated e.g. catching, mucking out or washing)	---	---	---	---	---

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 - 11	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_2O_5 excreted/animal place/year	0.25 kg P_2O_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 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	15/10/2020
kg N excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	15/10/2020
kg P_2O_5 excreted/animal place/year	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	15/10/2020
Dust atmospheric mass emission	Form Process Monitoring 1 or other form as agreed in writing by the Environment Agency	15/10/2020

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.

“Animal and Plant Health Agency (APHA)” is the government agency that licences small on farm incinerators; formerly known as the Animal Health and Veterinary Laboratories Agency.

“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 lll 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.

“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.

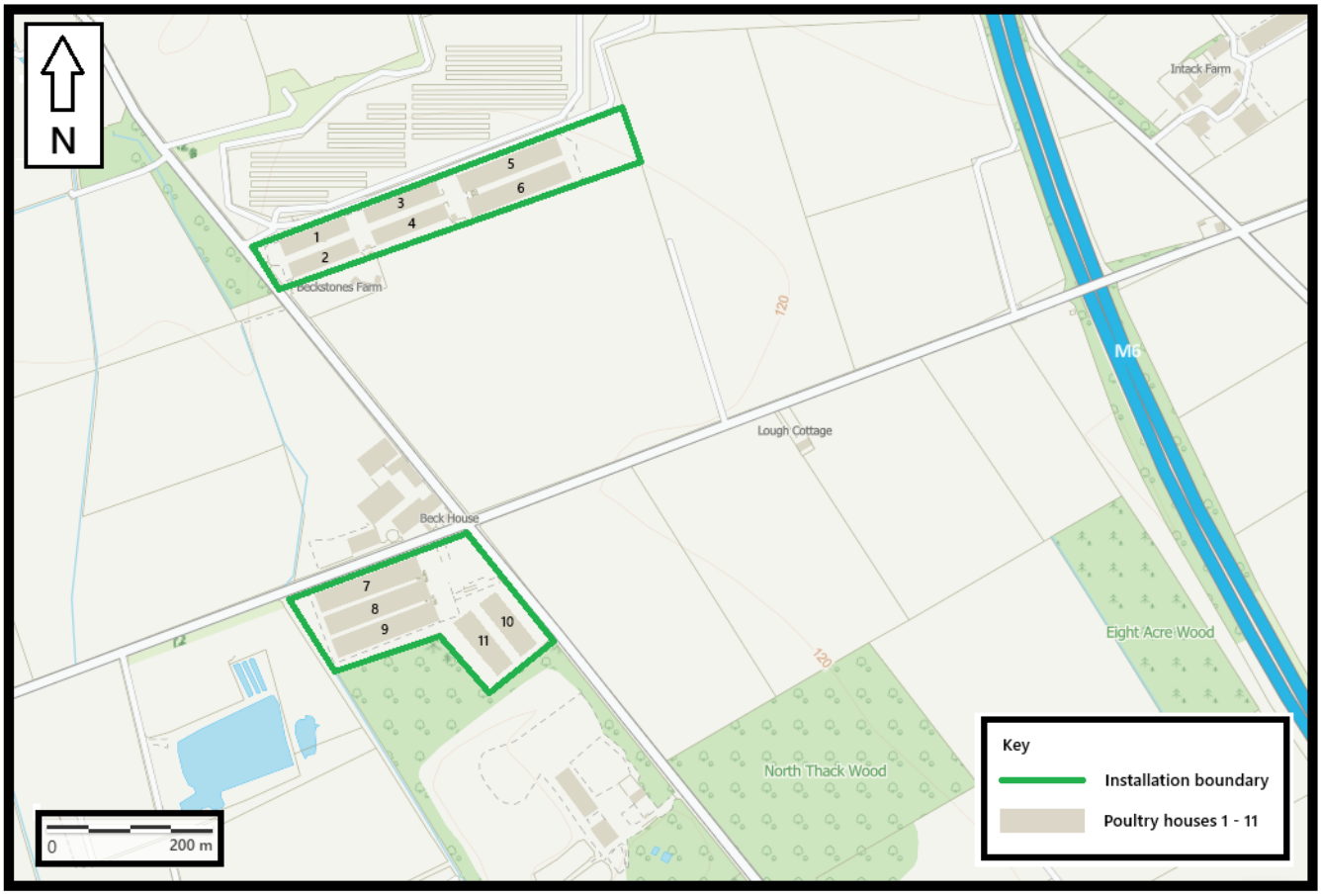
“Waste code” means the six digit code referable to a type of waste in accordance with the List of Wastes and in relation to hazardous waste, includes the asterisk

“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.

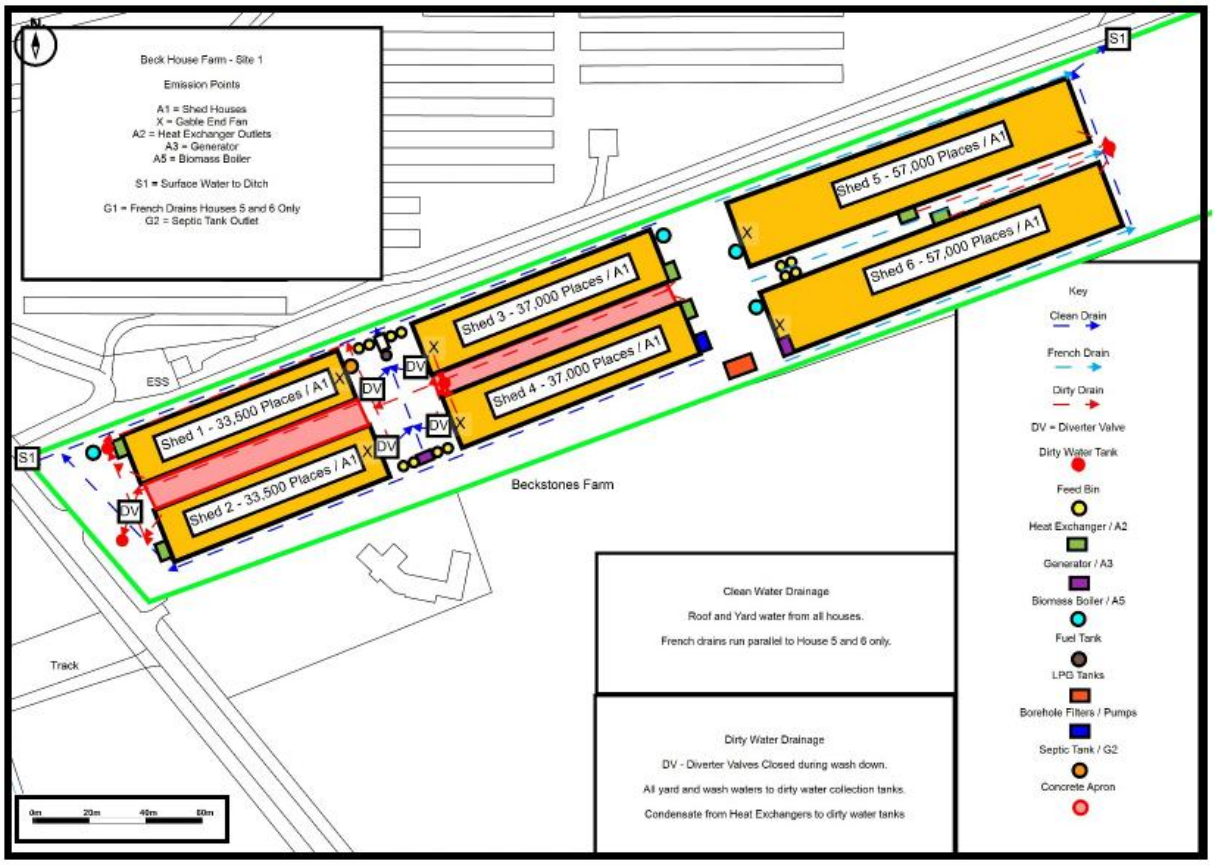
Schedule 7 – Site plan

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

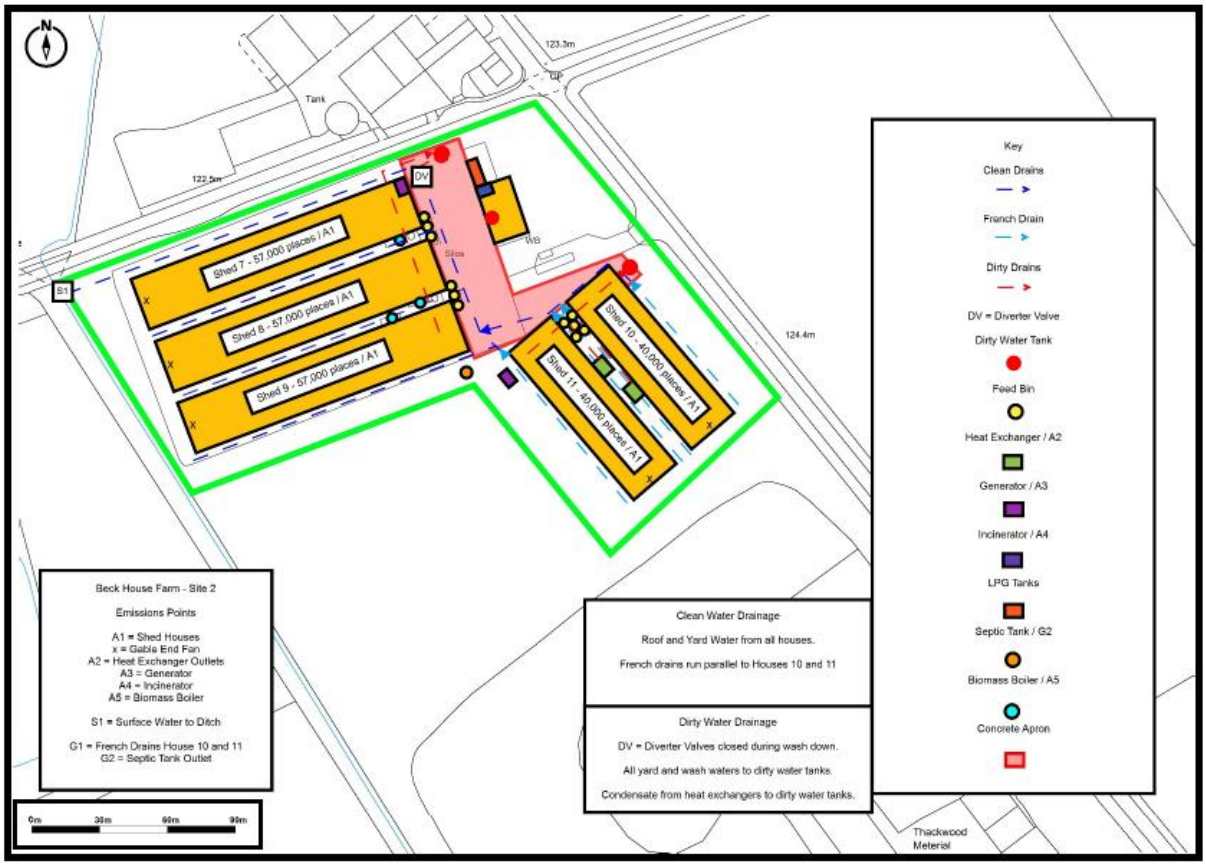


© Crown Copyright and Database Rights 2026 OS AC0000807064.

Site 1 site layout and drainage plan



Site 2 site layout and drainage plan



END OF PERMIT