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Resources**
Wales

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Llanshay Farm Limited

Llanshay Farm
Llanshay Lane
Knighton
Powys
LD7 1LW

Permit number
EPR/AB3593ZL

Llanshay Farm

Permit number EPR/AB3593ZL

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

The installation is to be operated by Llanshay Farm Limited and will house a maximum of 200,000 broilers for the production of meat. Birds will be in four poultry houses, each fitted with an appropriately sized DLG certified air scrubber which will provide the primary ventilation. Back up ventilation, most likely to be used at the end of crops in very warm weather, would be provided by high speed ridge or roof fans, each with a short chimney.

The birds will be housed at one day old and depopulated at the end of the rearing cycle at approximately 6 weeks of age, this will be done on an all-out, all-in basis. There will be approximately 8 cycles per year.

Prior to population the house floors will be covered to a sufficient depth of bulk shavings. Following depopulation, litter will be removed from the houses and taken off-site and the houses will be pressure washed and disinfected prior to the next cycle. All wash water will be collected in a sealed underground tank.

The site lies approximately 1.6km South East of Knighton, Powys at grid reference SO 30150 71630.

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

Status log of the permit		
Description	Date	Comments
Application PAN-001433	Duly made 20/04/17	
Permit determined EPR/AB3593ZL	18/09/17	Permit granted including Appendix 1 and Appendix 2 to Llanshay Farm Limited
Variation application EPR/AB3593ZL/V002 (PAN-018463)	Duly made 31/10/2022	Application to increase number of broilers from 110,000 to 200,000 and two new poultry houses
Additional information received in response to Schedule 5 Notice sent on 24/11/2022	14/12/2022	Further information relating to ammonia emissions
Additional information received in response to Schedule 5 Notice sent on 16/05/2023	14/06/2023	Detailed ammonia modelling
Variation application determined EPR/AB3593ZL/V002	12/11/2025	Permit issued to Llanshay Farm Limited

End of introductory note.

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number
EPR/AB3593ZL

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/AB3593ZL/V002 number authorising

Llanshay Farm Limited (“the operator”),
of

Llanshay Farm
Knighton
Powys
LD7 1LW

company registration number **10689601**

to operate an installation at

Llanshay Farm
Llanshay Lane
Knighton
Powys
LD7 1LW

to the extent authorised by and subject to the conditions of this permit and of the site specific conditions set out in Appendix 1 and in Appendix 2.

Signed

Date

	12 November 2025
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Authorised on behalf of Natural Resources Wales

APPENDIX 1

Sector Specific Conditions

Introductory note

This introductory note does not form a part of the Condition set

The conditions set out below are incorporated into this permit.

End of introductory note.

1 Management

1.1 General management

1.1.1 The operator shall manage and operate the activities:

- (a) in accordance with a written management system that identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents, non-conformances, closure and those drawn to the attention of the operator as a result of complaints; and
- (b) using sufficient competent persons and resources.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

1.2 Energy efficiency

1.2.1 The operator shall:

- (a) take appropriate measures to ensure that energy is used efficiently in the activities;
- (b) review and record at least every four years whether there are suitable opportunities to improve the energy efficiency of the activities; and
- (c) take any further appropriate measures identified by a review.

1.3 Efficient use of raw materials

1.3.1 The operator shall:

- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities;
- (b) maintain records of raw materials and water used in the activities;

- (c) review and record at least every four years whether there are suitable alternative materials that could reduce environmental impact or opportunities to improve the efficiency of raw material and water use; and
- (d) take any further appropriate measures identified by a review.

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

1.4.1 The operator shall take appropriate measures to ensure that:

- (a) the waste hierarchy referred to in Article 4 of the Waste Framework Directive is applied to the generation of waste by the activities; and
- (b) any waste generated by the activities is treated in accordance with the waste hierarchy referred to in Article 4 of the Waste Framework Directive; and
- (c) where disposal is necessary, this is undertaken in a manner which minimises its impact on the environment.

1.4.2 The operator shall review and record at least every four years whether changes to those measures should be made and take any further appropriate measures identified by a review.

2 Operations

2.1 Permitted activities

2.1.1 The operator is only authorised to carry out the activities specified in schedule 1 table S1.1 (the “activities”).

2.2 The site

See Appendix 2.

2.3 Operating techniques

- 2.3.1 (a) The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1, table S1.2, unless otherwise agreed in writing by Natural Resources Wales.
 - (b) If notified by Natural Resources Wales that the activities are giving rise to pollution, the operator shall submit to Natural Resources Wales for approval within the period specified, a revision of any plan specified in schedule 1, table S1.2 or otherwise required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.
- 2.3.2 The operator shall maintain and implement a system to record the number of animal places and animal movements.
- 2.3.3 The operator shall maintain and implement a system to record the quantities of solid manure or slurry exported from the installation, as defined on the site plan in schedule 7. The record shall include as a minimum:
- the date of export from the site

- the quantity exported
- details of the receiving site

2.3.4 The operator shall ensure that where waste produced by the activities is sent to a relevant waste operation, that operation is provided with the following information, prior to the receipt of the waste:

- (a) the nature of the process producing the waste;
- (b) the composition of the waste;
- (c) the handling requirements of the waste;
- (d) the hazardous property associated with the waste, if applicable; and
- (e) the waste code of the waste.

2.3.5 The operator shall ensure that where waste produced by the activities is sent to a landfill site, it meets the waste acceptance criteria for that landfill.

2.3.6 The operator shall ensure that a diet formulation and a nutritional strategy is used that minimises as far as is practicable the amount of Phosphorus and Nitrogen excreted.

2.3.7 Any raw materials or fuels listed in appendix 2 table S2.1 shall conform to the specifications set out in that table.

2.3.8 Waste shall only be accepted if:

- (a) it is of a type and quantity listed in appendix 2 table S2.2; and
- (b) it conforms to the description in the documentation supplied by the producer and holder.

2.3.9 Waste authorised by this permit shall be clearly distinguished from any other waste on the site.

2.4. Improvement Condition

2.4.1. The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by Natural Resources Wales.

3 Emissions and monitoring

3.1 Emissions to water, air or land

3.1.1 There shall be no point source emissions to water, air or land except from the sources and emission points listed in tables S3.2, S3.3 and S3.4.

3.1.2 The limits given in schedule 3 shall not be exceeded.

3.2 Emissions of substances not controlled by emission limits

- 3.2.1 Emissions of substances not controlled by emission limits (excluding odour) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to, those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.2.2 The operator shall:
- (a) if notified by Natural Resources Wales that the activities are giving rise to pollution, submit to Natural Resources Wales for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits;
 - (b) implement the approved emissions management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.
- 3.2.3 All liquids in containers, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.
- 3.2.4 Periodic monitoring shall be carried out at least once every 5 years for groundwater and 10 years for soil, unless such monitoring is based on a systematic appraisal of the risk of contamination.

3.3 Odour

- 3.3.1 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an authorised officer of Natural Resources Wales, 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 Natural Resources Wales that the activities are giving rise to pollution outside the site due to odour, submit to Natural Resources Wales for approval within the period specified, an odour management plan which identifies and minimises the risks of pollution from odour;
 - (b) implement the approved odour management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

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 Natural Resources Wales, 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 Natural Resources Wales that the activities are giving rise to pollution outside the site due to noise and vibration, submit to Natural Resources Wales for approval within the period specified, a noise and vibration management plan which identifies and minimises the risks of pollution from noise and vibration;
- (b) implement the approved noise and vibration management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

3.5 Monitoring

3.5.1 The operator shall, unless otherwise agreed in writing by Natural Resources Wales, undertake the monitoring specified in the following tables:

- (a) emissions specified in tables S3.1, S3.2, S3.3 and S3.4.
- (b) process monitoring specified in table S3.5

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.

3.6 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 Natural Resources Wales, submit to Natural Resources Wales for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard and annoyance from pests;
- (b) implement the pests management plan, from the date of approval, unless otherwise agreed in writing by Natural Resources Wales.

4 Information

4.1 Records

4.1.1 All records required to be made by this permit shall:

- (a) be legible;
- (b) be made as soon as reasonably practicable;
- (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
- (d) be retained, unless otherwise agreed in writing by Natural Resources Wales, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
 - (i) off-site environmental effects; and
 - (ii) matters which affect the condition of the land and groundwater.

- 4.1.2 The operator shall keep on site all records, plans and the management system required to be maintained by this permit, unless otherwise agreed in writing by Natural Resources Wales.

4.2 Reporting

- 4.2.1 The operator shall send all reports and notifications required by the permit to Natural Resources Wales using the contact details supplied in writing by Natural Resources Wales.
- 4.2.2 A report or reports on the performance of the activities over the previous year shall be submitted to Natural Resources Wales by 31 January (or other date agreed in writing by Natural Resources Wales) 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;
 - (b) the annual production /treatment data set out in schedule 4 table S4.2; and
 - (c) the performance parameters set out in schedule 4 table S4.3 using the forms specified in table S4.4 of that schedule.
- 4.2.3 The operator shall, unless notice under this condition has been served within the preceding four years, submit to Natural Resources Wales, within six months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.

4.3 Notifications

- 4.3.1 (a) In the event that the operation of the activities gives rise to an incident or accident which significantly affects or may significantly affect the environment, the operator must immediately:
- (i) inform Natural Resources Wales;
 - (ii) take the measures necessary to limit the environmental consequences of such an incident or accident; and
 - (iii) take the measures necessary to prevent further possible incidents or accidents.
- (b) In the event of a breach of any permit condition the operator must immediately:
- (i) inform Natural Resources Wales; and,
 - (ii) take the measures necessary to ensure that compliance is restored within the shortest possible time.
- (c) In the event of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment, the operator must immediately suspend the operation of the activities or the relevant part of it until compliance with the permit conditions has been restored.
- 4.3.2 Any information provided under condition 4.3.1, shall be confirmed by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

- 4.3.3 Where Natural Resources Wales has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform Natural Resources Wales when the relevant monitoring and/or spot sampling is to take place. The operator shall provide this information to Natural Resources Wales at least 14 days before the date the monitoring is to be undertaken.
- 4.3.4 Natural Resources Wales shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- Where the operator is a registered company:
- (a) any change in the operator's trading name, registered name or registered office address; and
 - (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.
- Where the operator is a corporate body other than a registered company:
- (a) any change in the operator's name or address; and
 - (b) any steps taken with a view to the dissolution of the operator.
- In any other case:
- (a) the death of any of the named operators (where the operator consists of more than one named individual);
 - (b) any change in the operator's name(s) or address(es); and
 - (c) any steps taken with a view to the operator, or any one of them, going into bankruptcy, entering into a composition or arrangement with creditors, or, in the case of them being in a partnership, dissolving the partnership.
- 4.3.5 Where the operator proposes to make a change in the nature or functioning, or an extension of the activities, which may have consequences for the environment and the change is not otherwise the subject of an application for approval under the Regulations or this permit:
- (a) Natural Resources Wales 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 Natural Resources Wales 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 "without delay", in which case it may be provided by telephone.

Schedule 1

Operations

See Appendix 2

Schedule 2

Waste types, raw materials and fuels

See Appendix 2

Schedule 3

Emissions and Monitoring

Table S3.1 BAT associated emission levels and monitoring requirements ^{Note 1}						
Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
Weaners	Nitrogen (N)	Excreted	4.0 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	2.2 kg P ₂ O ₅ /animal place	Per year	Annually	As above
	Ammonia (as NH ₃)	From animal house	0.53 kgNH ₃ /animal place	Per year	Annually	Estimation using emission factors

Table S3.1 BAT associated emission levels and monitoring requirements Note 1

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
Fattening Pigs	Nitrogen (N)	Excreted	13.0 kg N /animal place	Per year-	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	5.4	Per year	Annually	As above
	Ammonia (as NH ₃)	Animal house	2.6	Per year	Annually	Estimation using emission factors
Sows (including suckling piglets)	Nitrogen (N)	Excreted	30.0 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	15 kg P ₂ O ₅ /animal place	Per year	Annually	As above
Mating and gestating sows	Ammonia (as NH ₃)	Animal house	2.7 kg NH ₃ /animal place	Per year	Annually	Estimated using excretion factors
Farrowing sows (including suckling piglets) with crates.	Ammonia (as NH ₃)	Animal house	5.6 kg NH ₃ /animal place	Per year	Annually	Estimated using excretion factors

Table S3.1 BAT associated emission levels and monitoring requirements Note 1

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
Laying hens	Nitrogen (N)	Excreted	0.8 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	0.45 kg/P ₂ O ₅ /animal place	Per year	Annually	As above
Laying hens in caged housing	Ammonia (as NH ₃)	Animal house	0.08 kg NH ₃ /animal place	Per year	Annually	Estimation by using emission factors
Laying hens in non-caged housing	Ammonia (as NH ₃)	Animal house	0.13 kg NH ₃ /animal place	Per year	Annually	Estimation by using emission factors
Broilers	Nitrogen (N)	Excreted	0.6 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	0.25	Per year	Annually	As above
	Ammonia (as NH ₃)	Animal house	0.08 kg NH ₃ /animal place	Per year	Annually	Estimation by using emission factors

Table S3.1 BAT associated emission levels and monitoring requirements Note 1

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
Ducks	Nitrogen (N)	Excreted	0.8 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
Turkeys	Nitrogen (N)	Excreted	2.3 kg N /animal place	Per year	Annually	Calculation by using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein, total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content
	Phosphorus (as P ₂ O ₅)	Excreted	1.0	Per Year	Annually	As above

Note 1. There are no BAT emission factors specified for pullets.

Table S3.2 – Point source emissions to air emissions limits and monitoring requirements - see Appendix 2.

Table S3.3 – Point source emissions to water (other than sewer) – emission limits and monitoring – see Appendix 2.

Table S3.4 – Point source emissions to land – emission limits and monitoring – see Appendix 2

Table S3.5 – Process limits and monitoring requirements – see Appendix 2

Schedule 4

Reporting

See Appendix 2

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 activity that gives rise to an incident or accident which significantly affects or may significantly affect the environment	
To be notified within 24 hours	
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 permit condition	
To be notified within 24 hours	
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) In the event of a breach of permit condition which poses an immediate danger to human health or threatens to cause an immediate significant adverse effect on the environment:	
To be notified within 24 hours	
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 Natural Resources Wales 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.

“emission factors” are figures which have been agreed in writing with Natural Resources Wales and can be used in specific calculations.

“excretion factors” are figures which have been agreed in writing with Natural Resources Wales and can be used in specific calculations.

“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.675 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“Industrial Emissions Directive” means DIRECTIVE 2010/75/EU OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 24 November 2010 on industrial emissions

“Manure and slurry” have the following meaning:

- Manures may be either slurries or solid manures.
- Slurries consist of excreta produced by livestock whilst in a yard or building mixed with rainwater and wash water and, in some cases, waste bedding and feed. Slurries can be pumped or discharged by gravity.
- Slurry includes duck effluent, seepage from manure and wash water.
- Solid manures include farmyard manure (FYM) and comprise material from straw-based housing systems, excreta with lots of straw/sawdust/woodchips in it, or solids from mechanical separators.
- Most poultry systems produce solid manure (litter).
- Solid manure can generally be stacked.

“Manure management plan” means the requirements described in Section 2.3 of SGN 6.09 How to Comply – Intensive Farming.

“Pests” means *Birds, Vermin and Insects.*

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

“year” means calendar year ending 31 December.

Schedule - Site plan

see Appendix 2

APPENDIX 2

Site Specific Conditions

Introductory note

This introductory note does not form a part of the Condition set

The conditions set out below are incorporated into this permit.

End of introductory note.

2 Operations

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.

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 or pigs intensively in an installation with more than 40,000 places for poultry.	The keeping of broilers for the production of meat.	Maximum 200,000 birds at any one time in four poultry sheds (50,000 birds in each shed). From receipt of birds, raw materials and fuels onto the site, to removal of birds and associated wastes from site.
Directly Associated Activity		
Wash water tanks	Storage of dirty water from washing of poultry houses.	Temporary storage of wash down water in 4 sealed underground tanks.
Air Scrubbing units	4 DLG certified scrubber units fitted on each poultry house (4 in total)	Each scrubber to have a ventilation capacity of at least 332,000 m ³ /hr each.
Air scrubber liquor storage	Storage of liquor drained from the scrubber	Temporary storage in bunded tank.
Generator	Back-up generator in case of heating system failure.	From receipt of raw materials and fuels, to release of combustion products to air and any associated wastes removed from site.
Fuel oil tank	Storage of fuel oil for the generator.	Fuel to be stored in bunded tanks.
Chemical store	Storage of chemicals.	Secure storage of chemicals used for site clean-out phase.

Table S1.1 activities		
Activity listed in Schedule 1 of the EP Regulations	Description of specified activity	Limits of specified activity
Liquid Petroleum Gas (LPG) tanks	Storage of fuel.	Fuel is to be stored within 5 LPG tanks.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application ^{Note 1}	Responses to Part B3 section 3 of the application form and referenced supporting documentation	29/03/17
Odour Management Plan ^{Note 1}	All	29/03/17
Noise Management Plan ^{Note 1}	All	29/03/17
How to comply with your environmental permit - Additional guidance for intensive farming EPR 6.09	All	-
Application PAN-018463	Supporting information provided with the application, including operating techniques and risk management procedures outlined in the following documents : <ul style="list-style-type: none"> • Emergency Plan • Energy Efficiency • Fugitive Emissions • Layout Drainage Plan • Noise and Vibration • Noise Management Plan • Odour Assessment • Odour Management Plan • Closure Plan • Technical Standards 	27/06/2022
Application PAN-018463 Schedule 5 Notice response	Email 'PAN-018463 schedule 5 notice' containing confirmation of scrubber capacity	14/12/2022

Note 1: These operating techniques are superseded by those received as part of application PAN-018463

Table S1.3 Improvement programme requirements		
	Requirement	Date
1	The Operator shall submit written confirmation and training documents to Natural Resources Wales that the necessary operating techniques are in place for the operation of the air scrubbing units and that all staff have received the necessary training	A minimum of 10 days before the operation of the air scrubber on poultry building 1-4

Schedule 2 - Waste types, raw materials and fuels

Table S2.1 Raw materials and fuels	
Raw materials and fuel description	Specification
None set	None set

Table S2.2 Permitted waste types and quantities	
Maximum Quantity: None set	
Waste Code	Description
None set	None set

Schedule 3 – Emissions and Monitoring

Table S3.2 Point source emissions to air – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
High velocity roof fan outlets as shown on the site layout/drainage plan in schedule 7	None set	Poultry Houses 1 – 4	None set	None set	None set	None set
Exhaust stack of generator as shown on the site layout/drainage plan in schedule 7	None set	Generator	None set	None set	None set	None set
Vents on Liquid Petroleum Gas (LPG) Tanks as shown on the site layout/drainage plan in schedule 7	None set	LPG Tanks	None set	None set	None set	None set
Vent on fuel oil tank as shown on the site layout/drainage plan in schedule 7	None set	Fuel oil tank	None set	None set	None set	None set

Table S3.3 Point Source emissions to water (other than sewer) – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
Discharge to off site ditch as shown on the site layout/drainage plan in schedule 7	Clean, uncontaminated rainwater	Roof of poultry houses 1-4 and yard drainage	None set	None set	None set	None set

Table S3.4 Point Source emissions to land – emission limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
None	None set	None set	None set	None set	None set	None set

Table S3.5 Process limits and monitoring requirements					
Parameter	Source	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
pH of scrubber Liquor	-	3.5	Instantaneous	Continuous	Air scrubber process control system
Conductivity of scrubber Liquor	-	200 $\mu\text{S}/\text{cm}^3$	Instantaneous	Continuous	Air scrubber process control system

Schedule 4 - Reporting

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

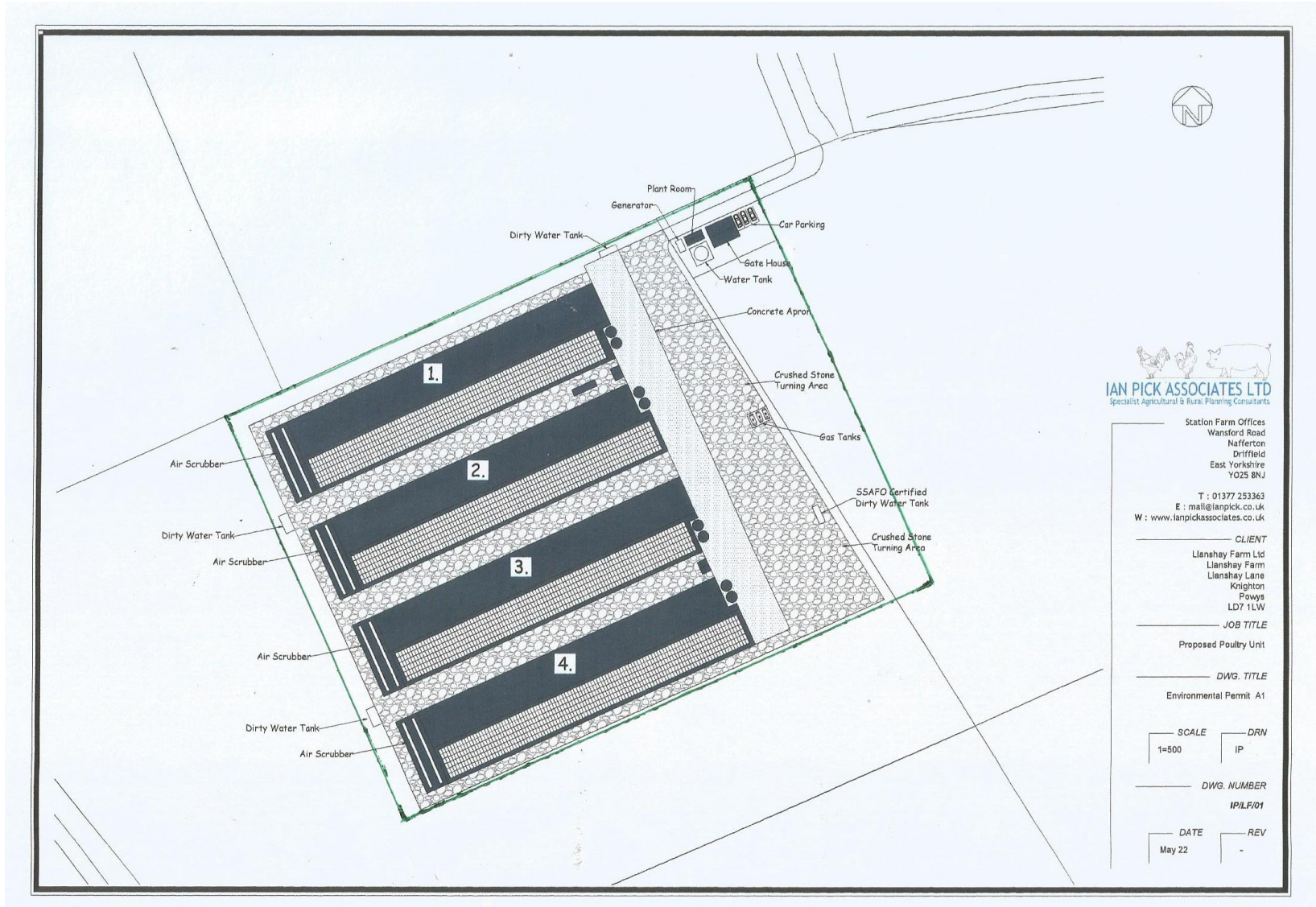
Table S4.1 Reporting of monitoring data			
Parameter	Emission or monitoring point/reference	Reporting period	Period begins
As detailed in Table S3.1 and Table S3.5 and as applicable to your operation	As detailed in Table S3.1 and Table S3.5 and as applicable to your operation	Annually	1 January

Table S4.2: Annual production/treatment	
Parameter	Units
Live birds removed from site	Birds

Table S4.3 Performance parameters		
Parameter	Frequency of assessment	Units
Total Nitrogen excreted	Annually	kg N excreted/animal place/year
Total Phosphorus excreted	Annually	kg P ₂ O ₅ excreted/animal place/year
Ammonia	Annually	kg NH ₃ /animal place/year

Table S4.4 Reporting forms		
Media/parameter	Reporting format	Date of form
kg N excreted/animal place/year and kg P ₂ O ₅ excreted/animal place/year	Form N&P Excretion 1 or other form as agreed in writing by Natural Resources Wales	18/09/17
kg NH ₃ /animal place/year	Form Air 1 or other form as agreed in writing by Natural Resources Wales	18/09/17
pH and Conductivity of Scrubber Liquor	Form Process 1 or other form as agreed in writing by Natural Resources Wales	12/11/2025

Schedule 7 - Site plan



Station Farm Offices
Wansford Road
Nafferton
Drifffield
East Yorkshire
YO25 8NJ

T : 01377 253363
E : mail@ianpick.co.uk
W : www.ianpickassociates.co.uk

CLIENT
Llanshay Farm Ltd
Llanshay Farm
Llanshay Lane
Krighton
Powys
LD7 1LW

JOB TITLE
Proposed Poultry Unit

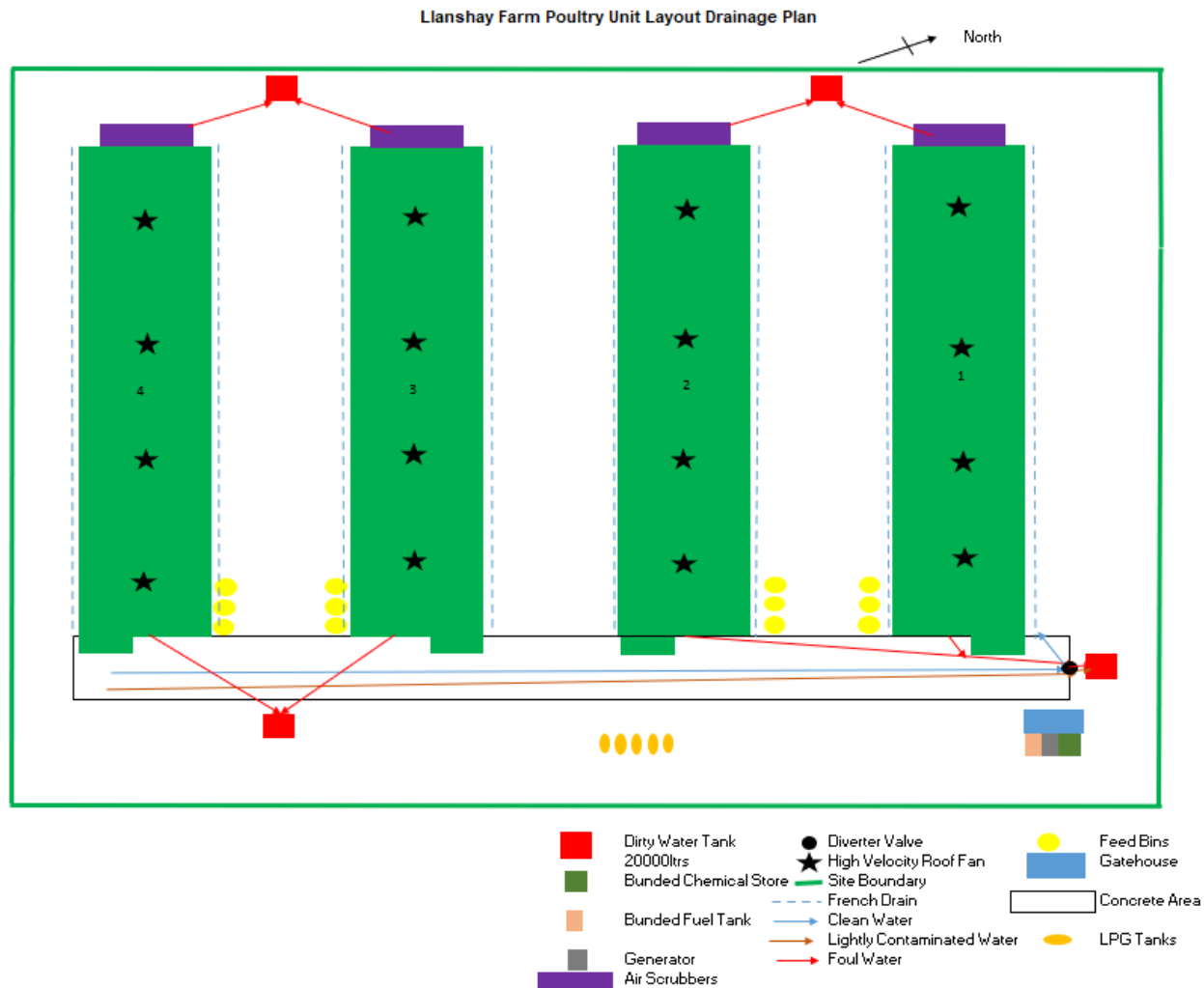
DWG. TITLE
Environmental Permit A1

SCALE 1:500 DRN JP

DWG. NUMBER
IPLP/01

DATE May 22 REV -

Layout/drainage plan (not to scale):



End of Permit.