

## **Permit with introductory note**

The Environmental Permitting (England & Wales) Regulations 2016

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**Mr Neil Elliott and Mrs Kathryn Elliott**

**Black Rock Farm Poultry Unit  
Cross Lanes  
Wrexham  
LL13 OSQ**

Permit number

**EPR/AB3190ZZ**

# **Black Rock Farm Poultry Unit**

## **Permit number EPR/AB3190ZZ**

### **Introductory note**

#### **This introductory note does not form a part of the permit**

The main features of the permit are as follows.

Black Rock Farm Poultry Unit is situated approximately 0.5 km north, north west of the village of Cross Lanes in the County Borough of Wrexham. It is approximately centred on National Grid Reference SJ 37351 47513.

The installation is located adjacent to ponds that are known to support populations of Great Crested Newts (GCNs). Measures have been taken by the operator to protect and sustain the GCN population and habitat as follows:

- Creation of an amphibian exclusion area around the development site during construction;
- Provision of protection measures during construction;
- Creation of GCN compensation habitat to the east of the exclusion area;
- Translocation of GCN found within the exclusion area to the compensation habitat;
- Provision of a biosecurity risk assessment;
- Long-term management and maintenance of GCN habitats, including the newly-created compensation habitat; and
- Ongoing monitoring and surveillance of the GCN population.

The installation is operated by Mr Neil Elliott and Mrs Kathryn Elliott and is permitted to house a maximum of 82,000 birds for the purposes of meat production. Day old chicks are brought to the site and are removed approximately 40 days later on an all-out basis. Birds are grown in two poultry houses which each have capacity for 41,000 birds.

The houses are sited on concrete bases which are covered with a layer of wood shavings which is maintained in a dry, friable condition through the regulation of drinking water supply and temperature and humidity. Temperature in the houses is regulated using hot water heaters which are fuelled through an air / ground heating system. Alternative means of heating water for the heaters is available using liquid petroleum gas (LPG) boiler, which will be used when the air / ground heating system is out of service for maintenance etc.

Ventilation is provided by high-velocity, roof ridge-mounted fans which are controlled centrally through an automated system. The automated ventilation system is used to maintain the optimum atmosphere for bird welfare and to minimise ammonia and odour release. During periods of warm weather, additional ventilation is provided from gable-end fans.

Feed is delivered in covered vehicles and stored in enclosed galvanised steel silos. Birds which die during the production cycle are recorded and removed from houses daily. Carcasses are stored in sealed, vermin proof containers prior to removal under the fallen stock scheme.

Following removal of birds at the end of the crop cycle all litter is removed and transported off-site in sealed containers. The floor and walls of the poultry houses are cleaned using high pressure water jets and wash water is diverted via the site's drainage system to a bunded underground dirty water tank. Wash water is removed off-site via road tanker.

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

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Application EPR/CP3437WX/A001	Duly made 09/02/2015	Application for intensive broiler poultry-rearing permit.
Additional information requested	15/05/2015	Assessment of impact of permitted activities on European Protected Species, specifically Great Crested Newts, requested.
Additional information received	29/06/2015	Assessment of impact of permitted activities on European Protected Species, specifically Great Crested Newts, received.
Additional information requested	26/10/2015	Further assessment of impact of permitted activities on European Protected Species, specifically Great Crested Newts and additional information in respect of drainage, fallen stock and heating arrangements, requested.
Additional information received	26/10/2015	Further assessment of impact of permitted activities on European Protected Species, specifically Great Crested Newts and additional information in respect of drainage, fallen stock and heating arrangements received.
Additional information requested	27/10/2015	Revision of site plans and capacity of dirty water tank requested.
Additional information received	30/10/2015	Revised site plan and capacity of dirty water tank received.
Additional information requested	03/11/2015	Diameter of ventilation fan vent requested.
Additional information requested	17/11/2015	Site plan showing great crested newt monitoring points.

<b>Status log of the permit</b>		
<b>Description</b>	<b>Date</b>	<b>Comments</b>
Additional information received	27/11/2015	Confirmation of ventilation fan vent diameter.
Additional information requested	27/11/2015	Site plan showing great crested newt monitoring points received.
Additional information requested	02/02/2016	Information requested to enable convictions checks to be completed following applicants' request to hold permit as a partnership instead of as a company.
Additional information received	02/02/2016	Information received to enable convictions checks to be completed.
Permit EPR/AB3190ZZ determined	04/02/2016	Permit issued to Mr Neil Elliott and Mrs Kathryn Elliott.
Variation issued EPR/AB3190ZZ/V002	31/01/2018	Natural Resources Wales Variation and consolidation following the implementation of the Intensive Farming BAT conclusions.
Notification of variation EPR/AB3190ZZ/V003	Duly made 11/06/2019	Application to amend the post code of the site address.
Variation determined EPR/AB3190ZZ	03/07/2019	Varied permit issued.
Variation Application EPR/AB3190ZZ/V004	Duly made 12/02/21	
Variation issued EPR/AB3190ZZ/V004	02/07/21	

End of introductory note

# Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number  
**EPR/AB3190ZZ**

This is the consolidated permit referred to in the variation and consolidation notice for application EPR/AB3190ZZ/V004 authorising,

**Mr Neil Elliott and Mrs Kathryn Elliott** (“the operator”), of

**Ventura House  
Ventura Park Road  
Tamworth  
Staffordshire  
B78 3HL**

to operate an installation at

**Black Rock Farm Poultry Unit  
Black Rock Farm  
Cross Lanes  
Wrexham  
LL13 OSQ**

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
<b>Holly Noble</b>	<b>02/07/2021</b>

Authorised on behalf of Natural Resources Wales

# APPENDIX 1

## 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, water, fuel and electrical energy 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.

## **2.4 Pre-operational conditions**

- 2.4.1 The activities shall not be brought into operation the measures specified in schedule 1 table S1.4A have been completed.

# **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.

## **3.2 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) Great crested newts 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 and note 2

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 <sub>2</sub> O <sub>5</sub> )	Excreted	2.2 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	0.53 kgNH <sub>3</sub> /animal place	Per year	Annually	Estimation using emission factors
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 <sub>2</sub> O <sub>5</sub> )	Excreted	5.4 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	2.6 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation using emission factors

**Table S3.1 BAT associated emission levels and monitoring requirements** Note 1 and note 2

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
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 <sub>2</sub> O <sub>5</sub> )	Excreted	15 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
Mating and gestating sows	Ammonia (as NH <sub>3</sub> )	Animal house	2.7 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimated using excretion factors
Farrowing sows (including suckling piglets) with crates.	Ammonia (as NH <sub>3</sub> )	Animal house	5.6 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimated using excretion factors
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 <sub>2</sub> O <sub>5</sub> )	Excreted	0.45 kg/P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
Laying hens in Caged housing	Ammonia (as NH <sub>3</sub> )	Animal house	0.08 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation by using emission factors
Laying hens in Non caged housing	Ammonia (as NH <sub>3</sub> )	Animal house	0.13 kg NH <sub>3</sub> /animal place <small>Note 3</small>	Per year	Annually	Estimation by using emission factors

**Table S3.1 BAT associated emission levels and monitoring requirements** Note 1 and note 2

Emission point ref. & location	Parameter	Source	Limit (incl. unit)	Reference period	Monitoring frequency	Monitoring standard or method
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 <sub>2</sub> O <sub>5</sub> )	Excreted	0.25 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per year	Annually	As above
	Ammonia (as NH <sub>3</sub> )	Animal house	0.08 kg NH <sub>3</sub> /animal place	Per year	Annually	Estimation by using emission factors
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 <sub>2</sub> O <sub>5</sub> )	Excreted	1.0 kg P <sub>2</sub> O <sub>5</sub> /animal place	Per Year	Annually	As above

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

Note 2. The limits specified in this permit only apply after 20 February 2021

Note 3. For poultry houses operational on 21 February 2017 using a forced ventilation system and an infrequent manure removal (in case of deep litter with a manure pit), in combination with a measure achieving a high dry matter content of the manure, the upper end of the BAT-AEL is 0.25Kg NH<sub>3</sub>/ animal place / year.

**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 – Great crested newt 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.	

<b>Name*</b>	
<b>Post</b>	
<b>Signature</b>	
<b>Date</b>	

\* 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 published on 21 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.

“*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 7 – Site plan** – see Appendix 2

# APPENDIX 2

## Site Specific Conditions

### 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

<b>Table S1.1 activities</b>		
<b>Activity listed in Schedule 1 of the EP Regulations</b>	<b>Description of specified activity</b>	<b>Limits of specified activity</b>
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 82,000 birds. From receipt of birds, raw materials and fuels onto the site, to removal of birds and associated wastes from site.
<b>Directly Associated Activity</b>		
Dirty water tank	Storage of dirty water from washing of poultry houses.	Temporary storage of wash down water in a 25,000 litre tank.
Vehicle disinfection unit	Storage of effluent from disinfection of vehicles.	Temporary storage of effluent from disinfection unit in a 2800 litre tank

<b>Table S1.2 Operating techniques</b>		
<b>Description</b>	<b>Parts</b>	<b>Date Received</b>
Application EPR/CP3437WX/A001	Responses to Part B3 section 3 of the application form and referenced supporting documentation. The contents of the documents entitled 'Odour Management Plan' and 'Noise Management Plan'  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.	09/02/2015
Application EPR/CP3437WX/A001	Odour Management Plan	09/02/2015
Application EPR/CP3437WX/A001	Noise Management Plan	09/02/2015
Response to Schedule 5 notice dated 15/05/2015	Email entitled 're: Black Rock Farm' confirming that the operating speed of the high-velocity ridge-mounted fans is 15 m/s.	26/10/2015
Response to Schedule 5 Notice dated 26/10/2015	Report 'Black Rock Farm, Cross Lanes, Wrexham, Intensive Poultry Farm Permit Application, Great Crested Newt Method Statement' (Bowland Ecology Ltd., October 2015), specifically the following sections: <ul style="list-style-type: none"> <li>• F.1 Habitat/site management;</li> <li>• F.3 Post development mitigation contingencies; and</li> <li>• F.4 Mechanisms for ensuring delivery.</li> </ul>	26/10/2015
Response to Schedule 5 Notice dated 26/10/2015	Addendum to Appendix 6 – Technical Standards	26/10/2015
Response to request for information dated 03/11/2015	Email entitled 'FW: Black Rock Farm - site plans and dirty water tank' confirming that the diameters of the shafts in which the high velocity roof fans sit are 800mm.	27/11/2015
Response to Schedule 5 Notice dated 17/11/2015	Site plan 'Site Plan: Great Crested Newts' detailing locations of great crested newt monitoring points.	27/11/2015
Natural Resources Wales sector review response. Update to previous GCN method statement	Report 'Black Rock Farm, Cross Lanes, Wrexham, Intensive Poultry Farm Permit Application, Great Crested Newt Method Statement' (Bowland Ecology Ltd., October 2017), specifically the following sections: <ul style="list-style-type: none"> <li>• F.1 Habitat/site management;</li> <li>• F.3 Post development mitigation contingencies; and</li> <li>• F.4 Mechanisms for ensuring delivery.</li> </ul>	16/01/2018
Application EPR/AB3190ZZ/V004	Part C2 and Part C3 and all relevant referenced documents including – Spill Procedures Plan, Updated site layout and drainage plan and Site management plan.	30/09/20

**Table S1.3 Improvement programme requirements**

Reference	Requirement	Date
IC1	<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>	20 February 2021
IC2	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 IC1	20 March 2021

**Table S1.4A Pre-operational requirements**

Reference	Pre-operational measures
PO1	<p>The activities listed in Table S1.1 of this schedule shall not be commenced prior to the full implementation of the measures detailed in the following sections of the report 'Black Rock Farm, Cross Lanes, Wrexham, Intensive Poultry Farm Permit Application, Great Crested Newt Method Statement' (Bowland Ecology Ltd., October 2017):</p> <ul style="list-style-type: none"> <li>• E.1 Great crested newt capture and exclusions;</li> <li>• E.2 Great crested newt habitat;</li> <li>• E.3 Mechanisms for ensuring delivery of mitigation and compensation measures;</li> <li>• E.4 Mitigation contingencies; and</li> <li>• H.1 Mitigation site ownership.</li> </ul>
PO2	<p>The activities listed in Table S1.1 of this schedule shall not be commenced until the operator has provided NRW with copies of the necessary legal agreements with appropriate Third Parties to ensure the delivery and long term sustainability of the proposed mitigation and compensation measures identified within the report 'Black Rock Farm, Cross Lanes, Wrexham, Intensive Poultry Farm Permit Application, Great Crested Newt Method Statement' (Bowland Ecology Ltd., October 2017).</p>
PO3	<p>The activities listed in Table S1.1 shall not be commenced without providing NRW with 10 working days' notice in writing that the measures detailed in pre-operational conditions PO1 and PO2 have been completed.</p>

## 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

## 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 on poultry houses 1 and 2 as shown on the site plan in schedule 7	None set	Poultry houses 1 and 2	None set	None set	None set	None set
Gable end fan outlets on poultry houses 1 and 2 as shown on the site plan in schedule 7 (backup ventilation system for use in periods of hot weather)	None set	Poultry houses 1 and 2	None set	None set	None set	None set
Exhaust from generator as shown on the site plan in schedule 7	None set	Generator	None set	None set	None set	None set
Exhaust from LPG boiler (back-up system for hot water heaters)	None set	LPG Boiler	None set	None set	None set	None set
Vent from diesel tank as shown on the site plan in schedule 7	None set	Diesel Tank	None set	None set	None set	None set
Vents from LPG tanks as shown on the site plan in schedule 7	None set	Liquid Petroleum Gas (LPG)	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
Outlet from clean water drains discharging to an off-site pond via pipe outlet as shown on the site layout/drainage plan in schedule 7	None set	Clean uncontaminated rainwater draining from the roofs of poultry houses 1 and 2 and from the yard surface.	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	None set	None set	None set	None set

**Table S3.5 Great crested newt monitoring requirements**

Location or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
Ponds 2 (point GCN2 as shown on plan 'great crested newt monitoring' in Schedule 7) and the three ponds in the receptor area (points GCN6, GCN7 and GCN8 as shown on plan 'great crested newt monitoring' in Schedule 7).	For points GCN2, GCN6, GCN7 and GCN8 as shown on plan 'great crested newt monitoring' in Schedule 7) monitoring shall comprise the following: (i) Date and time of survey, and time taken to complete survey; (ii) Presence and number of individual Great Crested Newts; (iii) Assessment of condition of each monitoring point against Habitat Suitability Index criteria; (iv) Record of environmental conditions (air and water temperature, rain, wind, clarity and turbidity of water, vegetation and topography); and (v) Presence of any adverse factors (fish, ducks and other fowl, invasive non-native species).	Three surveys per year, with at least two of the three surveys taking place between mid-April and mid- May.	Great Crested Newt Mitigation Guidelines (English Nature, 2001) and Oldham, R.S., Keeble, J, Swan, M.J.S. and M. Jeffcote (2000), Evaluating the suitability of habitat for the Great Crested Newt ( <i>Triturus cristatus</i> ), Herpetological Journal, 10 94, pp. 134-155.	None set

## Schedule 4 - Reporting

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

<b>Table S4.1 Reporting of monitoring data</b>			
<b>Parameter</b>	<b>Emission or monitoring point/reference</b>	<b>Reporting period</b>	<b>Period begins</b>
Great crested newt parameters as required by condition 3.6.1	GCN2, GCN6, GCN7 and GCN8.	Annually	1 November
As detailed in table S3.1 and as applicable to your operation	As detailed in table S3.1 and as applicable to your operation	Annually	1 January

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

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

<b>Table S4.4 Reporting forms</b>		
<b>Media/parameter</b>	<b>Reporting format</b>	<b>Date of form</b>
Great crested newts	Form GCN 1 or other form as agreed in writing by Natural Resources Wales	03/02/2016
kg N excreted/animal place/year and kg P <sub>2</sub> O <sub>5</sub> excreted/animal place/year	Form N&P Excretion 1 or other form as agreed in writing by Natural Resources Wales	31/01/2018
kg NH <sub>3</sub> /animal place/year	Form Air 1 or other form as agreed in writing by Natural Resources Wales	31/01/2018

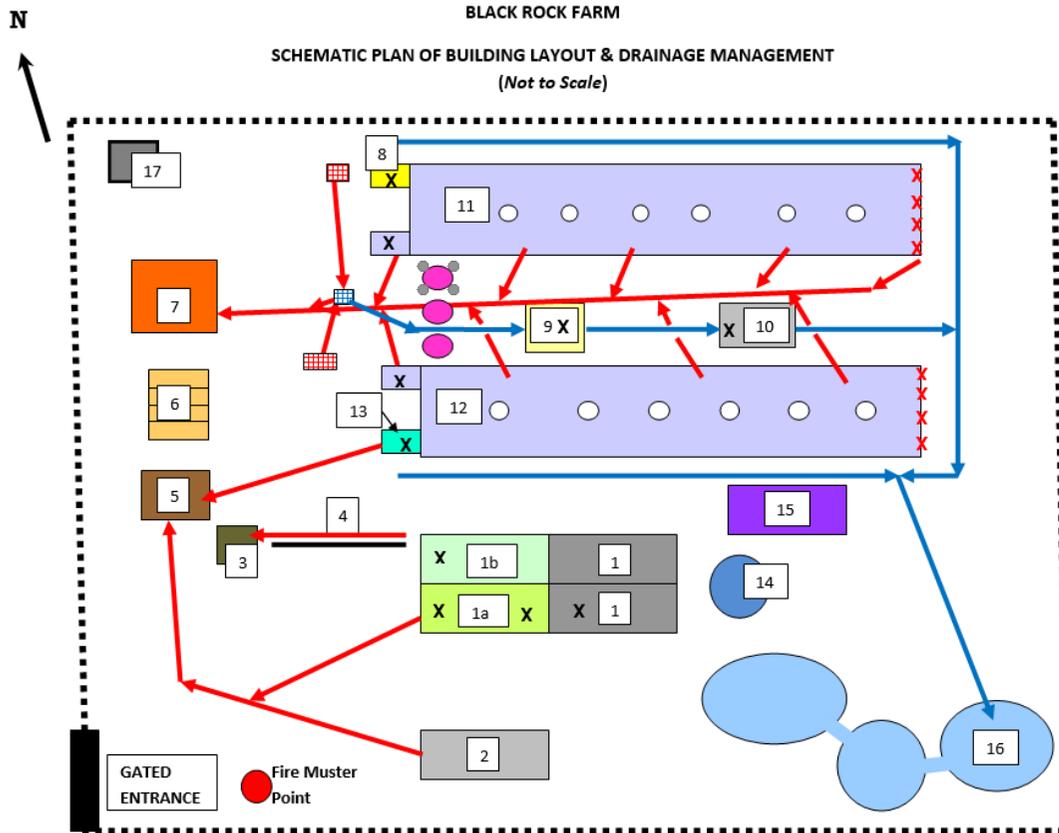
# Schedule 7 - Site plan

Site plan



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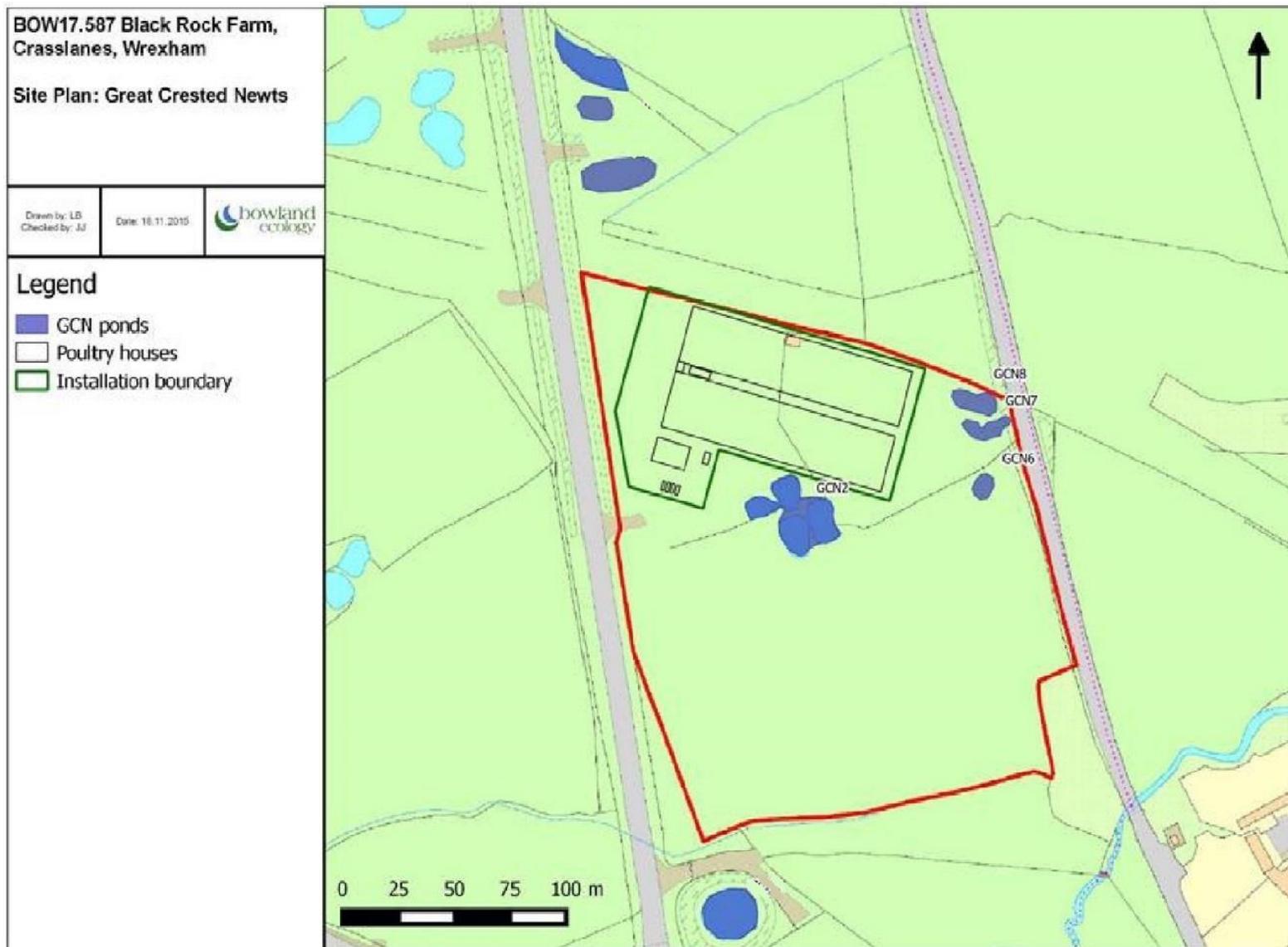
Site layout/drainage plan



1. SITE LAYOUT & DRAINAGE PLAN -Black Rock Farm, Cross Lanes, Wrexham LL13 0SQ (Not to scale)  
Permit Ref. EPR/AB 3190 ZZ  
Reviewed: September 2020

No.	Description	No.	Description
1	Site Office including :- (1a) Utilities (1b) Bedding Store	15	Standby Generator and 600 litre SSAFO Compliant bundled diesel tank
2	Residential Caravan	16	Surface water discharge Point and Ponds
3	Wheel disinfection spray control unit and effluent tank (sealed)	17	Incinerator
4	Wheel disinfection run-off drain to tank		
5	Sewage Treatment Plant (Biodisc)	X	Fire Extinguisher location
6	Propane Gas Tanks (4 units each of 4000 litres)	.....	Site Boundary
7	40,000 litre Effluent Storage Tank	●	Feed Towers (3 Units)
8	Secure Bunded Chemical Store & Spill Kit	■	Yard Drainage
9	Feed Weighing Room Building	→	Red drains - Foul water from sheds, yard areas and for wheel disinfection run-off water (Internal Drains in sheds for washwater only)
10	Groundwater Heat Source Pump Building	■	Yard Drainage Diverter Valve- Position (Open/Closed) noted in Site Diary
11	Poultry Shed 2	→	Blue drains - Surface water
12	Poultry Shed 1	—	Vehicle barrier
13	Welfare Facilities	X	Gable End Fans (12 Large and 4 small per shed)
14	Water Tank	○	Roof fans (6 per shed)

Great crested newt  
monitoring plan



END OF PERMIT