

Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Mr William Bedell

Neuadd Isaf Poultry Farm
Penybont
Llandrindod Wells
Powys
LD1 5SW

Permit number

EPR/HP3836MG

Variation number

EPR/HP3836MG/V006

Neuadd Isaf Poultry Farm

Permit number EPR/HP3836MG

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

Neuadd Isaf Poultry Farm is situated approximately two and a half kilometres East from Llandrindod Wells in Powys. It is approximately centred on National Grid Reference SO 09510 62130.

The installation will house a maximum of 258,000 broiler chickens. The birds will be brought to the site at approximately one day old and depopulated around thirty-three to thirty-nine days old. There will be between 7 to 7.5 cycles per annum. The birds will be delivered and removed on an "All In, All Out" basis.

The birds will be housed in six buildings each of which will be constructed to BAT standards. All houses will be heated by heat exchangers, used for both pre-warming and heating the buildings during the crop cycle. The hot water delivered to the radiators is heated using biomass boilers with emergency generator backup.

In four of the buildings, ventilation is controlled by a negative pressure system and extraction fans are side mounted with ridge air inlets. The other two buildings are fitted with air scrubbing systems and roof fans for back up-ventilation. The two houses with scrubbers are to hold 53,000 birds each.

After the birds are removed the litter will be removed from the site and spread on operator controlled land if there is a proven nutrient benefit. The buildings will then be cleaned, disinfected and dried prior to the next re-stocking of birds. All wash waters will be collected and disposed of appropriately.

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 HP3836MG	Duly made 01/12/2006	
Permit issued	30/01/2008	
IC3, requirement for Condition Deleted	Not required	
Variation EPR/HP3836MG/V002 (PAS Number FP3134TA)	Duly Made 30/04/2010	
Variation Determined	17/05/2010	
Variation Application EPR/HP3836MG/V003	Duly made 30/10/2014	Application for biomass boilers.
Variation determined	27/02/2015	Variation issued

Status log of the permit		
Description	Date	Comments
Variation Application EPR/HP3836MG/V004	Duly made 11/11/2015	Application for use of grade A "clean" recycled wood in the biomass boilers.
Variation determined	29/01/2016	Variation and consolidated permit issued
Variation issued EPR/HP3836MG/V005	30/05/2018	Natural Resources Wales Variation and consolidation following the implementation of the Intensive Farming BAT conclusions.
Substantial Variation application EPR/HP3836MG/V006 (PAN-016447)	Duly made 21/02/2022	Application to erect two new broiler houses and to increase poultry places from 170,900 to 258,000.
Additional information received	16/05/2022	Information to support the Odour Assessment
Additional information received	09/06/2022	Updated Site Layout and Drainage Plan
Additional information received	07/07/2022	Further information regarding the heat exchangers
Additional information requested	26/07/2022	Schedule 5 Notice sent requesting further information regarding the application's Odour Assessment.
Additional information received	26/07/2022	Schedule 5 Notice responses.
Additional information received	28/07/2022	
Additional information received	07/09/2022	
Variation determined EPR/HP3836MG/V006	12/11/2025	Variation and consolidated permit issued

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number
EPR/HP3836MG

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/HP3836MG/V006 authorising

Mr William Bedell (“the operator”),

of

**Neuadd Isaf
Penybont
Llandrindod Wells
Powys
LD1 5SW**


to operate an installation at

**Neuadd Isaf Poultry Farm
Penybont
Llandrindod Wells
Powys
LD1 5SW**

to the extent authorised by and subject to the conditions of this permit as 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.
- 2.3.1 (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)	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 Kg P ₂ O ₅ /animal place	Per year	Annually	As above
	Ammonia (as NH ₃)	Animal house	2.6 kg NH ₃ /animal place	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 kg P ₂ O ₅ /animal place	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 kg P ₂ O ₅ /animal place	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.

“*BAT*” means “best available techniques” as detailed in the Commission Implementing Decision (EU) 2017/302 of 15 February 2017.

“*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.

“*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.*

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

“*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 muck 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.

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

“*year*” means calendar year ending 31 December.

Schedule 7

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.

2.4 Improvement programme

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.

2.4.2 Except in the case of an improvement which consists only of a submission to Natural Resources Wales, the operator shall notify Natural Resources Wales within 14 days of completion of each improvement.

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) Rearing of poultry or pigs intensively in an installation with more than 40,000 places for poultry.	The rearing of poultry in a broiler facility.	To house a maximum capacity of 258,000 birds in buildings. Buildings 1, 2, 3 and 4 are to hold a maximum of 152,000. Buildings 5 and 6 are to hold a maximum of 106,000 birds. From receipt of birds, raw materials and fuels onto the site, to removal of birds and associated wastes from site.
Directly Associated Activity		
Biomass Boiler	Operation of four Biomass Boilers for site heating.	From receipt of raw materials and fuels, to release of combustion products to air and associated wastes removed from site. With a maximum thermal rated input of 0.856 MWth.
Carcass incineration	Operation of an incinerator for carcass disposal.	Temporary storage of fallen stock in vermin proof containers prior to incineration. Animal Health approved < 50 kg/hr incinerator.
Air scrubbers	Air wet scrubbing units for ammonia control	Installed to buildings 5 and 6
Wash water tanks	Storage of dirty water from washing of poultry houses.	Temporary storage of wash down water in 7 tanks with a combined capacity of 120,000 litres
Heat exchangers	The recovery of heat using a "Multi-heat" heating system used for both warming the buildings both prior to and during the crop cycle.	Hot water used in the system to be heated using Biomass Boilers (or back-up generator where required). Condensate may only be discharged to wash water tank.
Feed silos	Storage of feed.	Feed is stored within 12 vermin proof containers.
Generator with banded fuel tank	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.
Liquid Petroleum Gas (LPG) tanks	Storage of fuel.	Fuel is to be stored within 9 LPG tanks.
Chemical store	Storage of chemicals.	Secure storage of chemicals used for site clean-out phase.

Table S1.2 Operating techniques		
Description	Parts	Date Received
Application	The responses to sections B2.3.1, B2.3.2, B2.3.3, B2.6.1, B2.6.2, B2.6.3, B2.7.1, B2.7.2 in the application.	01/12/2006

Table S1.2 Operating techniques		
Description	Parts	Date Received
Variation Application EPR/HP3836MG/V003	Responses to Part B3 section 3 of the application form and referenced supporting documentation. Best available techniques as described in BAT conclusions under Directive 2010/75/EU of the European Parliament and of the Council on industrial emissions for Intensive Farming installations.	16/09/2014
Variation Application EPR/HP3836MG/V004	Supporting documentation entitled proposed changes	11/11/2015
Variation Application EPR/HP3836MG/V006	Supporting application documents including relevant documents relating to the Air Scrubbers on the two new buildings. Document references include: <ul style="list-style-type: none"> • Proposed Changes • Technical Standards • Neuadd Isaf Air Scrubbing • Noise Management Plan • Odour Management Plan • Contingency Plan • Emergency Plan 	23/12/2021

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC1	A written plan shall be submitted to the Agency for approval, following a review of all site drainage at the installation. The plan shall take into account the appropriate measures for the management of drainage systems and run-off in S3.3 of TGN How to Comply, Version 1, and include a timetable for any improvements to the drainage system. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	Completed
IC2	A written plan shall be submitted to the Agency for approval following a review of existing poultry housing and management practices at the installation. The plan shall take into account the appropriate measures in S6.2.1 & S6.2.2 of TGN How to Comply, Version 1. The plan shall identify measures to reduce emissions to all media, the likely cost of such measures and a proposed timetable for their implementation. The notification requirements of condition 2.5.2 shall be deemed to have been complied with on submission of the plan. The plan shall be implemented by the operator from the date of approval in writing by the Agency subject to such amendments or additions as notified by the Agency.	Completed

Table S1.3 Improvement programme requirements		
Reference	Requirement	Date
IC3	<p>The operator shall provide written proposals to reduce the emission from Neuadd Isaf Poultry Farm by 44% or such other measures so that the contribution to the ammonia concentration in air at the River Ithon (Site of Special Scientific Interest) is no more than 0.5 µg/m³ as an annual average.</p> <p>The proposals shall be implemented by the operator by 30 October 2011 subject to such amendments, timescales or additions as notified by the Environment Agency.</p>	Removed
IC4	<p>The operator shall comply with the requirements of the BAT Conclusions listed below, as far as they are applicable to the installation, on or before 20 February 2021.</p> <p>These BAT Conclusions for the intensive rearing of poultry or pigs were published as a Commission Implementing Decision (EU 2017/302) in the Official Journal of the EU on the 21 February 2017.</p> <p>BAT Conclusions: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 23, 24, 25, 26, 27, 29, 31, 32.</p>	Completed
IC5	<p>The operator shall submit a written report to Natural Resources Wales for approval, detailing compliance with the applicable parts of the BAT conclusions listed in IC4.</p>	Completed
IC6	<p>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</p>	A minimum of 10 days before the operation of the air scrubber on poultry building 5 and 6

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 fuel comprising only virgin timber, straw, miscanthus or grade A "clean" recycled wood as specified in PAS 111:2012 Specification for the requirements and test methods for processing waste wood.

Table S2.2 Permitted waste types and quantities	
Maximum Quantity	
Waste Code	Description
03 01 05	Sawdust, shavings, cuttings, wood, particle board and veneer other than those mentioned in 03 01 04
15 01 03	Wooden packaging
19 12 07	Wood other than that mentioned in 19 12 06

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
Side fan outlets on buildings 1-4 as shown in the Site layout / drainage plan in Schedule 7	None set	Poultry shed 1 - 4	None set	None set	None set	None set
Vent from LPG tanks as shown in the Site layout / drainage plan in Schedule 7	None set	LPG Tanks	None set	None set	None set	None set
Chimney from carcass incinerator as shown in the Site layout / drainage plan in Schedule 7	None set	Carcass incinerator	None set	None set	None set	None set
Exhaust from stand-by generator as shown on in the Site layout / drainage plan in Schedule 7	None set	Stand-by generator	None set	None set	None set	None set
Vents from bunded fuel tanks as shown in the Site layout / drainage plan in Schedule 7	None set	Diesel Tanks	None set	None set	None set	None set
Exhaust chimney on Biomass Boiler located at 309598, 262130	None set	0.214 MW Biomass Boiler	None set	None set	None set	None set

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
Exhaust chimney on Biomass Boiler located at 309595, 262135	None set	0.214 MW Biomass Boiler	None set	None set	None set	None set
Exhaust chimney on Biomass Boiler located at 309593, 262139	None set	0.214 MW Biomass Boiler	None set	None set	None set	None set
Exhaust chimney on Biomass Boiler located at 309590, 262145	None set	0.214 MW Biomass Boiler	None set	None set	None set	None set
Air Scrubbers on building 5 and 6 as shown in the Site layout / drainage plan in Schedule 7.	None set	Air Scrubbers from building 5 & 6 ventilation	None set	None set	None set	None set
Summer cooling roof fans on building 5 and 6 as shown in the Site layout / drainage plan in Schedule 7.	None set	Summer cooling roof fans	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
None	None set	None set	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
Emissions to soakaway as shown in the Site layout / drainage plan in Schedule 7	None set	Clean, uncontaminated rainwater draining from the roofs of all buildings and yard area	None set	None set	None set	None set

Table S3.5 Process limits and monitoring requirements						
Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standards or method
Air Scrubbing Units on building 5 and 6 as shown in the site layout/drainage plan in schedule 7	pH of Scrubber Liquor	-	3.5 (maximum)	Instantaneous	Continuous	Process control system
Air Scrubbing Units on building 5 and 6 as shown in the site layout/drainage plan in schedule 7	Conductivity of Scrubber Liquor	-	200 $\mu\text{S}/\text{cm}^3$	Instantaneous	Continuous	Process control system
Summer cooling roof fans on building 5 and 6 as shown in the site layout/drainage plan in schedule 7	Number of hours operated per crop cycle	-	-	Instantaneous	Continuous	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 S3.5 and as applicable to your operation	As detailed in Table S3.1 and 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

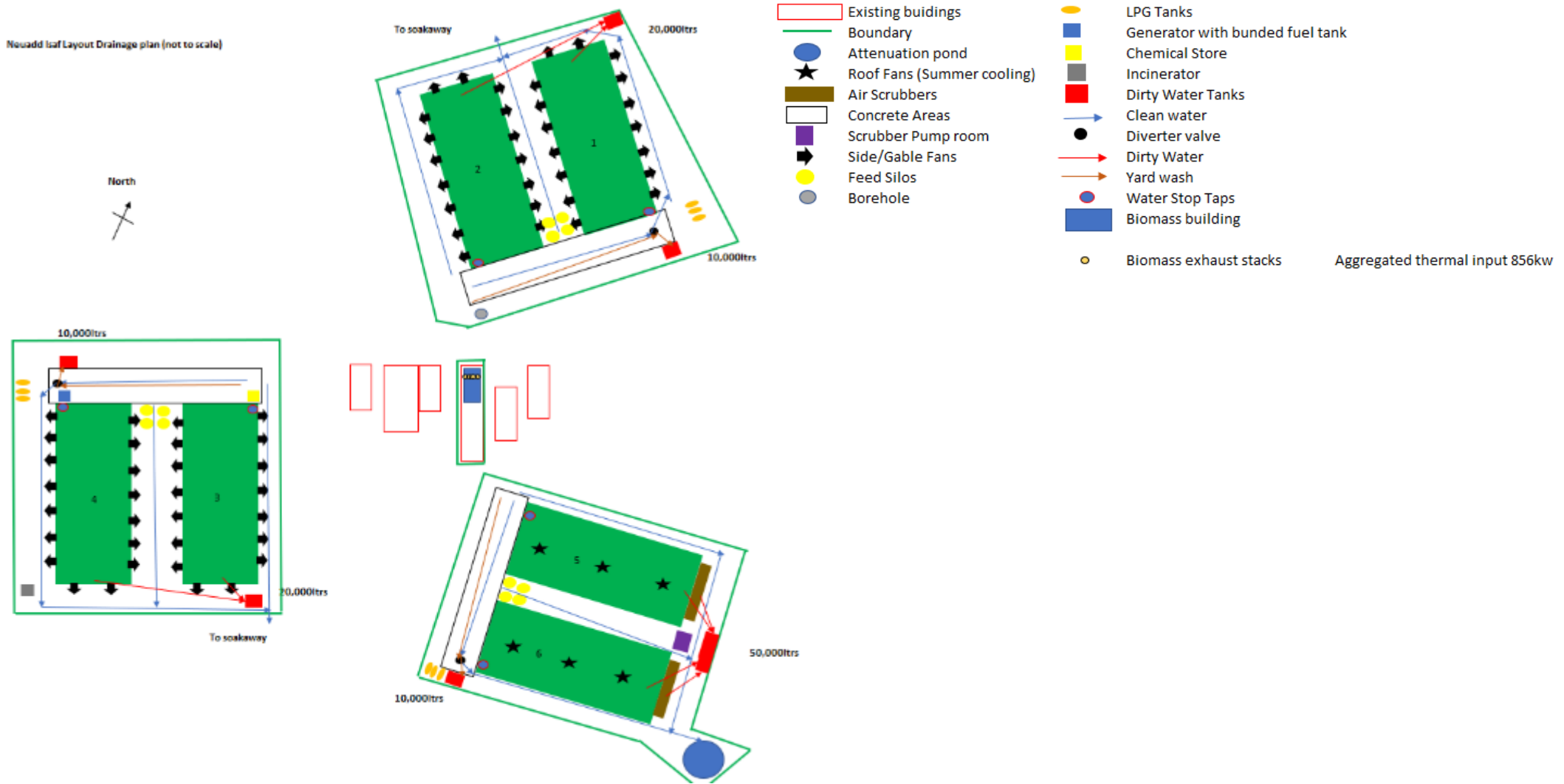
Table S4.3 Performance parameters		
Parameter	Frequency of assessment	Units
Ammonia	Annually	kg NH ₃ /animal place/year
Nitrogen excreted	Annually	kg N excreted/animal place/year
Total Phosphorus excreted	Annually	kg P ₂ O ₅ excreted/animal place/year

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	30/05/18
kg NH ₃ /animal place/year	Form Air 1 or other form as agreed in writing by Natural Resources Wales	30/05/18
pH and Conductivity of Scrubber Liquor and Number of hours summer cooling fans operated per crop cycle	Form Process 1 or other form as agreed in writing by Natural Resources Wales	12/11/2025

Schedule 7 - Site plan



Supplementary Site layout/drainage plan for information (not to scale):



Newydd Isaf Layout Drainage plan (not to scale)



END OF PERMIT