

**Natural Resources Wales Permitting Decisions**

**Hoseley Farms Limited (Black Rock  
Farm Poultry Unit)**

**Decision Document**

## Application for a Full Transfer

**The application number is: PAN-029349**

**The permit variation number is: EPR/AB3190ZZ/T005**

**The Transferor is: Mr Neil Elliott and Mrs Kathryn Elliott**

**The Transferee is: Hoseley Farms Limited**

**The Installation is located at: Black Rock Farm Poultry Unit, Black Rock Farm,  
Sesswick Way, Cross Lanes, Wrexham, LL13 0SQ**

### Purpose of this document

This decision document:

- explains how the application has been determined
- provides a record of the decision-making process
- shows how all relevant factors have been taken into account
- justifies the specific conditions in the permit other than those in our generic permit template.

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

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# 1. Executive summary

## 1.1. Application summary

Application has been made to transfer the environmental permit for Black Rock Farm Poultry Unit from Mr Neil Elliott and Mrs Kathryn Elliott (the “transferor”) to Hoseley Farms Limited (the “transferee”) in full.

## 1.2. Our decision

We have decided to grant the transfer for Black Rock Farm Poultry Unit from Mr Neil Elliott and Mrs Kathryn Elliott to Hoseley Farms Limited.

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

# 2. Receipt of the application

The application was received on 16/05/2025. In order for us to be able to consider the application duly made, we needed more information. We requested that the applicant completed Part Q4c of Application form Part D2.

A letter requesting this information was sent to the applicant on 21/11/2025. Upon receipt of this information, on 25/11/2025, we were able to consider the application duly made. This means we considered it was in the correct form and contained sufficient information for us to begin our determination, but not that it necessarily contained all the information we would need to complete that determination.

# 3. Confidential information

The applicant made a claim for no claim for commercial confidentiality, and we have not received information in relation to the application that appears to be confidential in relation to any party.

## 4. Legislation

The transfer will be granted under Regulation 21 of the EPR. The Environmental Permitting regime is a legal vehicle which delivers most of the relevant legal requirements for activities falling within its scope. In particular, the regulated facility is:

- an *installation* as described by the IED;
- subject to aspects of the Well-Being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016 which also have to be addressed.

We address the legal requirements directly where relevant in the body of this document. NRW is satisfied that the decision on this application is consistent with its general purpose of pursuing the sustainable management of natural resources (SMNR) in relation to Wales and applying the principles of SMNR. In particular, NRW acknowledges that it is a principle of sustainable management to take action to prevent significant damage to ecosystems. We consider that, in granting the transfer a high level of protection will be maintained for the environment and human health through the operation of the Installation in accordance with the permit conditions.

## 5. Operation of the installation

### 5.1. Operator competence

The new operator will be the sole operator of the Installation.

We are satisfied that the new operator is the person who will have control over the operation of the Installation after the permit is transferred and that they will be able to operate the Installation so as to comply with the conditions included in the permit. The decision was taken in accordance with EPR RGN 1 Understanding the meaning of operator<sup>1</sup>.

#### Relevant Convictions

The new operator has declared they have no relevant convictions.

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<sup>1</sup> [RGN 1 Understanding the meaning of 'operator' \(naturalresources.wales\)](#)

NRW's COLINS Database has been checked to ensure to confirm are no relevant convictions. No relevant convictions were found.

### Financial Provision

The new operator has declared they have no current or past bankruptcy or insolvency proceeding against them.

There is no known reason to consider that the new operator will not be financially able to comply with the permit. The decision was taken in accordance with RGN 5 on Operator Competence.

## 5.2. Environmental Management System

The new operator has stated in the application that the management structure will stay substantially the same following the transfer and that activities will be managed in largely the same way as they currently are. Evidence has been provided of this with the application.

The new operator has stated in the application that they will implement an Environmental Management System (EMS) that will meet the requirements for an EMS in our "How to comply with your environmental permit guidance"<sup>2</sup>.

The operator has submitted a summary of their own EMS with their application.

We have reviewed the application and are satisfied that appropriate management systems and management structures will be in place for this Installation, and that sufficient resources are available to the operator to ensure compliance with all the permit conditions.

## 6. The Permit Conditions

There have been no changes to the permit's conditions as a result of the transfer.

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<sup>2</sup> [Natural Resources Wales / Guidance to help you comply with your environmental permit](#)