

[REDACTED]
Barrister-at-Law

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DX1416NR

[REDACTED]
[REDACTED]
[REDACTED]
4 November 2025

Dear [REDACTED]

Re. Approach to the commencement of [REDACTED] and the change of land spreading locations

1. I write further to our consultation of 31 October on the above referenced matter to address two matters:
 - (1) approach to the commencement of permission [REDACTED]; and
 - (2) approach to change of authorised land spreading.
2. I have read in draft form the letter which you propose to send to the Council setting out the way forward. Briefly, it is proposed that works will start on 17 December of this year to commence this permission and that the change in land spreading details will be dealt with through an application made under Condition 13 of that permission which allows "deviation from the [...] slurry export arrangements [...] with[] the prior written consent of the Council".

Commencement

3. Starting first with commencement, Condition 1 requires development to have commenced by 22 January 2026. There are several conditions expressed as pre-commencement conditions which must be addressed at this stage.
 - (1) Condition 14 says that no development shall commence "until a landscaping scheme has been submitted to and approved by the Council" in accordance with the details set out in the remainder of the condition. It thereafter says that the scheme as approved shall be "carried out during the first planting season after the commencement of development", with ongoing obligations to replant for five years thereafter. The pre-commencement part of this condition was complied with through discharge of condition application [REDACTED]. The remainder of the obligations do not bite at this stage.
 - (2) Condition 16 requires a "final Construction Method Statement, agreed with the appointed contractor, [...] be submitted to the Council at least eight weeks prior to any works commencing", with details for this set out in the remainder of the condition. A method statement which those instructing me say accords with the requirements of this condition was submitted to the Council under application reference [REDACTED] on 22 October of this year. Condition 16 requires the statement to be submitted "at least

eight weeks prior to any works commencing”, presumably to allow the Council to express any views it has on it before works commence. In this case, eight weeks from 22 October 2025 gets us to 17 December 2025, which is the date when works were proposed to commence.

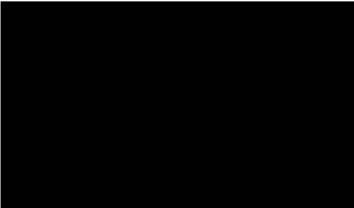
- (3) Condition 4 requires access works to be undertaken “*prior to the commencement of any other development hereby permitted*”. I am told that consistently with this permission the works that will first be undertaken will be the access works required by Condition 4 of this planning permission.
4. So long as the works are undertaken in the manner described above, I see no reason why lawful commencement cannot take place from 17 December 2025.
5. Given the impending deadline for implementation, it is my strong view that the client should be taking steps to secure lawful implementation of this permission.
6. I would add two points of clarification here.
 - (1) Condition 16 sets out a reasonable eight week timeframe for the Council to comment on the submitted “*final Construction Method Statement*”. If the Council was to fail to comment on the method statement during this period, that would not, in my view, present a barrier to lawful implementation. If for any reason the Council fails to discharge Condition 16 before the eight week period expires on 17 December 2025, the client should proceed to implement irrespective of this, and this would not be a breach of condition—that is because, on its terms, all that Condition 16 requires is that the “*final Construction Method Statement*” is “*submitted to the Council at least eight weeks prior to any works commencing*”, which has been done here.
 - (2) I am about to go on to deal with the change in slurry export point, but I pause here to say that the lawful commencement of this planning permission does not, in my view, require the slurry export point to be resolved beforehand. It would be lawful for the permission to be commenced whilst this matter is dealt with. Condition 13 does not require slurry export arrangements to be fixed prior to lawful commencement. It allows “*deviation*” from the approved details at any stage so long as there is “*prior written consent of the Council*”.

Change of authorised land spreading

7. I understand that because of concerns about the validity of soil samples relied on during the planning application process, there will be a change in landspreading arrangements. This is a matter which has already been explored with the Northern Ireland Environment Agency who through permit reference [REDACTED] [REDACTED] has assessed and authorised the spreading of slurry as set out in the [REDACTED] Nutrient Management Plans 2023, with a review of those arrangements required every four years (see, notably, conditions 2.3.5.2 to 2.3.5.5 of permit reference [REDACTED] (across pages 15 and 16)).
 8. Council can take comfort in the fact that, under a separate regulatory regime, the Northern Ireland Environment Agency has imposed controls on the export of slurry and has, in doing so, assessed the new land spreading details as acceptable.
 9. Condition 13 of the planning permission ties the permission to the “*slurry export arrangements, as detailed in the submitted Nutrient Management Plans within Appendix 17.1 of the Environment Statement*”. Critically, however, it allows for “*deviation [...] with[] the prior written consent of the Council*”. It implicitly recognises, therefore, that deviation—for whatever reason—may be permitted but subjects such deviation to control through a requirement for “*prior written consent*”. As part of that “*prior written consent*” procedure, the Council is entitled to take account of the impacts of any revised details, and may decide to consult with expert consultees in reaching a view on the acceptability of the new details.
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10. What is proposed in this case is that, consistently with Condition 13, there will be *"deviation from the slurry export arrangements, as detailed in the submitted Nutrient Management Plans within Appendix 17.1 of the Environment Statement"*, but that this will be *"with[] the prior written consent of the Council"*. I am told that, in fact, no slurry spreading will occur at all until the *"prior written consent of the Council"* has been obtained for the new landspreading locations, which will be the locations that have already been approved under the permitting regime.
 11. In this case, as there has not yet been any spreading, there has been no *"deviation [...] without the prior written consent of the Council"*.
 12. There is no intention to spread on the locations originally detailed not least because doing so would now be in breach of the permit which would be a criminal offence in itself (regulation 36(1)(b) Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013).
 13. The intention is to marry up the permission locations with the permit locations.
 14. That approach, in my view firm, lawful—it allows the Council to assess the implications of the new land spreading locations before any land spreading occurs; and once the new locations are approved, through the combination of Condition 13 and the permitting regime, ongoing control will be imposed over the spreading of slurry from this development moving into the future.

Conclusion

15. I have nothing further to add as presently instructed.
 16. If you require any further clarification, please do not hesitate to contact me.
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IRELAND

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DX1416NR

[REDACTED]
[REDACTED]
[REDACTED]
4 November 2025

Dear [REDACTED]

Re. Approach to change of land spreading locations in connection with [REDACTED]

1. I write further to our consultation of 31 October on the above referenced matter to address the approach to the change of authorised land spreading locations.
2. I am told that this permission has already been commenced and that the matter arises because of a letter sent by the Council about the validity of soil samples that were relied on during the planning application process back in 2020. Council understandably wants to ensure that the position is regularised moving forward.
3. I have read in draft form the letter which you propose to send to the Council setting out the way forward.

Change of authorised land spreading

4. In order to understand how this matter is dealt with, it is necessary to look at the permission in question. Control was imposed on land spreading through Condition 5 of the permission which, consistently with the Nutrient Action Programme Regulations (Northern Ireland) 2019 as applied by the Department of Agriculture, Environment, and Rural Affairs, requires up to date nutrient management plans to be in place, and records kept of the same for a minimum of five years.

"5. An up to date Nutrient Management Plan shall be submitted on site each year. The NMP shall be available for inspection and shall be retained for at least 5 years to ensure sustainable locations for slurry spreading are maintained.

Reason: To ensure the project will not have an adverse effect on the integrity of any European site".

5. It can be seen that the nutrient management plans are to, in the words of the condition, "ensure sustainable locations for slurry spreading are maintained".
6. The condition imposed on this case was consistent with Condition 6 imposed by the Planning Appeals Commission in appeal reference [REDACTED]
7. It is necessarily implicit in Condition 5 in this case that the landspreading locations may change over the years. Condition 5 does not limit landspreading to particular locations specified at the planning application stage. Rather, it allows for suitable

flexibility, requiring simply that an *“up to date Nutrient Management Plan [...] be submitted on site each year”*, with it being retained *“for at least 5 years”*, all to *“ensure sustainable locations for slurry spreading are maintained”*. That is consistent with the record keeping obligations set out in regulation 27 of the Nutrient Action Programme Regulations (Northern Ireland) 2019 on this point.

8. I understand that in this case the landspreading locations in future years are not the same as those originally proposed. New locations have been identified within an *“up to date Nutrient Management Plan”*. This was plan was produced in 2024. These plans were submitted to the Northern Ireland Environment Agency when a variation to the permit was sought under the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013. The variation was granted by the Northern Ireland Environment Agency on 14 November 2024 [REDACTED]. It was subject to conditions, including conditions restricting the areas of landspreading, consistently with the new plans, and requiring review of these (see, notably, conditions 2.3.5.2 to 2.3.5.4 (page 8) of the permit).
9. The Northern Ireland Environment Agency has, therefore, through the permitting regime, already assessed and authorised land spreading in the new locations.
10. There is no intention to spread on the locations originally detailed not least because doing so would now be in breach of the permit which would be a criminal offence in itself (regulation 36(1)(b) Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013).
11. Moving forward, the intention will be to spread on the locations that are authorised in the permit, which are, consistently with Condition 5 of the permission, locations identified within the *“up to date Nutrient Management Plan”*. The plan will be kept up to date as required by the permission, the permit, and the legislation and will be controlled, suitably, through the sum total of the applicable controls and limitations.
12. I understand that those instructing me will be sending the Council information of the *“up to date Nutrient Management Plan”* that sets out the current locations for land spreading. These are the locations already authorised under the permit.
13. Whilst the Council may wish to consult with the Northern Ireland Environment Agency or the Department of Agriculture, Environment, and Rural Affairs on the information it has received, I would have thought it unlikely that there will be any departure from the position recently expressed through the permitting process that the land spreading locations now proposed in the up to date plans are acceptable.
14. I do not consider that there is any breach of planning control in this case and am of the view that through the combination of the measures set out above the effects of landspreading on the new locations are appropriately assessed and controlled.

Conclusion

15. I have nothing further to add as presently instructed.
16. If you require any further clarification, please do not hesitate to contact me.

[REDACTED]

[REDACTED]

ANNEX A

Number	Details	Response from Applicant	PPC position Has PPC been applied for? Is PPC valid? Is there any PPC enforcement action?	Council position
1	<p>Ref: [REDACTED] Applicant: [REDACTED] (agent [REDACTED] [REDACTED] Address: [REDACTED] [REDACTED] [REDACTED]</p> <p>Proposal: Proposed organic free range poultry shed with 2 no. feed bins, storage shed and a standby generator building (poultry shed to contain 6000 free range organic egg laying hens) Status: Permission Granted Determined date: [REDACTED] Any Appeal: None Enforcement issues: None Identified. Built.</p>	Awaiting response		
2	<p>Ref: [REDACTED] Applicant: [REDACTED] [REDACTED] Address: [REDACTED] [REDACTED] [REDACTED]</p> <p>Proposal: Proposed demolition of existing pig farm (6no units</p>	Awaiting response		

ANNEX A

	<p>housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access (Further Environmental Information received)</p> <p>Status: Permission Granted Determined date [REDACTED] Any Appeal: None Enforcement issues: None Identified. Not built.</p>			
3	<p>Ref: [REDACTED] Applicant: [REDACTED] [REDACTED] [REDACTED]</p> <p>Address: [REDACTED] [REDACTED] [REDACTED]</p> <p>Proposal: Proposed additional organic free range poultry shed</p>	Awaiting response		

ANNEX A

	<p>(6000 layer hens) with 1 no. feed bin and associated site works Status: Permission Granted Determined date [REDACTED] Any Appeal: None Enforcement issues: None Identified. Built.</p>			
4	<p>Ref: [REDACTED] Applicant: [REDACTED] Address: [REDACTED] Proposal: Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access Status: Permission Granted Determined date [REDACTED] Any Appeal None Enforcement issues: None Identified. Not Built.</p>	<p>We received your letter via [REDACTED] I hope this email will answer any queries. We have already commenced works at [REDACTED] and have already spent a significant amount. We obtained a permit back in [REDACTED] reference [REDACTED]. This entailed all new soil samples and valid nutrient management plan and air quality impact assessment as part of the process. Soil sampling and NMP were conducted by [REDACTED] and Air Quality Impact Assessment by [REDACTED]. These were rigorously assessed by NIEA [REDACTED] and a permit was granted in [REDACTED] I have attached the</p>		

ANNEX A

		<p>permit [REDACTED] and the Air Quality Impact Assessment.</p> <p>We were also successful in obtaining Tier 2 funding from DAERA towards the Air Scrubbers. They have been very helpful and worked with us during the process as obtaining the IPPC permit took a few years. I have had to update them regularly so they can do their budget planning. They are also aware the project work has commenced a while back. I will follow up with a phone call to yourself to clarify.</p> <p>Best Regards, [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p>		
5		N/A	N/A	N/A

ANNEX A

	<p>Ref: [REDACTED] Address: [REDACTED] [REDACTED] [REDACTED] [REDACTED] Proposal: EIA determination request for an existing on-farm Anaerobic Digestion System Status: Withdrawn Determined date [REDACTED] Any Appeal None Enforcement issues: N/A.</p>			
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From: [REDACTED]
CC: [REDACTED]
Subject: Consultation on applications relating to soil samples
Date: 12 December 2025 15:31:18
Attachments: [REDACTED]

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Dear all

Thank you for coming back to me regarding a meeting. I have sent an invite for Thursday which will hopefully suit you.

In advance of the meeting, I thought it would be useful to give you an update/recap and in summary *I would like to confirm with you that you are able to prioritise a response to us* as the applicants are keen to resolve the matters and also have further grant funding that is time bound.

Original

[REDACTED] Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access at Lands adjacent and to the north of [REDACTED]

Current

[REDACTED] - Discharge of Condition 13 from planning approval [REDACTED] regarding submission of a Nutrient Management Plan

The original permission Condition 13 stated "There shall be no deviation from the proposed slurry export arrangements as detailed in the submitted nutrient Management Plans within Appendix 17.1 of the Environmental Statement, without the prior written consent of the Council."

As such the applicant has submitted updated information and the Council has consulted NIEA and SES on the Planning Portal.

[REDACTED] - (Discharge of Condition 16 from planning approval [REDACTED] regarding submission of final CEMP)

Consultations issued to NIEA and SES. NIEA has responded.

I would seek your agreement to prioritise a response to both these Portal consultations.

Original

[REDACTED] Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access at Lands approx. [REDACTED]

Condition 5 of this permission states "An up-to-date Nutrient Management Plan shall be maintained on site each year. The NMP shall be available for inspection and shall be retained for at least 5 years to ensure sustainable locations for slurry spreading are maintained.

In relation to [REDACTED] the wording of the condition does not require the written consent of the Council to amend the NMP and given the ongoing matter in relation to this application being associated with falsified soil sample reports, the applicant has provided updated information direct to the Council and I am seeking your views on the information provided.

This was sent to you direct on 10 November 2025 for comment. As stated in my email, I appreciate that this is not the normal process, but the Council is considering the matter further and your response will assist the Council in its next steps. Again, I would seek your agreement to prioritise a response on this direct consultation.

I look forward to engaging with you further next week.

Kind regards

[REDACTED]

[Redacted]

Deputy Director of Planning and Building Control

Mossley Mill, Carrmoney Road North,
Newtownabbey. BT36 5QA

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E: [Redacted]@antrimandnewtownabbey.gov.uk



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COVER NOTE: CORRESPONDENCE

COR-0822-2025

DAERA TIER 2 GRANT SCHEME RESUBMISSION OF PLANNING APPROVALS

BACKGROUND

1. [REDACTED] MP has written to you on 16 October 2025 raising concerns over delays to grant payments to 6 of the 8 Farm Businesses (in receipt of conditional Letters of Offer, awaiting reconfirmation of their planning permission) under Tier 2 of the Farm Business Improvement Capital Scheme (FBIS-Capital) and has asked that you intervene.
2. [REDACTED] MP had previously written to you on 25 February 2025, INV-0174-2025 refers.
3. [REDACTED] MLA and [REDACTED] MLA requested a meeting with you on 22 September 2025 to discuss progress in relation to the same issue impacting 6 Farm Businesses. INV-0790-2025 refers.
4. DAERA officials met with [REDACTED] MLA, [REDACTED] MLA and [REDACTED] an agent working on behalf of scheme applicants, on the 16 October 2025.
5. Where capital construction was an element of applications submitted to the FBIS-Capital scheme, applicants (farm businesses) were required to provide evidence of valid planning permission for their development. As part of the process of securing planning permission, applicants were required to provide Nutrient Management Plans (NMPs) in support of their planning application. However, the content of some NMPs was undermined by the provision of false data in relation to the fields to be used for manure spreading. This false data was provided by a third party, not the applicants themselves.
6. In order to manage this issue, DAERA officials incorporated a specific condition into the Letter of Offer for successful applicants. The condition stated that when making their claim for grant support, the farm business must submit evidence that a revised NMP had been approved by their Planning authority. This would ensure that any grant monies paid against the agricultural development was done so on the basis of valid planning permission.
7. Currently two applications have received approval from their Planning authority with one claim for grant paid; the other is on hold pending completion of outstanding construction elements by the applicant. A further three have submitted their claims and the remaining three have yet to submit a claim.

DETAIL

8. Approvals relating to Planning, including decisions on resubmitted Nutrient Management Plans rest solely with the local Council Planning Authorities under the advice from the Shared Environment Service (SES). NIEA have responded to

[Redacted text block]

**Planning Response Team
DAERA NIEA Coordination
FFRAG Coordination
SAFD Coordination
Press Office**

**Perm Sec mailbox
(perm.sec@daera-ni.gov.uk)**

**From the Office of the
Minister of Agriculture,
Environment and Rural Affairs**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email:

[REDACTED].[office@parliament.uk](mailto:[REDACTED].office@parliament.uk)



DAERA Private Office
First Floor, Clare House
303 Airport Road West
Sydenham Intake
Belfast, BT3 9ED
Telephone: [REDACTED]
Email: private.office@daera-ni.gov.uk

Our Ref: COR-0822-2025
Date: xx October 2025

Dear

DAERA TIER 2 GRANT SCHEME RESUBMISSION OF PLANNING APPROVALS

Thank you for your letter of 16th October 2025. I acknowledge the difficulties facing farmers impacted by this issue.

My officials who manage the Farm Business Improvement Scheme are maintaining regular contact with applicants to progress grant claims as far as possible. This includes monitoring their progress in fulfilling the conditions in their letters of offer and where conditions of their Letters of Offer are fulfilled, advancing payments without delay.

The planning decisions in each of these cases rests solely with the local Planning authorities. There are no outstanding planning consultations, related to the FBIS applications, currently with NIEA.

I can assure of my attention to this matter and willingness to try to resolve this issue as soon as possible.

I have asked my officials to make further contact with the relevant local Planning Authorities and in parallel to review the conditions under applicants' conditional of letters of offer.

Yours sincerely

ANDREW MUIR MLA
Minister of Agriculture, Environment and Rural Affairs

If you are deaf or have a hearing difficulty you can contact the Department via the Next Generation Text Relay Service by dialling 18001 + telephone number.

INVESTORS IN PEOPLE®
We invest in people Standard

APPROVAL OF PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: [REDACTED]

Date of Application: **28th February 2018**

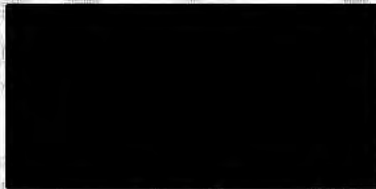
Site of Proposed
Development:

Lands adjacent and to the north [REDACTED]
[REDACTED]

Description of Proposal:

Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access

Applicant:
Address:



Agent:
Address:



Drawing Ref: 01, 02, 03, 04, 05

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011.

2. If, during the development works, a new source of contamination or risks to the water environment are encountered which have not previously been identified, works shall cease and the Council notified immediately. Any new contamination shall be fully investigated in accordance with the Model Procedures for the Management of Land Contamination (CLR11).

Should an unacceptable risk be identified, a remediation strategy shall be submitted to be agreed with the Council before being implemented.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

3. After completing all remediation works under Condition 2 and prior to occupation of the development, a verification report shall be submitted to and agreed with the Council. This report should be completed by competent persons in accordance with the Model Procedures for the Management of Land Contamination (CLR11). The verification report should present all the remediation and monitoring works undertaken and demonstrate the effectiveness of the works in managing all the risks and achieving the remedial objectives.

Reason: To ensure that risks from land contamination both during the construction phase and to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

4. The vehicular access including visibility splays and any forward sight distance, shall be provided in accordance with Drawing Number 03 date stamped 28th February 2018 prior to the commencement of any other development hereby permitted. The area within the visibility splays and any forward sight line shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and such splays shall be retained and kept clear thereafter

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

5. The gradient(s) of the access road shall not exceed 4% (1 in 25) over the first 10m outside the road boundary. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1 in 25) maximum and 2.5% (1 in 40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

Reason: To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road user.

6. There shall be no commercial vehicles accessing or servicing the site outside the hours of 7:00am - 10:00pm from Monday to Saturday and at no time on a Sunday.

Reason: To protect the amenity of near-by residents.

7. All vehicles operating within the proposed development site shall be fitted with wide band reversing alarms.

Reason: To protect the amenity of near-by residents.

8. Except as otherwise agreed by the Council, the category and number of pigs in each house shall not exceed those given in the table below.

House Number	Category of Animal	Number of Animals
1	Boars	5
	Gilts	855
	Production Pigs	235
	Sows	220
2	Farrowing Sows	480
3	Dry Sow	1200

Reason: To protect the residential amenity and air quality and to ensure no adverse effect on the integrity of any European Sites.

9. Mechanical ventilation serving each pig house shall have a ventilation rate not less than the values stated in table below.

House	Exit Velocity (m/s)	Total Volume Flow (m ³ /s)	Total Volume Flow (m ³ /hr)
1	2.66	48.6	175,074
2	0.52	6.9	24,942
3	2.60	60.1	216,301

Reason: To protect the residential amenity and air quality.

10. The Uniqfill BioCombi air scrubber system, as indicated on Drawing No. 04 date stamped 28th February 2018, shall be installed in each of the three pig farm units hereby approved prior to them becoming operational and the air scrubber system shall subsequently be operated in accordance with the technical specification of the manufacturer and maintained by an authorised expert throughout the operational lifetime of the facility.

Reason: To protect residential amenity and air quality and ensure no adverse effect on the integrity of any European Sites.

11. The Council must be notified of the date when any part of the development becomes operational. Once any part of the development becomes operational, the developer shall undertake at least 6 months validation monitoring of aerial emissions from the site. The detailed results of this validation monitoring shall be submitted to the Council within a period of 1 year of commencement of operation of the facility.

Reason: To protect the residential amenity and air quality.

12. In the event that the validation monitoring referred to in Condition 11 shows actual emission levels exceed the values as indicated within the Air Quality, odour and Bio-Aerosols report submitted with the application, the developer shall remove all pigs from the facility with immediate effect. Measures for the reduction of emissions to levels specified in the Air Quality, odour and Bio-Aerosols report shall be submitted to and agreed in writing with the Council and introduced prior to restocking of the sheds.

Reason: To protect the residential amenity and air quality.

13. There shall be no deviation from the proposed slurry export arrangements, as detailed in the submitted Nutrient Management Plans within Appendix 17.1 of the Environmental Statement, without the prior written consent of the Council.

Reason: To ensure no adverse effect on the integrity of any European Sites.

14. No development shall take place until a landscaping scheme has been submitted to and approved by the Council showing the location, numbers, species and sizes of trees and shrubs to be planted. The scheme of planting as finally approved shall be carried out during the first planting season after the commencement of the development.
The landscaping scheme shall include details of the proposed earth bund and planting along the northwestern site boundary as indicated in Drawing Number 03 date stamped 28th February 2018.

Trees or shrubs dying, removed or becoming seriously damaged within five years of being planted shall be replaced in the next planting season with others of a similar size and species unless the Council gives written consent to any variation.

Reason: In the interest of visual amenity and to ensure the provision, establishment and maintenance of a high standard of landscape.

15. If within a period of 5 years from the date of the planting of any tree, shrub or hedge, that tree, shrub or hedge is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Council, seriously damaged or defective, another tree, shrub or hedge of the same species and size as that originally planted shall be planted at the same place, unless the Council gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a high standard of landscape.

16. A final Construction Method Statement, agreed with the appointed contractor, must be submitted to the Council at least eight weeks prior to any works commencing. This must identify all potential risks to the adjacent watercourses and designated sites and appropriate mitigation to eliminate these risks. Appropriate areas for the storage of construction machinery, fuels/oils, refuelling areas, must be identified. The Construction Method Statement shall include a section on proposed mitigation measures to be implemented during construction and the development shall be carried out in accordance with the mitigation measures, unless otherwise agreed in writing by the Council.

Reason: To ensure that the appointed contractor undertaking the work is well informed of all the risks associated with the proposal and to provide effective mitigation ensuring there are no adverse impacts on the integrity of any European Sites.

Informatives

1. This permission grants planning consent only and other statutory approvals may be required.
2. This permission does not confer title. It is the responsibility of the developer to ensure that he controls all the lands necessary to carry out the proposed development.
3. The applicant's attention is drawn to the attached information note from Northern Ireland Water.
4. The responsibility for justifying the Drainage Assessment and implementation of the proposed flood risk measures (as laid out in the assessment) rests with the developer and his/her professional advisors (refer to section 5.1 of Revised Planning Policy Statement 15).
5. Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.
6. Developers should acquaint themselves of their statutory obligations in respect of watercourses as prescribed in the Drainage (Northern Ireland) Order 1973, and consult DfI Rivers accordingly on any related matters.

7. Any proposals in connection with the development, either temporary or permanent which involve interference with any watercourse at the site such as: diversion, culverting, bridging; or placing any form of structure in any watercourse, require the written consent of DfI Rivers. Failure to obtain such consent prior to carrying out such proposals is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
8. Any proposals in connection with the development, either temporary or permanent which involve additional discharge of storm water to any watercourse require the written consent of DfI Rivers. Failure to obtain such consent prior to permitting such discharge is an offence under the Drainage Order which may lead to prosecution or statutory action as provided for.
9. If, during the course of developing the site, the developer uncovers a watercourse not previously evident, he should advise the local DfI Rivers office immediately in order that arrangements may be made for investigation and direction in respect of any necessary measures required to deal with the watercourse.
10. Notwithstanding the terms and conditions of the Council's approval set out above, you are required under Articles 71-83 inclusive of the Roads (NI) Order 1993 to be in possession of the Department for Infrastructure's consent before any work is commenced which involves making or altering any opening to any boundary adjacent to the public road, verge, or footway or any part of said road, verge, or footway bounding the site. The consent is 148-158, Corporation Street, Belfast, BT1 3DH. A monetary deposit will be required to cover works on the public road.
11. All construction plant and materials shall be stored within the curtilage of the site.
12. It is the responsibility of the developer to ensure that water does not flow from the site onto the public road (including verge or footway) and that existing road side drainage is preserved and does not allow water from the road to enter the site.
13. The applicant must refer and adhere to all the relevant precepts contained in Standing Advice on: Agricultural Developments; Pollution Prevention Guidelines; Sustainable Drainage Systems; Discharges to the Water Environment; Abstractions and Impoundments; Commercial or Industrial Developments (except number 3). Standing advice notes are available at the following link:
<https://www.daera-ni.gov.uk/publications/standing-advice/development-may-have-effect-water-environment-including-groundwater-and-fisheries>
14. The applicant should be informed that it is an offence under the Water (Northern Ireland) Order 1999 to discharge or deposit, whether knowingly or otherwise, any poisonous, noxious or polluting matter so that it enters a

- waterway or water in any underground strata. Conviction of such an offence may incur a fine of up to ?20,000 and / or three months imprisonment.
15. The applicant should ensure that measures are in place to prevent pollution of surface or groundwater as a result of the activities on site, both during construction and thereafter.
 16. The Private Water Supply Risk Assessment details a private water supply as being present within the site which supplies a dwelling and a farm yard. It is expected from the declaration made within the original application that the water supply to the business (i.e. employees and food processing) is from the mains water supply.
 17. The applicant should note that if a private water supply is used within a business as a drinking water supply for employees, or it supplies two or more private dwellings, or is used within a food production undertaking where its use may affect the foodstuff in its finished form, then such supplies are required to be registered with DAERA Drinking Water Inspectorate (DWI). Information on this can be obtained through contacting DWI by emailing at privatewatersupplies@daera-ni.gov.uk or telephone 028 9056 9282. Further information on private water supplies can be obtained from the DWI website: <https://www.daera-ni.gov.uk/articles/private-water-supplies>
 18. The applicant will be required to apply for and obtain a variation to the existing Pollution Prevention and Control (PPC) permit [REDACTED] prior to commencing any proposed changes at the existing installation.
 19. The purpose of the Conditions 2 and 3 is to ensure that any site risk assessment and remediation work is undertaken to a standard that enables safe development and end use of the site such that it would not be determined as contaminated land under the forthcoming Contaminated Land legislation i.e. Part 3 of the Waste and Contaminated Land Order (NI) 1997. It remains the responsibility of the developer to undertake and demonstrate that the works have been effective in managing all risks.
 20. DAERA Land and Groundwater Team in Regulation Unit (RU) recommends that the applicant consult with the Water Management Unit in DAERA regarding any potential dewatering that may be required during the development including the need for a discharge consent. Discharged waters should meet appropriate discharge consent conditions.
 21. The applicant should ensure that the management of all waste materials onto and off this site are suitably authorised through the Waste and Contaminated Land (Northern Ireland) Order 1997, the Waste Management Licensing Regulations (Northern Ireland) 2003 and the Water Order (Northern Ireland) 1999. Further information can be obtained from:
<https://www.daera-ni.gov.uk/articles/waste-management-licensing>
<https://www.daera-ni.gov.uk/topics/waste/waste-management-licensing->

exemptions


<https://www.daera-ni.gov.uk/articles/regulating-water-discharges>

22. The applicant should ensure to comply with the Waste Duty of Care with respect to any waste materials taken onto or taken off site. Article 5 of the Waste and Contaminated Land (Northern Ireland) Order 1997 imposes a duty of care on anyone who handles Land, Soil & Air controlled waste. When waste transfers from one person to another a waste transfer note and/or hazardous waste consignment note must be completed, signed and kept by the parties involved. The Controlled Waste (Duty of Care) Regulations (Northern Ireland) 2002 set out the requirement to complete waste transfer notes for waste movements and the Hazardous Waste Regulations (Northern Ireland) 2011 set out the requirements to complete hazardous waste consignment notes for the transfer of hazardous waste. Further information can be obtained from:
<https://www.daera-ni.gov.uk/articles/duty-care>
<https://www.daerani.gov.uk/articles/hazardous-waste>
23. In accordance with Article 5 of the Waste and Contaminated Land (Northern Ireland) Order 1997 a Waste Management Duty of Care Code of Practice for Northern Ireland June 2016 required by law exists. This code of practice provides practical guidance to everyone subject to the Waste Duty of Care. In Northern Ireland the primary responsibility for duty of care sits with the waste producer and therefore they should ensure they make the appropriate checks as set out in the Code of Practice for Northern Ireland in relation to waste produced. Further information can be obtained from:
<https://www.daera-ni.gov.uk/publications/waste-management-duty-care-code-practice>
24. Any contaminated soils and soil type materials require its hazardous properties to be firstly classified and assessed in accordance with Technical Guidance WM3 Waste Classification: Guidance on the classification and assessment of waste (3 edition, July 2015). Classifying a waste correctly is a legal requirement that helps to ensure that the waste is managed appropriately. NIEA therefore expects businesses to be able to demonstrate that any waste classifications based on sample results are reliable and as such conducted in line with Appendix D: Waste Sampling of Technical Guidance WM3. Further information can be obtained from:
<https://www.gov.uk/government/publications/waste-classification-technical-guidance>
25. Regulation 17 of the Waste Regulations (Northern Ireland) 2011 imposes a duty on waste operators to comply with the European Waste Hierarchy. After a hazardous waste assessment is completed then the options for managing this waste should be further considered taking into account the European Waste Hierarchy. The applicant should be reminded that Landfill Waste Acceptance Criteria (WAC) are not relevant to a hazardous waste classification. A WAC test will not identify whether a waste is hazardous or

non-hazardous. Before a waste can be disposed of, it must be classified as being either hazardous or non-hazardous, using the characterisation assessment and analysis described by the WM3-Technical Guidance. Then, if a waste hierarchy assessment determines that disposal to landfill is the appropriate disposal option for the waste, chemical WAC testing must be undertaken for wastes destined for inert, stable nonreactive hazardous or hazardous classes of landfill. Further information can be obtained from: <https://www.gov.uk/government/publications/waste-classification-technical-guidance>

26. Should the materials be classified as hazardous waste then this material will need to be consigned off site as hazardous waste. NIEA should receive the waste consignment notices 72 hours in advance of any movements off site and waste materials moved off site only by a registered carrier (i.e. ROC permitted). Further information can be obtained from: <https://www.daera-ni.gov.uk/articles/hazardous-waste#toc-3>
<https://www.daera-ni.gov.uk/publications/guide-consigning-hazardous-waste>
27. All contaminated run-off (from the facility and concrete apron) must be directed to an appropriate collection tank, with no overflow or outlet to any waterway or soakaway. Slurry export arrangements are subject to agreement and review. Any deviation regarding the disposal of the slurry generated from this facility from that stated in the application should not have an adverse impact on any designated site.
28. Agricultural developments may result in the generation of slurry and dirty water. The applicant is reminded of their responsibilities under the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations (SSAFO) (Northern Ireland) 2003 and The Nitrates Action Programme (NAP) Regulations (Northern Ireland) 2014 as detailed in Standing Advice Note 12 for agricultural developments. The applicant should refer and adhere to the precepts contained in Standing Advice Note No. 12. Agricultural Developments and Standing Advice Note No. 19. Livestock Installations and Ammonia. Standing advice notes are available at: <https://www.daera-ni.gov.uk/articles/standing-advice-0>
Simple Calculation of Atmospheric Impact Limits (SCAIL) is a free, online modelling tool. An updated version, containing cattle emission factors, is now available at: <http://www.scaill.ceh.ac.uk/>.
29. In the event of any outbreak of infectious/non-infectious disease in the area at any time in the future, the Board's Department of Public Health Medicine will be obliged to conduct an epidemiological investigation regardless of whether or not this is deemed to be associated with the facility.

Dated: 22nd January 2021

Authorised Officer 

Variation notice with introductory note

The Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013

Operator Name: [REDACTED].

Installation Name:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Permit number

[REDACTED]

Variation number

[REDACTED]

Contents

Introductory Note	3
Permit	7
Conditions	9
1. General	9
2. Operating conditions and emission controls	12
3 Records	22
4 Reporting	23
5 Notifications	24
6 Improvement programme	26
7 Interpretation	28
Schedule 1	30
Schedule 2	31
Schedule 3	37
Schedule 4	40
Schedule 5	41

Introductory note

This introductory note does not form part of the Variation Notice

The following Notice is issued under Regulation 19 of the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013 (“the PPC (IE) Regulations”) to vary the conditions of a Permit issued under those Regulations to operate an installation carrying out one or more of the activities listed in Part 1 to Schedule 1 of those Regulations. The Notice comprises a Schedule containing conditions to be deleted and conditions to be added.

The Notice is subject to the express conditions set out in the Schedule.

It should be noted that aspects of the operation of the installation not regulated by those conditions are subject to the condition implied by Regulation 12(9) of the PPC (IE) Regulations, that the Operator shall use the best available techniques for preventing, or where that is not practicable, reducing emissions from the installation.

Techniques include both the technology used and the way in which the installation is designed, built, maintained, operated and decommissioned.

The enforcing authority for Part A installations in Northern Ireland is the Chief Industrial Pollution Inspector. Under Regulation 8(4), any function of the Chief Inspector may be delegated to any other Inspector appointed by the Department of the Agriculture, Environment and Rural Affairs and references to the Chief Inspector should be interpreted accordingly.

Brief description of the changes introduced by this notice

This variation is to permit the conversion of the site from a fattening unit to a pig breeding unit. All production pigs will be moved off the site at less than 30 kgs weight. Following the proposed changes, pig numbers will be 2,755 Sows (includes served gilts), 235 maiden gilts and 5 boars. Total pig numbers on the site (excluding pre-weaners) therefore will be reduced from 4,200 to 2,995.

The six existing pig houses will be demolished and three new pig houses built in a field approximately 33 metres to the north west of the existing site to provide new housing for farrowing sows, gilts and boars. In addition, emissions (odour, ammonia & dust) from the new pig housing will be controlled by the use of air scrubbers attached to each new pig house. A Uniqfill Air BV BioCombi air scrubber will be situated on the north-east wall of each new pig house.

These changes will reduce the total odour and ammonia emissions from the installation and hence the potential impacts of odour emissions on the occupants of local third party dwellings and ammonia emissions on local designated habitats. The replacement pig houses will be constructed and operated in accordance with the new Intensive Rearing of Poultry or Pigs (IRPP) BAT Conclusions which were published on 21/02/2017. Relevant permit conditions have been included in this variation to ensure that appropriate control measures are put in place on the installation. The Improvement Programme has been amended to reflect the completion of previous improvement conditions.

Other PPC Permits relating to this installation		
Permit holder	Permit Number	Date of Issue
Not applicable	NA	NA

Superseded Licenses/Consents/Authorisations relating to this installation		
Holder	Reference Number	Date of Issue
Not applicable	NA	NA

Talking to us

If you contact us about this Permit please quote the Permit Number. The Operator should use the Emergency Hotline telephone number (0800 80 70 60) to notify of any accident which has caused or has the potential to cause water pollution.

Confidentiality

The Permit requires the Operator to provide information to the Chief Inspector. We will place the information onto the public registers in accordance with the requirements of the PPC Regulations. If the Operator considers that any information provided is commercially confidential, he/she may apply to the Chief Inspector to have such information withheld from the register as provided in the PPC Regulations. To enable us to determine whether the information is commercially confidential, the Operator should clearly identify the information in question and should specify clear and precise reasons.

Variations to the permit

This Permit may be varied in the future. The Status Log within the Introductory Note to any such variation will include summary details of this Permit, variations issued up to that point in time and state whether a consolidated version of the Permit has been issued.

Surrender of the permit

Before this Permit can be wholly or partially surrendered, an application to surrender the Permit has to be made. For the applicant to be successful, they would have to be able to demonstrate to the Chief Inspector, in accordance with Regulation 23 of the PPC Regulations, that there is no pollution risk and that no further steps are required to return the site to a satisfactory state.

Transfer of the permit or part of the permit

Before the Permit can be wholly or partially transferred to another person, a joint application to transfer the Permit has to be made by both the existing and proposed holders, in accordance with Regulation 20 of the PPC Regulations. A transfer will be allowed unless the Chief Inspector considers that the proposed holder will not be the person who will have control over the operation of the installation or will not ensure compliance with the conditions of the transferred Permit. If the Permit authorises the carrying out of a specified waste management activity, then there is a further requirement that the transferee is considered to be a “fit and proper person” to carry out that activity.

Status Log

Detail	Date	Comment
Application [REDACTED]	Received 17/05/07	
Response to request for information	Request dated 19/07/07	Response dated 30/07/07
Permi [REDACTED]	Determined 26/10/07	
Application for variation [REDACTED]	Received 24/06/08	
Response to request for information	Request dated 04/07/08	Response dated 04/08/08
Variation [REDACTED]	Determined 17/10/08	Effective 24/10/08
Application for variation [REDACTED]	Received 03/01/19	
Response to request for information	Requests dated 11/03/19, 17/06/21, 19/08/22, 12/10/22	Responses dated 07/06/19, 29/07/21, 27/07/22, 26/08/22, 26/10/22, 06/03/23, 15/05/23, 04/04/23, 26/07/23, 31/08/23, 18/10/23, 04/04/24, 01/08/24.
Variation [REDACTED]	Determined 03/10/2024	Effective 10/10/2024

End of introductory note.

SCHEDULE TO NOTICE

CONDITIONS TO BE DELETED

All previous conditions

CONDITIONS TO BE ADDED

Refer to following pages

Conditions General

1.1. The permitted activities

1.1.1. The Operator is authorised to carry out the activities and/or the associated activities specified in Table 1.1.1

Table 1.1.1			
Activity under Schedule 1 of the Regulations/ Associated Activity	Description of specified activity	Schedule 1 Activity Reference (if applicable)	Limits of specified activity
Intensive Pig Farming	(a) The rearing of pigs for the production of pig meat in 6 houses designed for 4,200 growing pigs >35kg. (b) The rearing of pigs for the production of pig meat in 3 houses designed for: 2755 sows, 5 boars and 235 production pigs >30kg (including gilts) after completion of the replacement installation as set out in the application for a permit variation [REDACTED]	6.9 A(1)(a)(ii)	Receipt of pigs on site to removal of live pigs from site, including associated feed / raw material handling and storage.
Directly Associated Activity	Description of specified activity	Schedule 1 Activity Reference (if applicable)	Limits of specified activity
Collection, storage and utilisation of manures.	Collection, storage and utilisation of manures.	NA	Slurry handling prior to: utilisation/processing on site; export from site for: land spreading, use as mushroom compost or combustion in an authorised facility.
Storage and disposal of casualties and storage of other wastes.	Storage and disposal of casualties and storage of other wastes.	NA	Storage of: (a) casualties prior to dispatch to a DAERA approved rendering plant; incineration on-site (b) other wastes prior to disposal off site.
Air Scrubbing Units	Treating of air ventilation from the pig houses by air scrubbing.	NA	Secure storage of acid and storage of the contaminated filtration systems (air scrubber liquor, etc.), pending appropriate offsite disposal.

1.2 The Site.

1.2.1. With the exception of utilisation of slurry, the activities authorised under condition 1.1.1 shall not extend beyond the Site, being the area shown edged in red on the plan at Schedule 5.

1.3 Overall Management of the Installation

1.3.1. The operator shall manage and operate the activities:

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

1.3.2. Records demonstrating compliance with condition 1.3.1 shall be maintained.

1.3.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

1.3.4 If notified by the Chief Inspector that the activities are giving rise to pollution, the operator shall submit to the Chief Inspector for approval within the period specified, a revision of any plan or other documentation (“plan”) required under this permit which identifies and minimises the risks of pollution relevant to that plan, and shall implement the approved revised plan in place of the original from the date of approval, unless otherwise agreed in writing by the Chief Inspector.

1.4 Pre Operation Conditions

1.4.1 Construction/extension of a swale shall be completed that can accommodate all lightly contaminated site drainage before stocking the proposed 3 new pig houses.

1.4.2 Construction of additional slurry capacity for the proposed 3 new pig houses and the air scrubber liquor storage tank shall be completed in accordance with Schedule 6 of The Nutrients Action Programme Regulations (Northern Ireland) 2019, **or as otherwise agreed in writing with the Chief Inspector**, prior to stocking the houses. The Water Management Unit of the Northern Ireland Environment Agency (Lisburn) must be notified giving details of the facilities, at least 28 days prior to any such facilities being first brought into use.

1.4.3 The yard area(s) associated with the proposed 3 new pig houses shall be designed/contained to: (a) ensure that heavily contaminated yard drainage is directed to the waste water tanks for

collection and (b) to enable lightly contaminated site drainage to be directed to the swale. A suitable yard drainage diverter system shall be installed where appropriate.

- 1.4.4 The LPG fuel tanks contained on the site shall be provided with suitable collision protection.
- 1.4.5 Water meters shall be installed where appropriate to enable water usage (of specific activities) in the new pig houses to be measured and recorded.
- 1.4.6 The operator shall install air scrubbing units as detailed in the information submitted to NIEA in the air quality impact assessment in chapter 7 and appendix 3.2 of the Environmental Statement dated February 2018 prior to the operation of the proposed 3 new pig houses, or as otherwise agreed in writing with the Chief Inspector. Prior to commencement of activities in the 3 new pig houses written confirmation shall be submitted to the Chief Inspector by a suitably qualified engineer that this work has been completed.
- 1.4.7 The ventilation system for the proposed 3 new pig houses shall be to a design that ensures that the air scrubber configuration, location and exhaust velocity for those houses matches that assumed in the air quality impact assessment (Chapter 7 and appendix 3.2 of Environmental Statement dated February 2018) submitted with the application, or as otherwise agreed in writing with the Chief Inspector. This work must be completed before stocking the 3 new pig houses. Prior to commencement of activities in the 3 new pig houses written confirmation shall be submitted to the Chief Inspector by a suitably qualified engineer that this work has been completed.
- 1.4.8 Inspection and maintenance sheets shall be amended to include items relating to the operation of the air scrubbing system and associated activities e.g. Air scrubber chemicals, air wash water storage etc.
- 1.4.9 A minimum of 14 days before the first operation/ stocking of each of the proposed 3 new pig houses, the Operator shall submit written confirmation to the Chief Inspector of the proposed stocking date; that the necessary operating techniques are in place for the operation of the air scrubbing units and that staff have received the necessary training.
- 1.4.10 The diesel tank associated with the generator is bunded in accordance with Schedule 3 of the Control of Pollution (Silage, Slurry & Agricultural Fuel Oil) Regulations (NI) 2003 AND/OR provide a suitable bund around the diesel generator installation to contain leakage of fuel, lubricant or coolant.
- 1.4.11 Pesticides and veterinary medicines kept in a store that is resistant to fire, capable of retaining leakage or spillage, dry, frost protected, and secure against unauthorised access.
- 1.4.12 A finalised commissioning plan for the new pig farm shall be submitted to the Chief Inspector at least 1 month prior to first construction of any part of the replacement farm. The plan should provide confirmation of the design, technical specifications & operation of the new replacement farm; details of the key commissioning stages; timescales for implementation and any associated testing/ monitoring.
- 1.4.13 The final design of the air scrubbing system must be agreed in writing with the Chief Inspector before any air scrubbing equipment is ordered. A finalised commissioning plan for

the air scrubbing system shall be submitted to the Chief Inspector at least 1 month prior to first construction of any part of the replacement farm. The plan should provide confirmation of the design, technical specifications & operation of the air scrubbing system; details of the key commissioning stages; timescales for implementation and any associated testing/ monitoring.

1.4.14 Submit a copy of a site decommissioning/ demolition plan for the existing pig farm including the disposal of any associated waste materials and an implementation timetable for the completion of this work. The plan shall be submitted at least 1 month prior to commencing any demolition work and shall only be implemented after agreement from the Chief Inspector.

1.4.15 All waste materials (cardboard/ plastic packaging, etc.) associated with the construction of the new pig houses shall be recycled /disposed of in an appropriate manner in accordance with Condition 2.5.1.

1.5 Off site conditions

1.5.1. There are no off site conditions.

1.6 Minor operational changes

1.6.1. When the qualification “or as otherwise agreed in writing” is used in a condition of this Permit, the Operator shall seek such agreement in the following manner:

- a) the Operator shall give the Chief Inspector written notice of the details of the proposed change, indicating the relevant part(s) of this Permit; and
- b) such notice shall include an assessment of the possible effects of the proposed change (including waste production) on risks to the environment from the permitted installation; any relevant supporting assessments and drawings and the proposed implementation date.

1.6.2. Any change proposed according to condition 1.6.1 shall not be implemented until it has been agreed in writing by the Chief Inspector. As from the agreed implementation date, the Operator shall operate the Permitted Installation in accordance with that change, and relevant provisions in the Application shall be deemed to be amended.

2. Operating Conditions and Emission Controls

2.1. Farm Management Techniques

2.1.1. *Inspection and Maintenance*

2.1.1.1 The Permitted Installation shall, subject to the conditions of this Permit, be operated using the techniques and in the manner described in the answer to question B2.1.1 and/or C2.1.1 in the application, or as otherwise agreed in writing by the Chief Inspector.

2.1.1.2 All structures and plant shall periodically and at least annually, be thoroughly inspected.

2.1.1.3 All structures and plant shall be maintained in good operating condition.

2.2 Raw Material Usage

2.2.1 Selection and use of raw materials and water

2.2.1.1 The operator shall:

- (a) take appropriate measures to ensure that raw materials and water are used efficiently in the activities; and
- (b) maintain records of raw materials (in a format equivalent to the proforma in Schedule 4) and water used in the activities; and
- (c) carry out an audit of water use within 4 years of the effective date of the permit and make available to the Chief Inspector on request thereafter, together with a plan for optimising water use in areas identified in the audit. The audit shall be reviewed at least every 4 years.

2.2.2 Selection and use of animal feedstuffs

2.2.2.1 Subject to the conditions of this permit, selection and use of animal feed shall be in accordance with the answer to question B2.2.2 and/or C2.2.2 in the application or as otherwise agreed in writing with the Chief Inspector.

2.2.2.2 The operator shall:

- (a) ensure that a diet formulation and nutritional strategy is used to reduce the total nitrogen and total phosphorus excreted, and (b) keep a record of the diets fed to livestock over the cycle.

2.3 Techniques for pollution prevention and control

2.3.1 Feed delivery, milling and preparation

2.3.1.1 Dusty or potentially dusty materials shall be stored purpose-built silos.

2.3.1.2 Transfers of feed-stuffs to and from storage areas shall be carried out so as to prevent or minimise dust emissions to air.

2.3.1.4 Containment shall be provided for foodstuffs to prevent spillages and minimise waste.

2.3.1.5 Storage vessels for feed-stuffs shall be protected from collision damage.

2.3.2 Storage of agricultural fuel oils and other materials

2.3.2.1 Subject to the conditions of this permit, the storage of agricultural fuel oil, other oil and chemicals shall be in accordance with the answer to question B2.3.2 and/or C2.3.2 in the application or as otherwise agreed in writing with the Chief Inspector.

- 2.3.2.2 All agricultural fuel oil storage facilities with a capacity of greater than 1250 litres shall meet the requirements of Schedule 3 to the Control of Pollution (Silage Slurry and Agricultural Fuel Oil) Regulations (NI) 2003.
- 2.3.2.3 Agricultural fuel oil in quantities less than 1250 litres, other oils and chemicals shall be kept in a store capable of retaining leakage or spillage or on an impermeable base within a bunded area.
- 2.3.2.4 Pesticides and veterinary medicines shall be kept in a store that is resistant to fire, capable of retaining leakage or spillage, dry, frost protected and secure against unauthorised access.

2.3.3 Minimising Pollution from Pig Housing

- 2.3.3.1 Subject to the conditions of this permit, the design, management, and operation of housing shall be in accordance with the answer to question B2.3.3 and/or C2.3.3 in the application or as otherwise agreed in writing with the Chief Inspector.
- 2.3.3.2 Drinkers and troughs shall be operated to prevent leakage.
- 2.3.3.3 Drainage from contaminated yard areas, shall be isolated from the clean water system and collected and stored safely in a tank until export from the site can take place. This condition includes drainage from hard standing around pig housing when pigs have access to the hard standing or when manure is present on the hard standing.
- 2.3.3.4 Lightly contaminated drainage e.g. from yard areas or roofs shall be treated by the swale as set out in the answer to question B2.3.3 of the application.
- 2.3.3.5 On removal from housing, slurries shall be loaded directly and removed from the site in covered trailers and applied to land/exported from the site. The measures set out in the odour management plan shall be adhered to where relevant, in accordance with the answer to question B2.3.6 and/or C2.3.6 (Measures for controlling odours) of the application.
- 2.3.3.6 The farm shall be managed so as to prevent contamination of clean water drainage systems.
- 2.3.3.7 Water which has been used for cleaning within housing shall be collected and stored in a slurry store until export from the site shall take place.
- 2.3.3.8 The Operator shall ensure that disinfectant footbaths do not overflow. The effluent contained in footbaths shall be exported from the site with water used for cleaning housing.
- 2.3.3.9 Areas around buildings shall be kept free of any build-up of slurry and spilt feed.
- 2.3.3.10 Dust emitted from buildings shall be minimised.

Operation of the air scrubber units

- 2.3.3.11 The air scrubber system shall be operated in accordance with the technical specification of the manufacturer and maintained by an authorised expert, and as detailed in application

██████████ and responses to associated schedule 7 information notices, or as otherwise agreed in writing with the Chief Inspector.

2.3.3.12 The key operating parameters of the air scrubber units shall be continuously monitored as set out in table S2.3, and the monitoring results submitted to NIEA as set out in schedule 3.

2.3.3.13 The air scrubber liquor shall be collected and stored in a suitable tank pending export from the site.

2.3.3.14 A contingency plan shall be implemented and maintained for the installation to minimise pollution to the environment and reduce the risk of complaints, as detailed in application ██████████ and responses to associated schedule 7 information notices.

2.3.4 Slurry Storage

2.3.4.1 All slurry stores shall be covered.

2.3.5 Slurry Utilisation

On-farm utilisation:

2.3.5.1 No slurry shall be spread to land on the farm.

Off farm utilisation:

2.3.5.2 Slurry shall be exported from the installation for utilisation as set out in the application as follows:-

- subject to improvement condition 6.1, IMP3 spread to land in Northern Ireland in accordance with the nutrient management plan reference “██████████ Nutrient Management Plans 2023” dated March 2023 contained within section B2.3.5 of the application and/or
- subject to improvement condition 6.1, IMP4 spread to land in the Republic of Ireland in accordance with the relevant legislation/regulatory authority requirements and/or
- subject to improvement condition 6.1, IMP5 anaerobic digestion in an authorised facility

2.3.5.3 Arrangements for off farm utilisation of slurry spread to land in Northern Ireland shall be reviewed at least once every 4 years. The 4 year review shall include an update on the soil phosphorus status of any land used for spreading.

2.3.5.4 The Operator shall notify the Chief Inspector of any amendments or additions to the arrangements deemed necessary after the 4 year review of slurry spread to land in Northern Ireland required under condition 2.3.5.3. The Chief Inspector’s agreement in writing must be obtained before any such amendment or addition is made.

2.3.5.5 Documented contingency arrangements in the event of an emergency of (e.g. the land becoming unavailable for spreading/utilisation by anaerobic digestion no longer available shall be made available to the Chief Inspector on request.

2.3.6 Measures for Controlling Odour

2.3.6.1 The operator shall:

- a) Maintain and implement an odour management plan where required;
- b) Review and record as soon as is practicable after a complaint whether changes to the plan should be made;
- c) Make any appropriate changes identified by the review.

2.3.6.2 Emissions from the activities shall be free from odour at levels likely to cause pollution outside the site, as perceived by an Inspector unless the operator has used appropriate measures, including but not limited to, those specified in an approved odour management plan, to prevent or where that is not practicable to minimise odour.

2.4 Groundwater Regulations

2.4.1 No emission from the Permitted Installation shall give rise to the introduction into groundwater of any hazardous substance or non-hazardous pollutant, as defined in the Groundwater Regulations (Northern Ireland) 2009.

2.4.2 For substances other than those in condition 2.4.1, the Operator shall use BAT to prevent or where that is not practicable to reduce emissions to groundwater from the Permitted Installation, provided always that the techniques used by the Operator shall be no less effective than those described in the Application, where relevant.

2.5 Avoidance, Recovery and Disposal of Wastes Produced at the Installation (Including Carcass Disposal)

2.5.1 The operator shall:

- a) Undertake a waste minimisation audit within 4 years of the effective date of the permit and make available to the Chief Inspector on request thereafter, together with a plan for reducing waste quantities in any areas identified in the audit. The audit shall be reviewed at least every 4 years;
- b) Take appropriate measures to ensure that waste produced by the activities is avoided or reduced, or where waste is produced it is recovered wherever practical or otherwise disposed of in a manner which minimises its impact on the environment.

Disposal of carcasses

2.5.2 Subject to the conditions of this permit, disposal of carcasses and any associated operations shall be carried out using the techniques and, in the manner, described in the answer to question B2.2.4/B2.5 in the application or as otherwise agreed in writing with the Chief Inspector.

- 2.5.3 Carcasses shall be disposed of in accordance with the Animal By-Products (Enforcement) Regulations (NI) 2015. Carcasses shall be disposed of by removal to a DAERA approved rendering plant OR by incineration on site in a DAERA approved incinerator at a frequency which prevents odour nuisance, subject to Improvement Condition 6.1 IMP1.
- 2.5.4 Prior to disposal, carcasses shall be stored in covered, labelled and leak-proof storage.
- 2.5.5 Extraordinary mortalities shall be disposed of in accordance with the accident management plan, or in the case of an outbreak of a notifiable disease, in accordance with instructions from the DAERA Veterinary Service.
- 2.5.6 Incinerator ash shall be stored in covered, labelled and leak proof storage pending final disposal.
- 2.5.7 The incinerator shall be loaded and operated in accordance with the manufacturer's instructions.
- 2.5.8 Under breakdown or abnormal operating conditions, the operator shall reduce or close down the incinerator as soon as practicable until normal operation can be restored.
- 2.5.9 Periodically, and at least annually, the operator shall arrange for an independent measurement of temperature to be carried out on the incinerator in accordance with the requirements of the Animal By-Products (Enforcement) Regulations (NI) 2015, and shall retain a record of this measurement.

2.6 Energy Use

2.6.1 The operator shall:

- a) Take appropriate measures to ensure that energy is used efficiently in the activities;
- b) Undertake an energy audit within 4 years of the effective date of the permit in order to identify whether there are suitable opportunities to improve the energy efficiency of the activities and make available to the Chief Inspector on request thereafter. The audit shall be reviewed at least every 4 years; and
- c) Implement any appropriate measures identified in the audit.

2.7 Accident Prevention and Management

2.7.1 The operator shall:

- a) Maintain and implement an Accident Management Plan.
- b) Review and record as soon as practicable after an accident whether changes to the plan should be made.
- c) Make any appropriate changes to the plan identified at the review.

2.8 Measures for controlling noise and vibration

2.8.1 The operator shall:

- a) Maintain and implement a noise management plan where required;
- b) Review and record as soon as is practicable after a complaint whether changes to the plan should be made;
- c) Make any appropriate changes to the plan identified by the review.

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

2.8.3 Apart from emergencies, feed deliveries, placement, removal of pigs/slurry removal, washing shall be restricted to between the hours of 0700 and 2200 Monday to Saturday, or as otherwise agreed in writing with the Chief Inspector.

2.9 Pests

2.9.1 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.

2.9.1.2 The operator shall:

- (a) if notified by the Chief Inspector, submit to the Chief Inspector for approval within the period specified, a pests management plan which identifies and minimises risks of pollution, hazard or annoyance from pests;
- (b) implements the pests management plan, from the date of approval, unless otherwise agreed in writing by the Chief Inspector.

2.10 Recording and Monitoring

2.10.1 Recording

2.10.1.1 Copies of all records, audits and plans shall be made available to the Chief Inspector on request. Where the information forms part of a separate document, reference shall be made to the whereabouts of this document. Records shall be kept for a minimum of 4 years

2.10.1.2 A summary of the records detailed in 2.10.1.3 and 2.10.1.4 and/or 2.10.1.5 below shall be kept and provided annually to the Chief Inspector as outlined in Schedule 3, Table S3.2 of this permit, by the 31 January each year.

2.10.1.3 A record of livestock numbers and movements on and off farm shall be kept and made available to the Chief Inspector for inspection.

2.10.1.4 Where slurry is transported off the originating installation, such that the responsibility for applying it to land passes to a third party, the permit holder will retain a copy of the nutrient management plan where one is required and record the following for each transfer of material:

- The recipient(s);
- The amount transported; and

- The date transported.

The records shall be kept for a minimum of 4 years.

AND/OR

2.10.1.5 Where slurry is transported off the originating installation for purposes other than spreading to land (e.g. for use in an anaerobic digestion plant), the recipient, amount and date transported shall be recorded and copies of consignment notes retained. The records shall be kept for a minimum of 4 years.

2.10.1.6 Records of mortalities and collections of carcasses including details of the receiving rendering plant / dates and times of incineration of batches of carcasses shall be maintained.

2.10.1.7 Records of the fuel deliveries shall be maintained including material type, source, delivery date and quantity of fuel received.

2.10.1.8 Records shall be retained of the combustion temperature of the incinerator secondary chamber in accordance with the requirements contained within the incinerator's DAERA Animal By-Products Approval, subject to Improvement Condition 6.1 IMP1.

2.10.1.9 Records shall be maintained of the position of the yard drainage diverter(s) during each production cycle. These records shall include the date and time when key operations such as clearing houses of manure, washing of houses start and finish and shall include the initials of the operator against each entry, subject to pre-operating conditions 1.4.1 and 1.4.3.

2.10.1.10 Records shall be maintained of waste produced by the activities and of wastes sent off site from the activities, for either disposal or recovery.

2.10.1.11 Records shall be maintained of water use of specific activities (i.e. washing, animal consumption, etc.) for the installation.

2.10.1.12 Records shall be kept of the inspection and maintenance of structures and plant.

2.10.1.13 Training records shall be maintained for staff involved in operating the installation and made available to the Chief Inspector on request.

2.10.1.14 Records of raw materials used on the installation shall be maintained in a format equivalent to Schedule 4 to this permit and shall be made available to the Chief Inspector on request.

2.10.1.15 Records shall be kept of the quantities of acid used in the air scrubber units.

2.10.1.16 Records shall be maintained of the storage and disposal of the air scrubber liquor. These records shall include the quantities of air scrubber liquor produced, stored and disposed of, the disposal outlet and dates.

2.10.1.17 Records shall be retained of the continuous operation of the key operating parameters of the air scrubber units, made available for inspection on request, and the results submitted to NIEA as set out in schedule 3.

2.10.2 Emissions to water, air or land

2.10.2.1 There shall be no point source emissions to water, air or land except from the sources and emission points specified in Schedule 2 tables S2.1, S2.2 and S2.3.

2.10.2.2 The limits given in Schedule 2 shall not be exceeded, subject to Pre-Operation Condition 1.4.13 and Improvement Condition 6.1 IMP6.

2.10.3 Emissions of substances not controlled by emission limits

2.10.3.1 Emissions of substances not controlled by emission limits shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures, including, but not limited to those specified in any approved emissions management plan, have been taken to prevent or where that is not practicable, to minimise, those emissions.

2.10.3.2 The operator shall:

- (a) if notified by the Chief Inspector that the activities are giving rise to pollution, submit to the Chief Inspector for approval within the period specified, an emissions management plan which identifies and minimises the risks of pollution from emissions of substances not controlled by emission limits; and
- (b) implement the approved emissions management plan, from the date of the approval, unless otherwise agreed in writing by the Chief Inspector.

2.10.3.3 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.

2.10.4 Monitoring

2.10.4.1 The operator shall, unless otherwise agreed in writing with the Chief Inspector, undertake the monitoring specified in the following tables in Schedule 2 to this permit:

- (a) point source emissions in tables S2.1 and S2.2.
- (b) process monitoring specified in table S2.3.

2.10.4.2 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.

2.11 Closure and Decommissioning

- 2.11.1 The operator shall maintain a Site Closure Plan which demonstrates how the Activities can be decommissioned to avoid any pollution risk and return the site to a satisfactory state.
- 2.11.2 The Site Closure Plan (or relevant part thereof) shall be implemented on final cessation or decommissioning of the Activities or part thereof.
- 2.11.3 The operator shall notify the Chief Inspector of any amendment of or addition to the plan that he considers necessary. The Chief Inspector's agreement in writing must be obtained before such amendment or addition is made.

3. Records

3.1. The Operator shall ensure that all records required to be made by this Permit and any other records made by it in relation to the operation of the Permitted Installation shall:

- (i) be made available for inspection by the Chief Inspector at any reasonable time
- (ii) be supplied to the Chief Inspector on demand and without charge
- (iii) be legible
- (iv) be made as soon as reasonably practicable
- (v) indicate any amendments which have been made and shall include the original record wherever possible; and
- (vi) be retained at the Permitted Installation, or other location agreed by the Chief Inspector in writing, for a minimum period of 4 years from the date when the records were made.

4. Reporting

- 4.1 All reports and notifications required by this Permit, and notifications required by Regulation 18 of the PPC (IE) Regulations, shall be sent to the Chief Inspector at the address notified in writing to the Operator by the Chief Inspector.
- 4.2 The Operator shall complete a Pollution Inventory Reporting Form in respect of the operation of the Permitted Installation during the previous year in accordance with the instructions and definitions included in the Form and submit the completed Form to the Chief Inspector by 31 January each year, unless otherwise agreed in writing.
- 4.3 For the following activities referenced in table 1.1.1 a report or reports on the performance of the activities over the previous year shall be submitted to the Chief Inspector by 31 January (or other date agreed in writing by the Chief Inspector) 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 livestock numbers/manure movements data set out in schedule 3 table S3.2; and
 - (c) the performance parameters set out in schedule 3 table S3.3 using the forms specified in table S3.4 of that schedule.
- 4.4 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Chief Inspector, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 3 table S3.1;
 - (b) for the reporting periods specified in schedule 3 table S3.1 and using the forms specified in schedule 3 table S3.4; and
 - (c) giving the information from such results and assessments as may be required by the forms specified in those tables. .

5. Notifications

5.1 The Operator shall notify the Northern Ireland Environment Agency **without delay** of any incident or accident which has caused, is causing or may cause significant pollution via the emergency hotline number 0800 807060.

5.2 The Operator shall submit written confirmation to the Chief Inspector of any notification under condition 5.1. of this Permit by sending:-

- a) the information listed in Part A of Schedule 1 to this Permit within 24 hours of such notification; and
- b) the more detailed information listed in Part B of that Schedule as soon as practicable thereafter;

and such information shall be in accordance with that Schedule.

5.3 The Operator shall give written notification as soon as practicable, of any of the following:

- a) permanent cessation of the operation of part or all of the Permitted Installation;
- b) cessation of the operation of part or all of the Permitted Installation for a period, likely to exceed *1 year*; and
- c) resumption of the operation of part or all of the Permitted Installation after a cessation notified under 5.3(b).
- d) the Chief Inspector shall be given at least 14 days' notice before implementing any part of the Site Closure Plan.

5.4 The Operator shall notify the Chief Inspector, as soon as practicable, of any information concerning the state of the site which affected or updates that provided to the Chief Inspector as part of the site report submitted with the application for this Permit.

5.5 The Operator shall notify the following matters to the Chief Inspector, in writing, within 14 days of their occurrence:

- a) *where the Operator is a registered company:*
 - (i) any change in the Operator's trading name, registered name or registered office address;
 - (ii) a change to any particulars of the Operator's ultimate holding company (including details of an ultimate holding company where the Operator has become a subsidiary);
 - (iii) any steps taken with a view to the Operator going into administration, entering into a company voluntary arrangement or being wound up.

OR

- b) *where the Operator is a corporate body other than a registered company:*
 - (i) any change in the Operator's name or address;
 - (ii) any steps taken with a view to the dissolution of the Operator.

OR

c) *In any other case:*

- (i) the death of any of the named Operators (where the Operator consists of more than one named individual);
- (ii) any change in the Operator's name(s) or address(es);
- (iii) 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.

6. Improvement programme

6.1 The Operator shall complete the requirements specified in Table 6.1 by the date specified in that Table, and shall send written notification of the date of completion of each requirement to the Chief Inspector, at the Reporting Address, within 14 days of the completion of each such requirement.

Table 6.1.: Improvement programme requirements		
Reference	Requirement	Date
IMP1	Prior to the operation of a carcass incinerator on this site, a report shall be submitted to the Chief Inspector demonstrating compliance with The Animal By-Products (Enforcement) Regulations (Northern Ireland) 2015.	<i>At least 30 days prior to first operation of incinerator</i>
IMP2	Carry out a review of the site drainage plan for the installation. This should include a review of the location of all emission points to air and water, the collection, routing, storage and treatment of any site drainage/ run-off (refer to the NIEA Guidance for Operators on undertaking a site drainage plan review for IPPC farming installations). A report detailing the findings of the site drainage plan review, investigation of measures to reduce impacts and the review and revision of the site drainage plan shall be submitted to the Chief Inspector including a proposed timetable for implementing any identified improvements. The proposals shall subsequently be implemented to a timetable agreed by the Chief Inspector, subject to such amendments or additions as considered appropriate by the Chief Inspector.	<i>Within 6 months of first operating the replacement pig unit</i>
IMP3	Prior to exporting slurry from the installation for land spreading in Northern Ireland, submit a full Nutrient Management Plan (NMP) for all land to be used for spreading. The NMP should include an assessment of the phosphorus content of all soils and colour coded maps detailing the land to be used. The impacts of ammonia emissions from land spreading must be assessed (i.e. on any sensitive habitats located within 7.5km of the land used for spreading the litter) – and included within the associated air quality impact assessment report/ dispersion modelling report.	<i>At least one month prior to export for land spreading in Northern Ireland</i>
IMP4	Prior to exporting slurry from the installation for land spreading in the Republic of Ireland, submit details of the proposals. This should include: (a) copy of a signed Article 48 authorisation (under EU Regulation 1069/2009) from the Department of Agriculture, Food and the Marine (DAFM) for the quantity of digestate/manure/slurry/litter to be exported from the outlet in Northern Ireland to the Republic of Ireland. The authorisation should cover a valid future period of time i.e. minimum of 12 months. (b) copies of the DAFM authorisation/ approval letters to (i) the Northern Ireland exporter of the digestate/manure/slurry/litter, and (ii) the recipient of the digestate/manure/slurry/litter in the Republic of Ireland. (c) copy of contract/ letter from the recipient in the Republic of Ireland providing confirmation that they have the capacity to utilise the stated quantity of digestate/manure/slurry/litter and have agreed to do so.	<i>At least one month prior to export to the Republic of Ireland</i>
IMP5	Prior to exporting slurry from the installation for use in an anaerobic digestion plant, submit details of the proposals. This should include details of the anaerobic digestion plant(s) (location, evidence of appropriate authorisations, etc.) and the quantity of slurry to be exported to this outlet.	<i>At least one month prior to export to an anaerobic digestion plant</i>
IMP6	Submit proposals for the monitoring of aerial emissions (including frequency, methodology, etc.) from the air scrubbers to ensure compliance with the requirements in table S2.1. Measurement of ammonia and odour in the raw and the clean gas and an evaluation of all additional parameters relevant for operation (e.g. airflow rate, pressure differential/ loss, temperature, etc.) has to be carried out by an independent body. (For	<i>Within 3 months of the new installation first becoming operational</i>

	<p>guidance see Sections 4.18.2.2, 4.18.4, 4.18.5 and 4.18.6 of the Best Available Techniques (BAT) Reference Document for the Intensive Rearing of Poultry or Pigs, 2017.</p> <p>The proposals shall subsequently be implemented to a timetable agreed by the Chief Inspector, subject to such amendments or additions as considered appropriate by the Chief Inspector.</p>	
IMP7	<p>The operator shall carry out a review of the odour management plan for the installation and submit a report to the Chief Inspector. The review shall identify any further potential measures to reduce odour emissions from the installation, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The proposals shall subsequently be implemented to a timetable agreed by the Chief Inspector, subject to such amendments or additions as considered appropriate by the Chief Inspector.</p>	<p>Within 12 months of the new installation first becoming operational</p>
IMP8	<p>The operator shall carry out a review of the noise management plan for the installation and submit a report to the Chief Inspector. The review shall identify any further potential measures to reduce noise emissions from the installation, the likely cost of such measures and a proposed timetable for their implementation.</p> <p>The proposals shall subsequently be implemented to a timetable agreed by the Chief Inspector, subject to such amendments or additions as considered appropriate by the Chief Inspector.</p>	<p>Within 12 months of the new installation first becoming operational</p>

7. Interpretation

7.1 In this Permit, the following expressions shall have the following meanings:

“*Application*” means the application for this Permit, together with any response to a notice served under Schedule 4 to the PPC (IE) Regulations and any operational change agreed under the condition of this Permit.

“*BAT*” means Best Available Techniques, as defined in Regulation 3 of the PPC (IE) Regulations.

“*Chief Inspector*” means the person so appointed under Regulation 8 of the PPC (IE) Regulations.

“*DAERA*” means the Department of Agriculture, Environment and Rural Affairs.

“*Groundwater*” means all water which is below the surface of the ground in the saturation zone and in direct contact with the soil and sub-soil.

“*Inspector*” means a person appointed under Regulation 8 of the PPC (IE) Regulations.

“*Monitoring*” includes the taking and analysis of samples, instrumental measurements (periodic and continual), calibrations, examinations, tests and surveys.

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

“*Permitted Installation*” means the activities and the limits to those activities described in Table 1.1.1 of this Permit.

“*PPC Regulations*” means the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013 and words and expressions defined in the PPC (IE) Regulations shall have the same meanings when used in this Permit.

“*Staff*” includes employees, directors or other officers of the Operator, and any other person under the Operator’s direct or indirect control, including contractors.

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

“*Farm*” means land associated with the installation under the direct control of the operator and included in a slurry and manure management plan where such a plan is required.

7.2 Where a minimum limit is set for any emission parameter, references to exceeding the limit shall mean that the parameter shall not be less than that limit.

7.3 Unless otherwise stated, any references in this Permit to concentrations of substances in emissions into air means;

- a) in relation to gases from combustion processes, the concentration in dry air at a temperature of 273K, at a pressure of 101.3 kPa and with an oxygen content of 3% dry for liquid and gaseous fuels, 6% dry for solid fuels; and/or
- b) in relation to gases from non-combustion sources, the concentration at a temperature of 273K and at a pressure of 101.3 kPa, with no correction for water vapour content.

7.4 Where any condition of this Permit refers to the whole or parts of different documents, in the event of any conflict between the wording of such documents, the wording of the document(s) with the most recent date shall prevail to the extent of such conflict.

Schedule 1

Confirmation of condition 5.1 notifications, in accordance with condition 5.2

This Schedule outlines the information that the Operator must provide to the Chief Inspector to satisfy condition 5.2 of this Permit.

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 PPC (IE) Regulations.

Part A

Permit Number			
Name of Operator			
Location of Installation			
Description of event			
Time and date of the emission			
Material released	Released into (eg stream / land / air)	Best estimate of the quantity released	Time during which the emission took place
Measures taken, or intended to be taken, to stop the emission			

Part B

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 or harm which has been or may be caused by the incident	
The dates of any unauthorised emissions from the installation in the preceding 24 months	
Name*	
Position	
Signature	
Date	

* authorised to sign on behalf of [REDACTED].

Schedule 2 – Emissions and monitoring

Emission point ref. & location *	Source	Parameter	Limit (including unit)	Reference Period	Monitoring frequency	Monitoring standard or method
Exhaust from standby generator as shown on site drainage plan in Schedule 5	Standby Generator	---	---	---	---	---
Outlet from air scrubber units on pig houses 1-3 as shown on site drainage plan in Schedule 5	Outlet from air scrubbing units at pig houses 1-3	Odour Units	None set OU/m ³	[See Note 1]	After first 6 months of operation. Thereafter, every 6 months or other frequency agreed in writing with the Chief Inspector	BSEN 1 3725 (sampling and analysis)
Outlet from air scrubber units on pig houses 1-3 as shown on site drainage plan in Schedule 5	Outlet from air scrubbing units at pig houses 1-3	Ammonia	None set µg/m ³	[See Note 1]	After first 6 months of operation. Thereafter, every 6 months or other frequency agreed in writing with the Chief Inspector	EN ISO 21877 (sampling and analysis)

Note 1 – monitoring to be completed in accordance with the requirements agreed with the Chief Inspector; see Pre-Operation Condition 1.4.13 and Improvement Condition 6.1 IMP6.

Table S2.2 Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements						
Emission point ref. & location *	Source	Parameter	Limit (incl. unit)	Reference Period	Monitoring frequency	Monitoring standard or method
Outlet to swale as shown on site drainage plan in Schedule 5	Roof water from pig houses 1 – 3	None set	None set	None set	None set	None set
Outlet to swale as shown on site drainage plan in Schedule 5	Water draining from yard (excluding all times yards are contaminated e.g. loading, cleaning out or washing)	None set	None set	None set	None set	None set

Table S2.3 Process monitoring requirements					
Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method	Other specifications
Weaners	kg N excreted/animal place/year	4.0 kg N/animal place/year	Annually	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	
	kg P ₂ O ₅ excreted/animal place/year	2.2 kg P ₂ O ₅ animal place/year	Annually	As above	
Weaners (housing first permitted after the BAT Conclusions published)	Kg NH ₃ /animal place/year	0.53 kg NH ₃ /animal place/year	Annually	Estimation using emission factors	e.g. House number 1 - 3
Weaners (existing housing permitted before the BAT Conclusions published)	Kg NH ₃ /animal place/year	0.7 kg NH ₃ /animal place/year	Annually	As above	e.g. House number 1 - 3
Fattening Pigs	kg N excreted/animal place/year	13.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen and phosphorus based on the	

Table S2.3 Process monitoring requirements					
Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method	Other specifications
				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	
	kg P ₂ O ₅ excreted/animal place/year	5.4kg P ₂ O ₅ animal place/year	Annually	As above	
Fattening Pigs (housing (slatted flooring) first permitted after the BAT Conclusions published)	Kg NH ₃ /animal place/year	2.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors	e.g. House number 1 - 3
Fattening Pigs (existing housing (slatted flooring) permitted before the BAT Conclusions published)	Kg NH ₃ /animal place/year	3.6 kg NH ₃ /animal place/year	Annually	As above	e.g. House number 1 - 3
Farrowing sows (including suckling piglets)	kg N excreted/animal place/year	30.0 kg N/animal place/year	Annually	Using a mass balance of nitrogen and phosphorus based on the feed intake, dietary content of crude protein,	

Table S2.3 Process monitoring requirements					
Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method	Other specifications
				total phosphorus and animal performance or Estimation by using manure analysis for total nitrogen and total phosphorus content	
	kg P ₂ O ₅ excreted/animal place/year	15 kg P ₂ O ₅ animal place/year	Annually	As above	
Farrowing sows (including suckling piglets) (housing first permitted after the BAT Conclusions published)	Kg NH ₃ /animal place/year	5.6 kg NH ₃ /animal place/year	Annually	Estimation using emission factors	e.g. House number 1 - 3
Mating and gestating sows (housing housing (slatted flooring) first permitted after the BAT Conclusions published)	Kg NH ₃ /animal place/year	2.7 kg NH ₃ /animal place/year	Annually	Estimation using emission factors	e.g. House number 1 - 3
Air scrubber units on pig houses 1-3	Key operational parameters in accordance with manufacturer's recommendations. To include: Pressure differential/ loss; gas/ in-	In accordance with manufacturer's recommendations.	Continuous	In accordance with manufacturer's recommendations.	

Table S2.3 Process monitoring requirements					
Emission point reference or source or description of point of measurement	Parameter	Limit (incl. Unit)	Monitoring frequency	Monitoring standard or method	Other specifications
	house temperature, relative humidity; air flow rate; scrubber liquor pH & conductivity; acid consumption, ventilation rate; outside temperature, relative humidity.				

Table S3.2: Livestock numbers; manure movements		
Parameter	Units	
Livestock numbers	number	
Summary slurry movements	tonnes	
Table S3.3 Performance parameters		
Parameter	Frequency of assessment	Units
Ammonia	Annually	Kg NH ₃ /animal place/year
Total Nitrogen excreted	Annually	kg N excreted/animal place/year
Total Phosphorus excreted	Annually	kg P ₂ O ₅ excreted/animal place/year
Dust atmospheric mass emission	Annually	PM 10 Kg/year
Emissions to air from the outlet from air scrubber units on pig houses 1-3: Odour Ammonia	[See Note 1] After first 6 months of operation. Thereafter, every 6 months or other frequency agreed in writing with the Chief Inspector	OU/m ³ µg/m ³
Air scrubber units: Pressure differential/ loss; gas/ in-house temperature & relative humidity; ventilation air flow rate; scrubber liquor pH & conductivity; acid consumption; outside temperature, relative humidity.	Submit report every 6 months	pascals (Pa) °C, % m ³ /hour microseconds per centimetre (µs/cm) litres °C, %

Note 1 – monitoring to be completed in accordance with the requirements agreed with the Chief Inspector; see Pre-Operation Condition 1.4.13 and Improvement Condition 6.1 IMP6.

Table S3.4 Reporting forms		
Media/parameter	Reporting format	Date of form
Livestock numbers, manure movements	Form A1 or other form as agreed in writing by the Chief Inspector	DD/MM/YY
Kg NH₃/animal place/year	Form Air 1 or other form as agreed in writing by the Chief Inspector	DD/MM/YY
kg N excreted/animal place/year & kg P₂O₅ excreted/animal place/year	Form N&P Excretion 1 or other form as agreed in writing by the Chief Inspector	DD/MM/YY
Dust atmospheric mass emission	Form Dust or other form as agreed in writing by the Chief Inspector	DD/MM/YY
Air scrubber units: performance parameters	Form Air Scrubber or other form as agreed in writing by the Chief Inspector	DD/MM/YY
Air scrubber units: Ammonia; odour monitoring	Form Ammonia, Odour monitoring or other form as agreed in writing by the Chief Inspector	DD/MM/YY

Schedule 4

Raw materials proforma

Inventory of Raw Materials	On approved Lists (see note 1)	Quantity used (kg/yr)	Quantity stored on site (kg)
a. Biocides (includes disinfectants, wood preservatives, slimicides)			
b. Pesticides (including herbicides, fungicides, insecticides, vertebrate control products, biological pesticides)			
c. Veterinary medicines (see note 2)			
d. Bedding Types (see note 3)			
e. Fuels			
f. Feed raw materials (see note 4)			

Note 1: Approved Lists

UK Pesticide Guide (British Crop Protection Council)
 MAFF/HSE Reference Book 500
 National Office for Animal Health compendium
 DAERA approved list of disinfectants

Pesticides
 Pesticides
 Veterinary medicines
 Disinfectants

Note 2: Veterinary Medicines

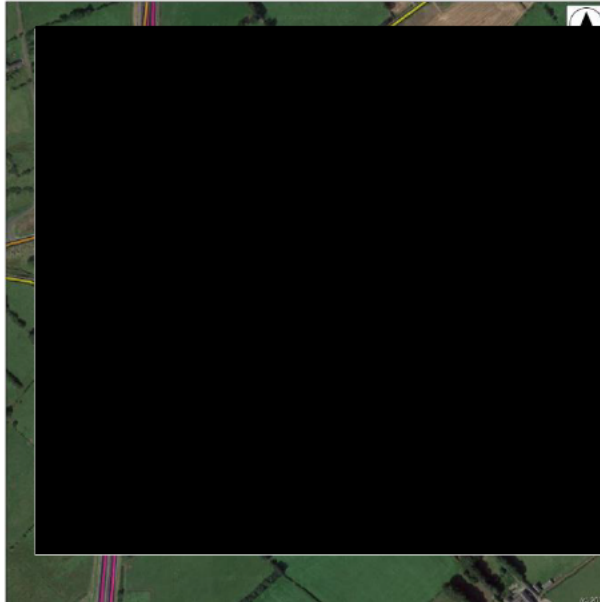
Volumes or weights of products kept on site for general purposes should be recorded. Anticipation of disease outbreaks, such as CSF or FMD is not required; the intention is to show what medicines would be stored on site in normal circumstances.

Note 3: an indication of the types of bedding used is required. Details of quantities stored are not needed.

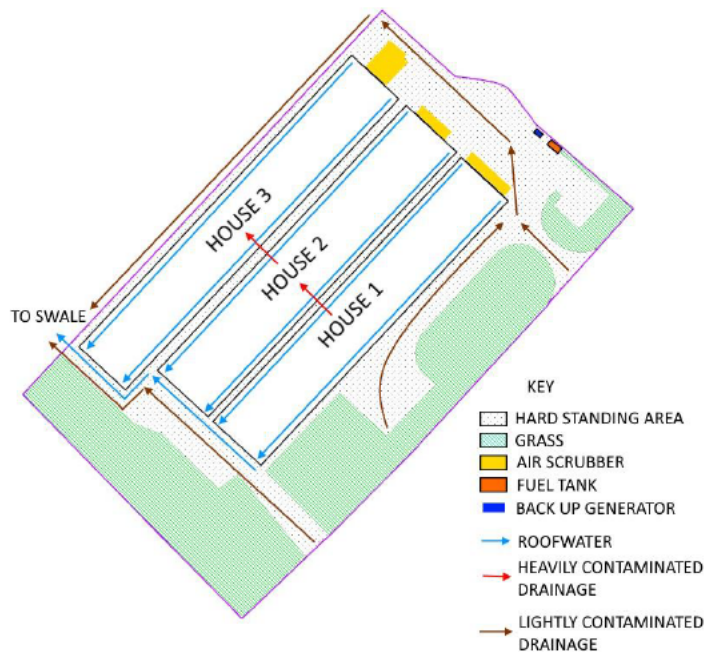
Note 4: details of feed raw materials used eg. liquid feeds, animal diets, etc.

Schedule 5

Site Location Plan



Site Drainage Plan



END OF PERMIT

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals - Follow on Queries from the Minister
Date: 13 May 2025 19:02:03
Attachments: [REDACTED]

Dear PO,

Please see attached Sub for the attention of the Minister, in response to the queries raised by him in relation to COR [REDACTED]. Cleared by [REDACTED] (G5).

[REDACTED]
[REDACTED]

From: [REDACTED] <[REDACTED]-ni.gov.uk>
Sent: 07 May 2025 16:50
To: [REDACTED] <[REDACTED]-ni.gov.uk>
Cc: [REDACTED] <[REDACTED]ni.gov.uk>
Subject: RE: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals

Hi [REDACTED]

A formal submission will be required, to be with Private Office not later than COP 13 May.

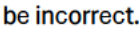
You will find the guidance and templates in this link [Submission template with guidance | NICS Intranet \(nigov.net\)](#)

Regards

[REDACTED]

[REDACTED]
Private Office
Department of Agriculture, Environment & Rural Affairs
First Floor
Clare House
303 Airport Road West
Belfast
BT3 9ED

Tel: [REDACTED]
[REDACTED] <[REDACTED]@gov.uk>

A close-up of a logo  AI-generated content may be incorrect.



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From: [REDACTED] .gov.uk>
Sent: 07 May 2025 16:34
To: [REDACTED] -ni.gov.uk>
Subject: Re: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals

Hi [REDACTED]

In terms of the queries raised by the Minister, does he want a formal Sub or an email response?

Regards

[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED] -ni.gov.uk>
Sent: Wednesday, May 7, 2025 12:55:33 PM
To: [REDACTED] -ni.gov.uk>
Cc: [REDACTED] ni.gov.uk>; [REDACTED] -ni.gov.uk>; [REDACTED] -ni.gov.uk>; [REDACTED] -ni.gov.uk>; [REDACTED] -ni.gov.uk>; [REDACTED] -ni.gov.uk>
Subject: RE: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals

[REDACTED]

Thanks for your email below.

I have noted that [REDACTED] will provide a submission to Private Office.

Regards

[REDACTED]

[REDACTED]

Private Office
Department of Agriculture, Environment & Rural Affairs
First Floor
Clare House
303 Airport Road West
Belfast
BT3 9ED

Tel: [REDACTED]
email: [REDACTED]

J Help save a tree - do you really need to print this?

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-----Original Message-----

From: [REDACTED] <[REDACTED]@ni.gov.uk>
Sent: 07 May 2025 12:39
To: [REDACTED] <[REDACTED]@ni.gov.uk>
Cc: [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>
Subject: RE: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals

Private Office,
Can you please reassign the submission to [REDACTED] - NIEA, who has agreed to take forward.
Thanks,
[REDACTED]

-----Original Message-----

From: [REDACTED] <[REDACTED]@ni.gov.uk>
Sent: 06 May 2025 16:32
To: [REDACTED] <[REDACTED]@ni.gov.uk>
Cc: [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ra-ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>; [REDACTED] <[REDACTED]@ni.gov.uk>
Subject: Closing Correspondence : COR-[REDACTED] : Delays in the issuing of FBIS Tier 2 Grant Approvals

Date: 06/05/2025

Raised By: [REDACTED]
Reference: COR-[REDACTED]

Subject: Closing Correspondence : COR-[REDACTED] Delays in the issuing of FBIS Tier 2 Grant Approvals

To: [REDACTED]

CC: [REDACTED] – Perm Sec); [REDACTED]
[REDACTED] DAERA

[Redacted]

Please see final response as issued this afternoon.

Minister has made comments which can be viewed in the attached documents "Minister's clearance & comments" and "Minister's further comments".

Grateful for a submission to be with Private Office not later than COP 13 May 2025.

Submission templates and guidance can be found at the following link [Submission template with guidance | NICS Intranet \(nigov.net\)](#)

It is the Business Area's responsibility to save all correspondence appropriately on Content Manager.

Regards,

[Redacted]
[Redacted]
[Redacted]

From: [REDACTED]
To: [REDACTED]
CC: [REDACTED]
Subject: FW: [REDACTED]
Date: 10 November 2025 17:05:10
Attachments: [REDACTED]

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Dear both.

As you may be aware the Council is engaging with applicants whose planning permission is associated with false soil samples. In relation to [REDACTED] the applicant has submitted the updated information and will seek to update the NMP through the wording of the condition which allows the applicant to vary it through the written consent of the Council. We are currently processing the request and will issue you a consultation through the portal. I should be very grateful if you can confirm that a response can be prioritised. I will forward you the information for advance consideration.

In relation to [REDACTED] the wording of the condition does not give the option to vary with the written consent of the Council. Therefore, I am consulting you directly with regards to the information attached, outside of the planning portal. I am therefore seeking your views on the attached and would seek your response on this matter. Please note that the applicant has grant funding and your early response would be appreciated. I appreciate that this is not the normal process, but the Council is considering the matter further and your response will assist the Council in its next steps.

I am happy to speak to you direct or have a teams call if you need any further information.

Kind regards

[REDACTED]

[REDACTED]
Deputy Director of Planning and Building Control
Mossley Mill, Carnmoney Road North,
Newtownabbey. BT36 5QA
T: [REDACTED]
E: [REDACTED]@antrimandnewtownabbey.gov.uk

ANBC Logo



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Proposed Meeting
Date: 28 March 2025 17:26:02

[REDACTED]
To note our invite and attendance of [REDACTED] As Tier 2 applicants will likely be in attendance (see correspondence trail below), [REDACTED] will be familiar with any specific queries relating to our scheme.

Happy to discuss in advance of the meeting.

Thanks,
[REDACTED]

From: [REDACTED]
Sent: 28 March 2025 16:21
To: [REDACTED] (2nd Mailbox) <[REDACTED].office@parliament.uk>
Cc: [REDACTED] daera-ni.gov.uk>
Subject: RE: Proposed Meeting

[REDACTED],
Thank you for your email.

Unfortunately, I am on leave and unable to attend, however one of my staff, [REDACTED] who is familiar with the detail of the Tier 2 applications will attend.

Kind regards,
[REDACTED]

Head of Farm Capital Investment Delivery Branch

From: [REDACTED] (2nd Mailbox) <[REDACTED].office@parliament.uk>
Sent: 28 March 2025 14:15
To: [REDACTED] daera-ni.gov.uk>
Subject: FW: Proposed Meeting

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Hi [REDACTED]

Hope you are well

Please see below – can you assist?

Thanks
[REDACTED]

[REDACTED] MP

Member of Parliament for Upper Bann

Lurgan Office |

[REDACTED]
[REDACTED]
[REDACTED]

Portadown Office

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Office Telephone Number: [REDACTED]

Mobile: [REDACTED]

FACEBOOK: [REDACTED] MP

TWITTER: @[REDACTED]

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From: [REDACTED] (2nd Mailbox) <[REDACTED].office@parliament.uk>

Sent: 28 March 2025 14:10

To: [REDACTED]@daera-ni.gov.uk

Cc: [REDACTED]@daera-ni.gov.uk

Subject: Fw: Proposed Meeting

Hi [REDACTED]

Can you advise if someone from DAERA Tier two will attend this?

[REDACTED] - I have also been given your name as a point of contact as well.

Thanks

[REDACTED]

[REDACTED] MP
Member of Parliament for Upper Bann

Lurgan Constituency Office | Portadown Constituency Office

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]
[REDACTED]

Constituency office Telephone Number: [REDACTED]

Mobile: [REDACTED]

FACEBOOK: [REDACTED] [REDACTED] MP

TWITTER: @[REDACTED]

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From: [REDACTED] (2nd Mailbox)
Sent: 20 March 2025 15:32
To: [REDACTED]@daera-ni.gov.uk <[REDACTED]@daera-ni.gov.uk>
Subject: Proposed Meeting

Hi [REDACTED]

Hope you are well and thank you very much for taking the time to speak to me.

As discussed, I have arrange to meet with [REDACTED] (SES), [REDACTED] (NIEA) and [REDACTED] (NIEA) alongside a number of applicants to discuss their Planning / Tier Two applications are I feel that is would be extremely beneficial to have someone there from the Tier Two team given that it also concerns their grant applications.

The meeting is due to be hold on the 7th April at 2pm in my Lurgan Office.

Thanks

[REDACTED]

[REDACTED] MP

Member of Parliament for Upper Bann

[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Office Telephone Number: [REDACTED]

Mobile: [REDACTED]

FACEBOOK: [REDACTED] MP

TWITTER: @ [REDACTED]

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From: [Redacted]
To: [Redacted]
Cc: [Redacted]
Subject: FW: Soil sample reports re Planning Permissions [Redacted]
Date: 02 September 2025 14:42:11
Attachments: [Redacted]

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Dear [Redacted]

Further to my letter last week, please see a further response in relation to one of the applications identified.

Council officers would welcome a meeting on these matters once NIEA has reviewed and I have cced our CE Admin. I should be grateful if you can contact them to arrange a time to meet.

Many thanks in advance

[Redacted]

[Redacted]
Deputy Director of Planning and Building Control
Mossley Mill, Carrmoney Road North, Newtownabbey, BT36 5QA
T: [Redacted]
E: [Redacted]@antrimandnewtownabbey.gov.uk



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From: [Redacted]
Sent: 02 September 2025 12:36
To: [Redacted]
Cc: [Redacted]
Subject: RE: Soil sample reports re Planning Permissions [Redacted]

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk

Dear [Redacted]

Further to receipt of the attached letter from the Council dated 16 July and our telephone conversation yesterday, I write to set out the chronology of events following the grant of planning permission on 22 January 2021.

<!--[if !supportLists]--> <!--[endif]--> On [Redacted] NIEA put the IPPC variation application on hold as they had "concerns as regards to the validity of the analysis documentation submitted in support of your application" – see Soil Analysis letter attached.

<!--[if !supportLists]--> <!--[endif]--> On [Redacted] a new Nutrient Management Plan (NMP) was submitted to NIEA. Due to the number and size of the documents associated with the new NMP I have enclosed same within a Dropbox link below.

As part of the updated NMP NIEA requested that "the applicant should instruct the analysing laboratory to send a copy of the analysis results directly to NIEA-IPRI - ipri@daera-ni.gov.uk - along with a covering email. NIEA, upon review of analysis results presented as part of a planning application or environmental authorisation, may undertake audit sampling of a selected number of fields to verify the analysis results presented. A suitable date will be arranged with the applicant or their Agent."

[REDACTED]

<!--[if !supportLists]-->• <!--[endif]-->On [REDACTED] an updated Air Quality Impact Assessment was submitted to NIEA – see attachment RP002 2022151.

<!--[if !supportLists]-->• <!--[endif]-->In [REDACTED] NIEA informed [REDACTED] that some of the fields that were being used for landspreading were too close to protected areas, such as the Antrim Hills, so three farms had their slurry amounts adjusted. [REDACTED]

<!--[if !supportLists]-->• <!--[endif]-->On [REDACTED], the IPPC permit variation was granted – see attached Final Permit Variation.

The applicant has not yet commenced work on site but is in the process of preparing discharge of condition applications relating to pre-commencement conditions 14 (Landscaping) and 16 (final Construction Method Statement).

Trust this is helpful.

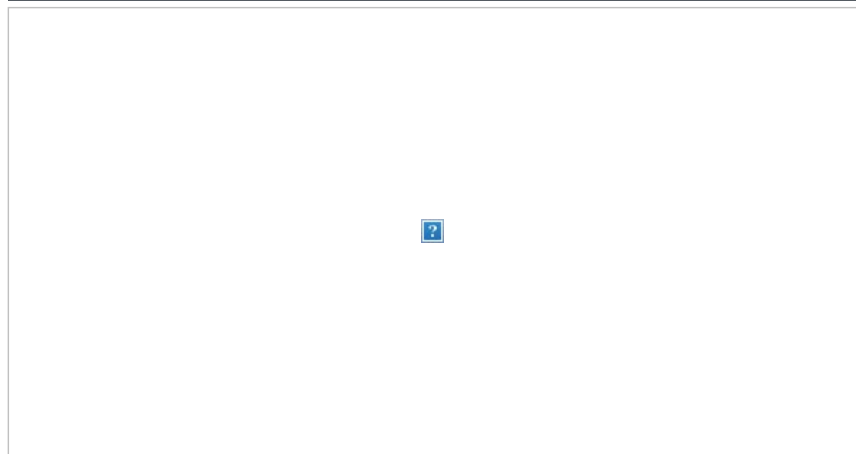
Kind regards,

[REDACTED]



[REDACTED]
Associate

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



From: [REDACTED] <[\[REDACTED\]@antrimandnewtownabbey.gov.uk](mailto:[REDACTED]@antrimandnewtownabbey.gov.uk)>

Sent: 18 July 2025 09:40

To: [REDACTED]

Subject: Soil sample reports re Planning Permissions [REDACTED]

Good morning,

Please see attached correspondence issued to the applicants of the following planning permissions, for which you were agent:

[REDACTED] Lands adjacent and to the north of [REDACTED] Proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 2,755 sows, 235 replacement breeders and 5 boars) with air scrubber units, associated underground slurry and washings stores, scrubber water storage tank, 7no feed bins, welfare facilities, feed kitchen/store, concrete hardstanding and 2no turning areas, loading bay, landscaped bund, tree and shrub planting, parking and new access.

[REDACTED] Proposed pig finisher unit to include an air scrubber, 6 no. feed bins, slurry store/reception tank, concrete hardstanding yard, other ancillary development and upgrade to existing access, Your ref [REDACTED]

Regards

[REDACTED]

[Redacted]

Planning and Economic Development Business Support Manager

Mossley Mill, Carnmoney Road North, Newtownabbey. BT36 5QA

T:
E:

[Redacted]@antrimandnewtownabbey.gov.uk



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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

16 July 2025

Dear Sir / Madam,

RE: soil sample reports

The Northern Ireland Environment Agency (NIEA) contacted Councils to inform them of an issue relating to soil sample reports which have been used to support planning applications for anaerobic digestors and agricultural livestock houses.

NIEA are of the opinion that the soil samples in question are false and therefore there is no valid nutrient management plan in place in respect of the affected planning applications. NIEA cannot stand over any consultation responses in respect of the affected applications.

The matter is being investigated by the PSNI.

Unfortunately your planning application, [REDACTED] has been identified as one which NIEA say the soil samples provided were false.

The Council now requests that you submit a valid nutrient management plan and air quality impact assessment.

The Council understands that you have yet to commence development and therefore given the above issue, if you chose to commence development, then you will be doing so at risk.

If you wish to discuss the matter please do not hesitate to contact me.

Kind regards,

[REDACTED]

[REDACTED]
Deputy Director of Planning and Building Control

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Misrepresented Soil Sample Update
Date: 29 August 2025 16:11:07
Attachments: [REDACTED]

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

Good afternoon Mr [REDACTED],

Please find attached correspondence issued on behalf of [REDACTED], Deputy Director of Planning and Building Control.

Kind regards

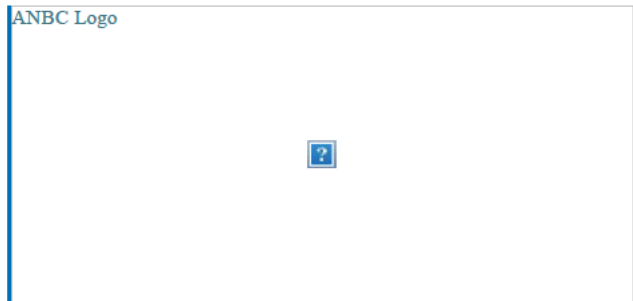
[REDACTED]

Planning Section

Mossley Mill, Carrmoney Road North,
Newtownabbey. BT36 5QA

T: [REDACTED]

E: planning@antrimandnewtownabbey.gov.uk



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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: NIEA Response to NMD - False Soil Samples
Date: 17 April 2025 09:45:01
Attachments: [REDACTED]
Sensitivity: Confidential

[REDACTED]

Thank you for your letter, dated 10 April, 2025, regarding a number of planning applications that were supported by false soil sample analysis reports.

In relation to your request, I can confirm that NIEA has no record of receiving updated NMP's via the Council or directly from the applicant in respect of applications:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

If you require anything further, please do not hesitate to contact me.

Best Regards

[REDACTED]

[REDACTED]

Development Management Team
Water Management Unit
Northern Ireland Environment Agency
28 Antrim Road
Lisburn
Tonnagh
BT28 3AL

Tel: [REDACTED]



From: [REDACTED] <[REDACTED]@nmandd.org>
Sent: 10 April 2025 10:42
To: [REDACTED] <[REDACTED]@daera-ni.gov.uk>
Cc: [REDACTED] <[REDACTED]@nmandd.org>; [REDACTED] <[REDACTED]@nmandd.org>; [REDACTED] <[REDACTED]@nmandd.org>; [REDACTED] <[REDACTED]@nmandd.org>
Subject: Re: Misrepresented Soil Samples
Sensitivity: Confidential

CAUTION – This email has been received from outside the NICS network. If you have any concerns, please report for investigation.

[REDACTED]

Following our meeting in February, please find attached letter from the Council in relation to the above.

Kind Regards

[REDACTED]

Planning Manager

BSc (Hons), MSc Town and Country Planning, MRTPI
MSc Environmental Engineering

[REDACTED], Mhúrn agus an Dúin Newry,

Mourne and Down District Council

Oifig Dhún [REDACTED]

Downpatrick Office
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ

Council: [REDACTED]
Mobile: [REDACTED]

www.newrymouredown.org
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By Email: [REDACTED]@daera-ni.gov.uk

Date 27 August 2025

Dear [REDACTED],

Re: MISREPRESENTED SOIL SAMPLES

I would like to provide you with an update regarding the Council's position relating to misrepresented soil samples. As you are aware, the Council has passed all information to the PSNI and the matter remains under investigation.

The Council also took the step of writing to all affected applicants and advising them that their application has been identified by NIEA as having false soil samples and that they should submit a valid nutrient management plan and air quality impact assessment.

To date one response has been received and is enclosed in the attached document (Annex A).

I should be grateful if you could advise on the status of the PPC permits granted in relation to the applications listed in Annex A in order to assist the Council in its consideration of these matters.

In addition, the Council would seek clarification as to why notification of any updated documents in relation to the granting of permits was not relayed to Council officers and all actions taken to date in relation to any permits associated with the applications listed.

Yours sincerely

[REDACTED]

[REDACTED]

CC [REDACTED]

[REDACTED]

[REDACTED]

Please consider if this area is impacted by the Windsor Framework (Implementation) Regulations. If so, you should contact the Windsor Framework Implementation Team at WFBusinessManagementOffice@daera-ni.gov.uk without delay to discuss handling arrangements. Guidance on the Windsor Framework (Implementation) Regulations, can be found at the following link:
<http://nics.intranet.nigov.net/daera/documents/windsor-framework-implementation-regulations-2024-daera-guidance>


The correspondence template can be found at the following link
<http://nics.intranet.nigov.net/daera/documents/correspondence-templates-and-guidance> Please note if the correct template is not used it will be returned for redrafting in the correct format.

If Part Input is required from another Department, please advise Private Office immediately

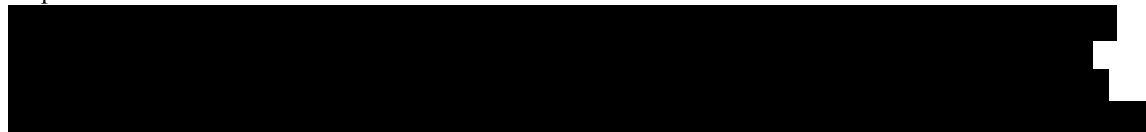
NOTE: The Minister and/or Special Advisor may need time to consider your advice, therefore, you should bear this in mind and, if necessary, resubmit (with tracked changes) if the submission/advice and/or draft response becomes out of date.

When making any revisions to Ministerial advice, correspondence or statements, officials should advise if these revisions are based on the Minister's comments or if they constitute official NICS/DAERA advice. A Content Manager record should be kept by the business area.

For further information etc. contact:


Private Office
82436

Copied To For Information:



From: [DAERA Private Office](#)
To: [REDACTED]
Cc: [DAERA Private Office](#)
Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme (DAERA REF: [REDACTED])
Date: 07 November 2025 14:31:30
Attachments: [REDACTED]


Good afternoon

Please see attached letter from Minister Muir MLA.

Please note a hard copy of this letter will not follow in the post.

Regards

[REDACTED]
Private Office
Department of Agriculture, Environment and Rural Affairs
First Floor
Clare House
303 Airport Road West
Belfast
BT3 9ED

Tel: [REDACTED]
e-mail: [REDACTED]@daera-ni.gov.uk
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From: [REDACTED] MP <[REDACTED].office@parliament.uk>
Sent: 16 October 2025 13:44
To: DAERA Private Office <Private.Office@daera-ni.gov.uk>
Subject: Re: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme (DAERA REF: [REDACTED])

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Dear Minister

I refer to our previous correspondence on this matter.

As you will be aware, this issue has still not been resolved and these remain a number of application that have not been paid their grant aid.

These hen houses are full operational and their manure is being disposed of in line with their permissions.

Every day that passes is only adding up the accumulated bank interest.

I once again request that your intervene to bring this matter to a close for these businesses.

Thanks

[REDACTED]

[REDACTED] MP

Member of Parliament for Upper Bann



Office Telephone Number: [REDACTED]
Mobile: [REDACTED]

FACEBOOK: [REDACTED] MP

TWITTER: @[REDACTED]

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From: DAERA Private Office <Private.Office@daera-ni.gov.uk>
Sent: 7 March 2025 11:29
To: [REDACTED] (2nd Mailbox) <[\[REDACTED\].office@parliament.uk](mailto:[REDACTED].office@parliament.uk)>
Cc: [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>, [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>
Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme (DAERA REF: [REDACTED])

Good morning [REDACTED]


Please see attached letter from Minister Muir MLA in response to your email of 25 February 2025.

Please note that a hard copy of this letter will not follow in the post.

Kind Regards

[REDACTED]

[REDACTED] | DAERA Private Office | First Floor, Clare House | 303 Airport Road West | Belfast | BT3 9ED |
Contact: [REDACTED] <[\[REDACTED\]@daera-ni.gov.uk](mailto:[REDACTED]@daera-ni.gov.uk)> Tel: [REDACTED] |

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From [REDACTED] MP <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>
Sent: 07 March 2025 11:05
To: [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>
Cc: DAERA Private Office <Private.Office@daera-ni.gov.uk>; [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>
Subject: Re: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

Hi [REDACTED]

Hope you are well

Sadly, the Department has not come back to me.

I think we should get a date in the diary as this matter is time sensitive.

A Monday or Friday would work best for me if possible?

Thanks

[REDACTED]

[REDACTED] MP

Member of Parliament for Upper Bann

[REDACTED]

Office Telephone Number: [REDACTED]

Mobile [REDACTED]

FACEBOOK: [REDACTED]

TWITTER: [REDACTED]

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From: [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>

Sent: 26 February 2025 13:09

To: [REDACTED] (2nd Mailbox) <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>, Private.Office@daera-ni.gov.uk

Cc: [REDACTED] <[\[REDACTED\]@midandeantrim.gov.uk](mailto:[REDACTED]@midandeantrim.gov.uk)>

Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

Good afternoon [REDACTED]

As the Principal Officer in SES, I am happy to meet with you.

Please get in touch again at your convenience to agree a suitable venue, date and time.

Kind regards,

[REDACTED]

[REDACTED]
Principal Environmental Planning Officer
Shared Environmental Service (SES)

Ardeevin
80 Galgorm Road
Ballymena
BT42 1AB

[REDACTED]
[REDACTED]
- [REDACTED]@midandeantrim.gov.uk
www.midandeantrim.gov.uk

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From: [REDACTED].office@parliament.uk>

Sent: 25 February 2025 10:29

To: Private.Office@daera-ni.gov.uk; Shared Environmental Services (SES)
<sharedenvironmentalservice@midandeantrim.gov.uk>

Subject: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

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Dear Minister and SES

RE: DAERA Tier 2 grant scheme

I have been contacted by a number of local farmers who have been successful in the above grant process but continue to have ongoing trouble surrounding SES and Planning conditions and consultations.

As you will be aware, without the various conditions being met and signed off by Planners, the Department refused to release this grant aid.

The bulk of these application are for chicken houses and the exporting of manure to the Republic of Ireland. Originally a written agreement with the farmer was sufficient but now seemingly, air models and nutrient management plans are now also being asked for.

Many of these farmers have already been given conditional approvals but there are becoming increasing frustrated by the ever moving goal posts and retrospective planning conditions.

I would be grateful if I could meet with you and the CEO of SES to discuss this matter urgently.

Thanks

[REDACTED]

[REDACTED]

Member of Parliament for Upper Bann

[REDACTED] [REDACTED]

Office Telephone Number [REDACTED]

Mobile: [REDACTED]

FACEBOOK: [REDACTED] MP

TWITTER: [REDACTED]

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From: [REDACTED]
Subject: Re: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme (DAERA REF: INV [REDACTED])
Date: 16 October 2025 13:44:42

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Dear Minister

I refer to our previous correspondence on this matter.

As you will be aware, this issue has still not been resolved and these remain a number of application that have not been paid their grant aid.

These hen houses are full operational and their manure is being disposed of in line with their permissions.

Every day that passes is only adding up the accumulated bank interest.

I once again request that your intervene to bring this matter to a close for these businesses.

Thanks

[REDACTED]
Member of Parliament for Upper Bann

Office Telephone [REDACTED]

FACEBOOK: [REDACTED]

TWITTER: [REDACTED]

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From: [REDACTED]@ni.gov.uk
Sent: 7 March 2025 11:29
To: [REDACTED]@parliament.uk
Cc: [REDACTED]@ni.gov.uk
Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme (DAERA REF: INV [REDACTED])

Good morning [REDACTED]

Please see attached letter from Minister Muir MLA in response to your email of 25 February 2025.

Please note that a hard copy of this letter will not follow in the post.

K

[REDACTED]

[REDACTED] Private Office | First Floor, Clare House | 303 Airport Road West | Belfast | BT3 9ED | Contact: [REDACTED] .uk ☎ Tel: (028) [REDACTED] | ☎ Ext: [REDACTED]

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From: [REDACTED] .uk>

Sent: 07 March 2025 11:05

To: [REDACTED] .gov.uk

Cc: [REDACTED] .gov.uk>; [REDACTED] .gov.uk

Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

[REDACTED]

Hope you are well

Sadly, the Department has not come back to me.

I think we should get a date in the diary as this matter is time sensitive.

A Monday or Friday would work best for me if possible?

Thanks

[REDACTED]

[REDACTED] MP

Member of Parliament for Upper Bann

[REDACTED]

Office Telephone Number: [REDACTED]

Mobile: [REDACTED]

FACEBOOK: [REDACTED]

TWITTER: [REDACTED]

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From: [REDACTED] .gov.uk>

Sent

To: [REDACTED] .uk>, [REDACTED] .gov.uk

Cc: [REDACTED] @midandeastantrim.gov.uk>

Subject: RE: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

Good afternoon [REDACTED],

As the Principal Officer in SES, I am happy to meet with you.

Please get in touch again at your convenience to agree a suitable venue, date and time.

Kind regards,

[REDACTED]

[REDACTED]
Principal Environmental Planning Officer
Shared Environmental Service (SES)

Ardeevin
80 Galgorm Road
Ballymena
BT42 1AB

- [REDACTED]
[REDACTED].gov.uk
[REDACTED].gov.uk

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From: [REDACTED] [parliament.uk](mailto:[REDACTED].parliament.uk)>
Sent: 25 February 2025 10:29
To: [REDACTED] [-ni.gov.uk](mailto:[REDACTED].ni.gov.uk); Shared Environmental Services (SES)
<[\[REDACTED\].gov.uk](mailto:[REDACTED].gov.uk)>
Subject: (Case Ref: [REDACTED]) - DAERA Tier 2 grant scheme

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Dear Minister and SES

RE: DAERA Tier 2 grant scheme

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Many of these farmers have already been given conditional approvals but there are becoming increasing frustrated by the ever moving goal posts and retrospective planning conditions.

I would be grateful if I could meet with you and the CEO of SES to discuss this matter urgently.

Thanks

[REDACTED]

[REDACTED] MP
Member of Parliament for Upper Bann

[REDACTED]

[REDACTED]



Office Telephone Number: [REDACTED]
Mobile: [REDACTED]

FACEBOOK: [REDACTED] MP

TWITTER: [REDACTED]

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From: [REDACTED]
CC: [REDACTED]
Subject: RE: Soil sample reports re Planning Permissions [REDACTED] & [REDACTED]
Date: 10 September 2025 15:29:45
Attachments: [REDACTED]

Hi [REDACTED]

Thank you for your letter, dated 27 August 2025, and email dated 2 September 2025, I note we now have a meeting scheduled for 2 October at 10 30 whereby this issue can be discussed. I will have a colleague in attendance who deals directly with PPC permits and he will be able to provide any information you require on that aspect.

In relation to the following applications for PPC Permit/ Variation: [REDACTED], [REDACTED], and [REDACTED] - New soil analysis results, associated nutrient management plans/ AQIAs were submitted and accepted by NIEA-IPRI. The PPC applications were then determined based on this new information and the permit/ variation then issued. PPC Permit Variation [REDACTED] was issued to the applicant on [REDACTED] whilst PPC Permit [REDACTED] was issued to the applicant on [REDACTED]

I can't comment on individual applications, but I can confirm that there is no police investigation in relation to false soil samples received by NIEA. The reason for this is, N EA have our own enforcement powers in relation to offences committed under environmental legislation. Therefore, NIEA's Environmental Crime Unit (ECU) are undertaking an investigation using their own investigative powers.

In the interests of not wanting to compromise an ongoing investigation, I am not able to provide information on specific cases. However, after speaking to my colleagues in the ECU, they have stated that if there is certain information that may assist the Council in their own investigations on the false soil sample issue, the Council should set out specific written questions and forward them to ECU who will consider and respond as fully as possible, subject to the investigative constraints they are under. I am happy to act as a conduit between the Council and ECU, for any correspondence related to this aspect.

[REDACTED]

[REDACTED]

Development Management Team
Water Management Unit
Northern Ireland Environment Agency
28 Antrim Road
Lisburn
Tonnagh
BT28 3AL

Tel. [REDACTED]

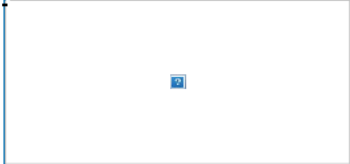


From: [REDACTED] gov.uk>
Sent: 04 September 2025 16 25
To: [REDACTED] gov.uk>
Cc: [REDACTED]
Subject: RE: Soil sample reports re Planning Permissions [REDACTED] & [REDACTED]

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Hi [REDACTED]
[REDACTED] the reply.
CE admin will reach out and set up the meeting.
Can I check in relation to the permits granted are they still valid or part of the police investigation.
Many thanks in advance
[REDACTED]

[REDACTED]
Mossley Mill [REDACTED]
[REDACTED]



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From: [REDACTED]
Sent: 04 September 2025 15:08
To: [REDACTED] uk>
Cc: [REDACTED]

Subject: RE: Soil sample reports re Planning Permissions [redacted] & [redacted]

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk

Good afternoon [redacted]

I am happy to meet. My current availability is:

Tue 9th – am only
Wed 10th – am only
Thurs 11th – am only.

Hopefully one of these suits.

[redacted]

[redacted]

Development Management Team
Water Management Unit

[redacted]



From: [redacted] <[redacted]@[redacted].gov.uk>

Sent: 02 September 2025 14:41

To: [redacted] <[redacted]@[redacted].gov.uk>

Cc: [redacted]

Subject: FW: Soil sample reports re Planning Permissions [redacted] & [redacted]

Dear [redacted]

Further to my letter last week, please see a further response in relation to one of the applications identified.

Council officers would welcome a meeting on these matters once NIEA has reviewed and I have cced our CE Admin. I should be grateful if you can contact them to arrange a time to meet.

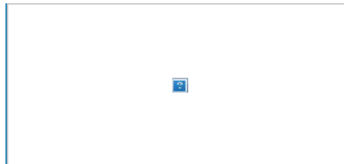
Many thanks in advance

[redacted]

[redacted]
Deputy Director of Planning and Building Control

Mossley Mill, Carrmoney Road North, Newtownabbey, BT36 5QA

T: [redacted]
E: [redacted]@[redacted].gov.uk



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From: [redacted] <[redacted]@[redacted].com>

Sent: 02 September 2025 12:36

To: [redacted] <[redacted]@[redacted].gov.uk>

Cc: [redacted]

Subject: RE: Soil sample reports re Planning Permissions [redacted] & [redacted]

Caution: This is an external email. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk

Dear [redacted]

[redacted] the attached letter from the Council dated 16 July and our telephone conversation yesterday, I write to set out the chronology of events following the grant of planning permission on [redacted]

On [redacted] NIEA put the IPPC variation application on hold as they had "concerns as regards to the validity of the analysis documentation submitted in support of your application" – see Soil Analysis letter attached.

On [redacted] a new Nutrient Management Plan (NMP) was submitted to NIEA. Due to the number and size of the documents associated with the new NMP I have enclosed same within a Dropbox link below. As part of the updated NMP NIEA requested that "the applicant should instruct the analysing laboratory to send a copy of the analysis results directly to NIEA-IPRI - [redacted] - along with a covering email. NIEA, upon review of analysis results presented as part of a planning application or environmental authorisation, may undertake audit sampling of a selected number of fields to verify the analysis results presented. A suitable date will be arranged with the applicant or their Agent."

[redacted]
On [redacted] an updated Air Quality Impact Assessment was submitted to NIEA – see attachment [redacted]

In [redacted] NIEA informed [redacted] that some of the fields that were being used for landspreading were too close to protected areas, such as [redacted], so three farms had their slurry amounts adjusted. [redacted].

On [redacted] the IPPC permit variation was granted – see attached Final Permit Variation.

**From the Office of the
Minister of Agriculture,
Environment and Rural Affairs**

██████████ MP

████████████████████

██████████

██████████

████████████████████.office@parliament.uk



DAERA Private Office
First Floor, Clare House
303 Airport Road West
Sydenham Intake
Belfast, BT3 9ED
Telephone: ██████████
Email: private.office@daera-ni.gov.uk

Our Ref: COR-0822-2025
Date: 07 November 2025

Dear ██████████

DAERA TIER 2 GRANT SCHEME RESUBMISSION OF PLANNING APPROVALS

Thank you for your letter of 16th October 2025. I acknowledge the difficulties facing farmers impacted by this issue.

My officials who manage the Farm Business Improvement Scheme are maintaining regular contact with applicants to progress grant claims as far as possible. This includes monitoring their progress in fulfilling the conditions in their letters of offer and where conditions of their Letters of Offer are fulfilled, advancing payments without delay.

The planning decisions in each of these cases rests solely with the local Planning authorities. There are no outstanding planning consultations, related to the FBIS applications, currently with NIEA.

I can assure of my attention to this matter and willingness to try to resolve this issue as soon as possible.

I have asked my officials to make further contact with the relevant local Planning Authorities and in parallel to review the conditions under applicants' conditional of letters of offer.

If you are deaf or have a hearing difficulty you can contact the Department via the Next Generation Text Relay Service by dialling 18001 + telephone number.

INVESTORS IN PEOPLE®
We invest in people Standard

Yours sincerely



ANDREW MUIR MLA
Minister of Agriculture, Environment and Rural Affairs

**From the Office of the
Minister of Agriculture,
Environment and Rural Affairs**

[REDACTED]
Newry and Armagh Constituency
Democratic Unionist Party Office
18 Main Street
Richill
Co. Armagh
BT61 9PW
[REDACTED]



DAERA Private Office
First Floor, Clare House
303 Airport Road West
Sydenham Intake
Belfast, BT3 9ED
Telephone: [REDACTED]
Email: [REDACTED][ov.uk](mailto:[REDACTED]@daera-ni.gov.uk)

Our Ref: COR-[REDACTED]
Date: 06 May 2025

Dear [REDACTED]

DELAYS IN THE ISSUING OF FBIS TIER 2 GRANT APPROVALS

Thank you for your letter of 9 April 2025 concerning the advancement of grant approvals and payments for FBIS Tier 2 applicants.

I acknowledge the importance of progressing the assessments, approvals and payments as soon as possible and the impact that any delays might have on the farmer's financial position.

I note that some FBIS applicants are being impacted by the need to resubmit their Planning approval and that the Planning Authorities have been asking for evidence to ensure that their Nutrient Management Plan can be accepted as an appropriate means by which to deal with digestates and / or manures. The applicants affected are dealing directly with their Planning Authority and are at different stages of advancement.

Any planning consultations requiring referral to NIEA are being responded to as soon as possible.

My officials managing the processing of Tier 2 claims have completed all the assessment stages within their control and when they receive the necessary evidence endorsed by the Planning Authority, claims and payments will be advanced as soon as possible and without delay.

If you are deaf or have a hearing difficulty you can contact the Department via the Next Generation Text Relay Service by dialling 18001 + telephone number.

INVESTORS IN PEOPLE
We invest in people Standard

Yours sincerely

A large black rectangular redaction box covering the signature area. A small blue mark is visible above the top edge of the box, and a small grey mark is visible to the left of the bottom edge.

 **MLA**
Minister of Agriculture, Environment and Rural Affairs

PROJECT: AIR QUALITY IMPACT ASSESSMENT

PREPARED FOR:
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ATTENTION: [REDACTED]

REPORT NO.: [REDACTED]

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TABLE OF CONTENTS

1	INTRODUCTION.....	4
1.1	Application History.....	4
2	ASSESSMENT CRITERIA.....	5
2.1	Odour	5
2.2	Ammonia.....	6
3	Screening.....	7
3.1	SCAIL.....	7
4	AERMOD DISPERSION MODELLING DATA	8
4.1	AERMOD Dispersion Modelling Package Description.....	8
4.2	Input Parameters	8
4.2.1	<i>Emissions.....</i>	9
4.2.2	<i>Scrubber System.....</i>	9
4.2.3	<i>Stack Emissions Velocity</i>	10
4.2.4	<i>Land Spreading</i>	11
4.3	Meteorological Data	12
5	RESULTS.....	14
5.1	Odour	14
5.2	Ammonia.....	15
6	CUMULATIVE AMMONIA ASSESSMENT	20
7	BIOAEROSOLS	21
8	COMPARISON OF SCAIL AND AERMOD	22
9	CONCLUSIONS	23
APPENDIX A SITE LAYOUT		
APPENDIX B AERMOD INPUTS		
APPENDIX C SOURCE AND RECEPTOR LOCATIONS		
APPENDIX D MODELLING RESULTS		

1 INTRODUCTION

Irwin Carr Ltd have been commissioned to undertake air quality dispersion modelling for an approved pig unit at lands north of [REDACTED]

A planning application was previously approved on this site under application [REDACTED] for the proposed demolition of existing pig farm (6no units housing 4,200 finishing pigs) and replacement with 3no new pig units (to house 1,900 sows, 855 served gilts, 235 replacement breeders and 5 boars) with air scrubber units associated underground slurry and washings stores. The exact number of pigs in each shed is detailed in Section 4.2.1 below.

All three of the proposed sheds located on-site will have a BioCombie biological trickle-bed reactor for pig house systems installed, the details of which are provided in this report.

The purpose of this report is to quantify the odour, bio-aerosol and ammonia levels at the sensitive properties in the vicinity of the pig farm, and It is understood that this information will be considered by the IPRI section of the NIEA as part of an IPPC permit application.

The predicted impact can then be compared to an appropriate criterion and graphically illustrated in the form of 'contours of equal concentration' or isopleths which are superimposed on base maps.

A site location map is shown in Appendix A.

1.1 Application History

This assessment is further to an original Irwin Carr report, as well as a recent consultation response from the IPRI section of the NIEA.

In their response, IPRI had a query on relation to the closest point of the Antrim Hills SPA included in the assessment. It is noted that there is a closer location to the land under the ownership of [REDACTED], than the point included in the report.

This assessment includes an additional receptor for the Antrim Hills SPA (330321, 396924) which represents the shortest distance from [REDACTED] land to the habitat.

All inputs and emissions remain the same as the previous assessment, with the only difference being the additional receptor included in Section 5.

2 ASSESSMENT CRITERIA

The proposed target levels and method of assessment is described in this section.

2.1 Odour

The Environmental Agency for England and Wales, in consultation with the Northern Ireland Environment Agency (NIEA) published guidance¹ providing guidelines for dispersion modelling as well as identifying target odour levels at the nearest sensitive locations in the vicinity of operations such as the proposed site.

Table 1 below shows how different types of processes are categorised and the appropriate odour benchmark values.

Table 1: Odour Benchmark levels

Relative Offensiveness of odour	Benchmark level (ou/s)
Most Offensive odours; <ul style="list-style-type: none"> Processes involving decaying animals or fish Processes involving septic effluent or sludge Biological landfill odours 	1.5
Moderately Offensive Odours <ul style="list-style-type: none"> Intensive livestock rearing Fat frying (food processing) Sugar beet processing Well aerated green waste composting 	3.0
Less offensive odours; <ul style="list-style-type: none"> Brewery Confectionery Coffee roasting Bakery 	6.0

For the purposes of assessing odorous emissions from the proposed intensive livestock rearing facility, the odour target value of C98, 1-Hour ≤ 3 ou/m³ will be adopted at the nearest sensitive receptor.

To put these guidelines into context, an odour threshold of 1ou/m³ is the level at which an odour is detectable by 50% of screened panelists. The recognition threshold is about 5 times this concentration i.e. 5ou/m³. Furthermore, odour concentration of between 5 and 10 ou/m³ above background will give rise to a faint odour and concentrations greater than 10ou/m³ constitutes a distinct odour and are likely to give rise to nuisance complaints.

Odour assessments are commonly compared to the 98th percentile of hourly averages. For a typical meteorological year the dispersion model predicts 8,760 hourly concentrations for each receptor location. The 98th percentile is part of the statistical distribution, where 98% of the results fall below this value and 2% of the results fall above this value.

¹ H4 Odour Management: How to comply with your environment permit; Environment Agency March 2011

2.2 Ammonia

Information was provided by the NIEA advising that there are limitations on emissions of ammonia from such installations for both the protection of human health and for the protection of vegetation. They are referenced from Cape, J.N.; van der Eerden, L.J.; Sheppard, L.J.; Leith, I.D.; Sutton, M.A.. 2009. *Evidence for changing the critical level for ammonia. Environmental Pollution, 157 (3). 1033-1037.*

Where the limits are applied to general vegetation such as herbaceous species or forest trees the limit is set at $3 \pm 1 \mu\text{g}/\text{m}^3$ of ammonia (ie. 2-4 $\mu\text{g}/\text{m}^3$) as a long-term (several year) concentration.

For particularly sensitive plants such as lichens and bryophytes, the limit of $1 \mu\text{g}/\text{m}^3$ is applied to ammonia as a long-term (several year) concentration

Table 2 shows the target levels for both the protection of human health and protection of vegetation.

Table 2: Ammonia limit values

Pollutant	Reason	Guideline Value	Measured as
Ammonia	Protection of Human Health	180 $\mu\text{g}/\text{m}^3$	Annual Mean
		2,500 $\mu\text{g}/\text{m}^3$	Max 1-Hr
	Protection of Vegetation	1-3 $\mu\text{g}/\text{m}^3$	Annual Mean

3 Screening

A number of local authorities, as well as the NIEA, have been using the Simple Calculation of Atmospheric Impact Limits (SCAIL) as a screening tool to assess the potential impact from intensive agriculture installations. In the background information provided in the reasoning for updating the SCAIL methodology it is stated:

“The objective is to screen environmental permit applications from farm units and to assess impacts from agricultural developments applying for planning permission to determine if there is the possibility of adverse impacts. Should such impacts be found then this would indicate that more detailed dispersion and deposition modelling is required.”

The initial assessment of this site involved the screening of the application using the SCAIL assessment methodology.

3.1 SCAIL

Screening was carried out using the SCAIL methodology using the assessment tool available on the SCAIL website.

The pig installation was input with the sources identified as each house, using the co-ordinates provided in Table 11.

Table 3: Screening Results

Receptor Location	Odour concentration (ou/m ³)
1	4.57
2	5.51
3	11.4
4	4.28
5	3.40

The results of the screening process in Table 3 show that detailed air quality modelling is required on this site.

4 AERMOD DISPERSION MODELLING DATA

The inputs for the dispersion modelling assessment are described in detail in this Section. During recent meetings with the NIEA, it has been confirmed that a surface roughness factor of 0.2 should be used in the Aermod modelling process. The results in this report reflect the use of this factor.

The site layout, including the nearest residential property, is shown in Appendix A.

4.1 AERMOD Dispersion Modelling Package Description

The AMS.EPA Regulatory Model (AERMOD) is the current US EPA regulatory model used to predict pollutant concentrations from a wide range of sources that are present at typical industrial facilities.

The model accepts hourly meteorological data to define the conditions for plume rise, transport, diffusion and deposition. It estimates the concentration or deposition value for each source and receptor combination for each hour of input meteorology and calculates user-selected short term averages. The model also takes into account the local terrain surrounding the facility. Since most air quality standards are stipulated as averages or percentiles, AERMOD allows further analysis of the results for comparison purposes.

Percentile analysis for emissions is calculated for the maximum averages using the AERMOD-percent post-processing utility. This utility calculates the maximum concentration of a pollutant from all receptors at a specific percentile, for a specific period. Employing the percentile facilitates the omission of unusual short-term meteorological events that may cause elevated pollutant concentrations and hence a more accurate representation of the likely average pollutant concentrations over an averaging period.

The following information was input into the model for the prediction of maximum ground level ambient ammonia concentrations from the pig shed.

4.2 Input Parameters

The site layout map, building plans and elevations were used as a template for all sources, relevant structures and the boundary of the facility. The AERMOD package uses the steady state Gaussian plume equation for a continuous elevated point or line source.

Table 4 below gives general details of the pig house.

Table 4: Dimensions of Pig Houses

	House 1	House 2	House 3
Dimensions of each house	123.6m x 22.2m x 7.2m	123.6m x 22.2m x 7.2m	146.9m x 20.6m x 7.2m
Treatment	1 x Scrubber System (18.3m ² open area)	1 x Scrubber System (13.35m ² open area)	2 x Scrubber System (23.1m ² open area)

4.2.1 EMISSIONS

The rate of production of an emission, such as ammonia, is best quantified as an emission rate. The emission factors for ammonia levels are provided in guidance published by the Environment Agency².

To find the emissions from the house, it was necessary to calculate the concentration within the building.

4.2.2 SCRUBBER SYSTEM

The site will have three BioCombie biological trickle-bed reactor for pig housing systems installed. Test reports have shown that the odour and ammonia emissions from the scrubber system will be reduced by a minimum of 70% and this level of reduction has been accepted on a number of sites within Northern Ireland.

All of the internal air will be ducted into the scrubber systems at the end of the building and the air will be emitted through an emission point along the top of the scrubber as described in Table 4 above. The 70% reduction due to the scrubber system will be applied to all three houses on the proposed site.

Table 5 below provides the different pig types in each building and the emission levels, with the odour and ammonia emission levels prior to mitigation and after the mitigation has been applied provided in Table 6. The levels in Table 5 take no account of the low protein diet or flushing system which will also be incorporated into the site.

Table 5: Concentrations per Building

House No.	Category of Animal	No. of animals	Emission Factor		Internal levels	
			Odour (ou/s/animal)	Ammonia (Kg/Yr/animal)	Odour (ou/s)	Ammonia (Kg/Yr)
1	Boars	5	22.5	4.14	28,818	5,196
	Gilts	855	22.5	4.14		
	Production Pigs (Fatteners)	235	22.5	4.14		
	Sows	220	19	3.01		
2	Farrowing Sows	480	18	5.84	8,640	2,803
3	Dry Sow	1,200	19	3.01	22,800	3,612

All of the animal numbers in Table 5 reflect the maximum capacity within the houses. It is expected that in the normal operation of the site there will always be a number of pens vacant for cleaning or the movement of pigs. In relation to House 1, it has the capacity to contain sows and gilts/fatteners and included a service and intake area. The numbers presented in Table 5 reflect the maximum number of animals which can be housed, with indicative animal types to reflect the worst case scenario.

The total ammonia emission rate in g/s is set as the ammonia leaving the building each second. For the purposes of the modelling process this value was divided by the number of emissions points (e.g. fans) to obtain the emission value for each odour and ammonia source.

All of the internal air will be ducted into the scrubber systems at the end of the building and the air will be emitted through an emission point(s) along the top of the scrubber. The 70% reduction due to the scrubber system will be applied to all three houses on the proposed site. For the purposes of the modelling process, the emission rate per house was divided by the number of emissions points to obtain the emission value for each source.

² Pollution Inventory Reporting- Intensive Farming Guidance Note. Environment Agency, January 2013, Version 5.

Table 6 below shows the emission rates coming out of emission point.

Table 6: Odour & Ammonia Emission Rates for each stack

House No.	Internal Ammonia Level (kg/yr)	Internal Ammonia Level (g/s)	No of extraction points per house	Ammonia Emission Rate per extraction point (g/s) (Assuming 70% Reduction)
1	5,196	0.165	1	0.049
2	2,803	0.089	1	0.027
3	3,612	0.115	2	0.017*

*This is the total ammonia emission rate **per extraction point**. The total ammonia leaving House 3 is 0.035g/s

In relation to bioaerosols the manufacturer has carried out tests on a range of locations to assess the total bioaerosol emissions, which provides different levels for both the summer and winter periods. Table 7 below presents the emission rates coming out of each stack, assuming the highest emissions all year round.

Table 7: Bioaerosol Emission Rates

	Total Bacteria	Enterobacteria	Aspergillus Fumigatus
Total Bioaerosol Emissions (cfu/s)	1,000	1,000	1,000

4.2.3 STACK EMISSIONS VELOCITY

Table 8 below shows the ventilation rates for each of the buildings where the air is passed through the scrubber systems. The ventilation rates are calculated by the scrubber manufacturer and based on the external temperature, pig type/size and size of the buildings. Air is forced out the top of the scrubber at the rates in Table 8 below, at a height of 3.1m above the ground.

Table 8: Ventilation Rate for fan type

House	Total Area of Emission (m ²)	Exit Velocity (m/s)	Total Volume Flow (m ³ /s)	Total Volume Flow (m ³ /hr)
1	18.3	2.66	48.6	175,074
2	13.35	0.52	6.9	24,942
3	23.1	2.60	60.1	216,301

4.2.4 LAND SPREADING

It is understood that the pig shed will produce approximately 13,086m³ of slurry per year and 1,760m³ of nitrogen rich water, resulting in a total of 14,846m³ of material to be spread per year, all of which will be land spread on land in Northern Ireland.

Table 9 below details the ammonia emissions in relation to the chosen spreading technique.

Table 9: Ammonia Emission rates

Spreading Technique	Factor (kg.NH ₃ /tonne)	Amount spread (t/yr)	Total Ammonia Emissions from Land spreading (kg/yr)
Trailing Shoe	0.27	14,846	4,008.42

It has been confirmed by the applicant that the slurry will be spread over fields amounting to approximately 388.74 hectares of land. The total ammonia emission factor from the land spreading was divided equally by the total area of the fields in question to calculate the ammonia emission per m², this information is detailed below in Table 10.

Table 10: Ammonia Emission rates per m².

Total NH ₃ Emissions (kg/yr)	Total NH ₃ Emissions (g/s)	Total area (hectares)	Total area (m ²)	Annual Emission Rate (g/s-m ²)	Monthly Emission Rate (g/s-m ²)
4,008.42	0.127	388.74	3,887,400	3.27 x 10 ⁻⁸	3.93 x 10 ⁻⁷

A polygon area source was used in AERMOD to surround the extent of the fields to be used in the land spreading process. The monthly emission rate detailed in Table 10 above (in g/s-m²) was used in the modelling as an emission rate.

In order to accurately account for the number of applications of slurry per year, a variable factor has been used for each month when slurry is spread. Additional information on the AERMOD inputs is provided in Appendix B.

The NIEA have requested that the impact of the ammonia emissions should be determined on designated sites within 7.5km of the land spreading locations.

All information relating to the spreading of slurry is included in Appendix C, including the map locations and specific field information.

4.3 Meteorological Data

The AERMOD dispersion modelling package requires the use of meteorological data (such as wind speed and direction) as pollutant concentrations can vary in time and space depending on the distribution of pollution sources and topographical conditions.

The Environment Agency's Permitting: Air Dispersion Modelling Reports Guidance recommends that "to represent conditions for an 'average year' hourly meteorological data for a period of at least three, preferably five years should be used" to assess inter-year variations.

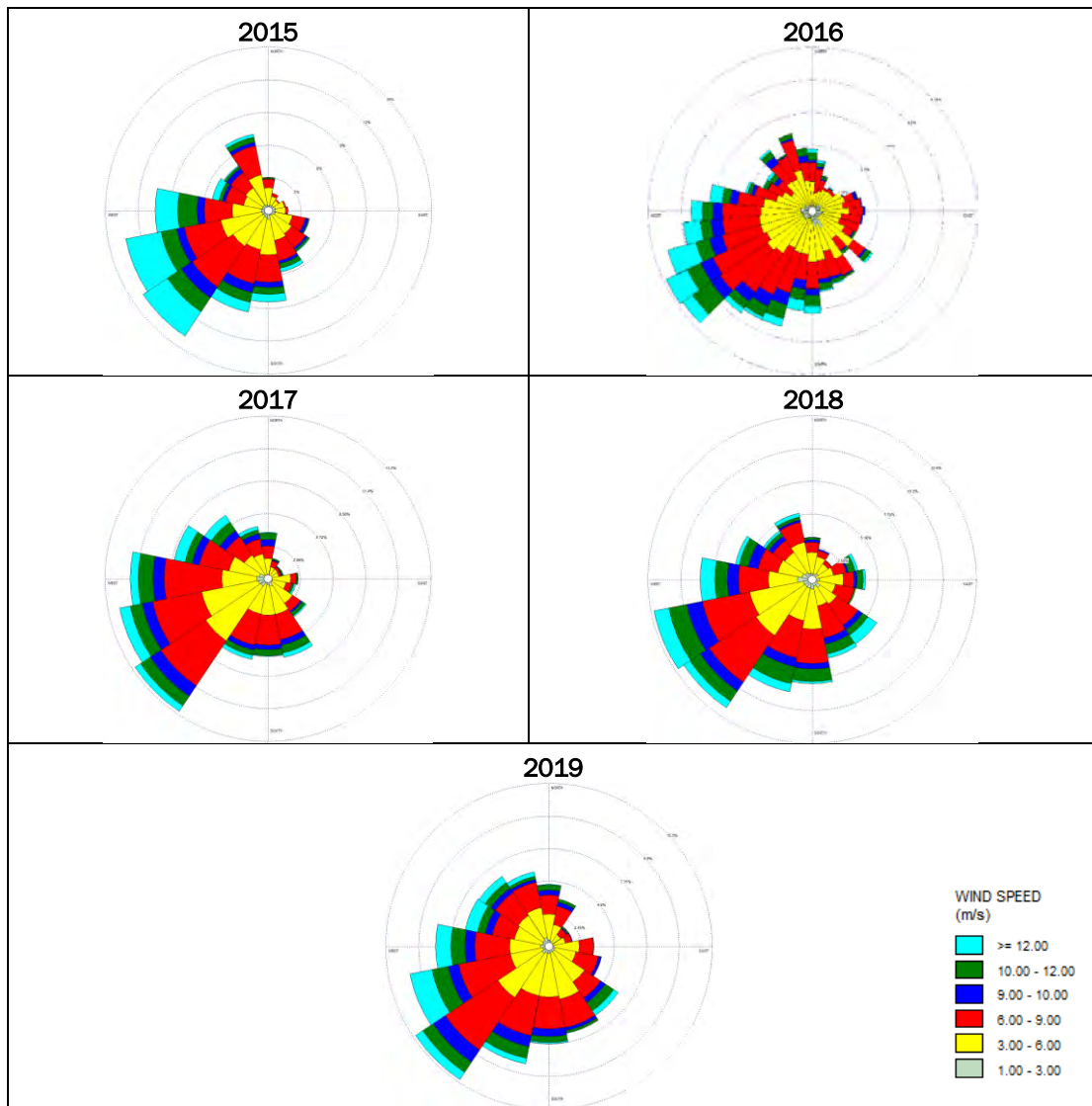
For this assessment, five years' worth of meteorological data (2015 – 2019) has been derived from the three-dimensional Weather Research and Forecasting (WRF) mesoscale model. The data has been generated from a nested domain area centered on the Belfast International Airport, Aldergrove meteorological site at a grid resolution of 4 km. This allowed for the determination of the predicted impact of emissions from the Site with the AERMOD atmospheric dispersion modelling software package.

The corresponding meteorological datasets for the assessment have been acquired from Lakes Environmental who utilise the WRF model, a mesoscale numerical weather prediction system designed for both atmospheric research and operational forecasting applications to generate a representative, high resolution meteorological dataset suitable for use within AERMOD. The WRF model is used globally to simulate weather conditions by drawing from observations and archived climatological model data and objective analysis to generate gridded meteorological parameters horizontally and vertically for a region.

Lake Environmental then employ the Mesoscale Model Interface Program (MMIF) to convert the prognostic WRF meteorological model output to AERMET pre-processor data input format prior to use within AERMOD. During technical meetings held with the NIEA, it has been confirmed that a surface roughness factor of 0.2 should be applied to the respective meteorological dataset within AERMET before use in any AERMOD dispersion modelling exercises. The results in this report reflect the use of this factor.

The associated wind rose plots derived for each individual year are presented in Figure 1 below.

Figure 1: Annual Windrose Data



4.4 Building Downwash

When one or more buildings in the vicinity of a point source interrupt wind flow, an area of turbulence known as a building wake is created. Pollutants emitted from a relatively low level can be caught in this turbulence, affecting their dispersion. This phenomenon is called building downwash. In order to conduct an analysis of downwash effects of the point sources created to mimic the release of odorous air from the site, the dimensions (including heights) of the facility and other existing buildings on-site was obtained from drawings.

4.5 Digital Terrain Data

AERMOD contains a terrain data pre-processor called AERMAP. Receptor and source elevation data from AERMAP output is formatted for direct insertion into an AERMOD control file. The elevation data are used by AERMOD when calculating air pollutant concentrations.

Regulatory dispersion models applicable for simple to complex terrain situations require information about the surrounding terrain. With the assumption that terrain will affect air quality concentrations at individual receptors, AERMAP first determines the base elevation at each receptor and source. For complex terrain situations, AERMOD captures the essential physics of dispersion in complex terrain and therefore needs elevation data that convey the features of the surrounding terrain. In response to this need, AERMAP searches for the terrain height and location that has the greatest influence on dispersion for each individual receptor. This height is referred to as the hill height scale. Both the base elevation and hill height scale data are produced by AERMAP as a file or files which can be directly inserted into an AERMOD input control file.

5 RESULTS

There are five residential properties in the immediate vicinity of the pig sheds, which are detailed below. Table 11 also details the approx. distance to the nearest emission point i.e. the scrubbers at the gable end of each shed. There will be no other emissions from the proposed pig sheds.

Table 11: Nearest Residential Properties

Location	Description	Co-ordinates	Approx. distance to nearest pig shed (m)	Approx. distance to nearest emission point (m)
1	[REDACTED]	[REDACTED]	100	220
2	[REDACTED]	[REDACTED]	60	185
3	[REDACTED]	[REDACTED]	50	125
4	[REDACTED]	[REDACTED]	125	125
5	[REDACTED]	[REDACTED]	215	225

All the properties are shown in the figure in Appendix A.

5.1 Odour

Odour modelling was carried out for each individual year with the results at the nearest sensitive locations presented in Table 12, with the results graphically presented in Appendix C. All results are in the odour concentration in (ou/m³).

Table 12: 98th Percentile of the max 1-hr odour levels at nearest residential properties

Location	2015	2016	2017	2018	2019	Average
1	0.39	0.55	0.42	0.65	0.68	0.54
2	0.42	0.68	0.47	0.69	0.72	0.60
3	1.24	1.91	1.61	1.85	1.95	1.71
4	0.83	0.85	0.88	0.85	0.84	0.85
5	0.43	0.49	0.43	0.42	0.46	0.45

For the site layout all existing third party dwellings are within the 3ou/m³ when considered as individual years and as a 5-year average of the 98th percentile.

5.2 Ammonia

In addition to the five receptors identified in Section 5.0, the ammonia levels were assessed in areas of specific interest in relation to vegetation.

All areas within approximately 7.5km of the site were searched on the NIEA website for the eight types of designated areas listed below:

- **RAMSAR**
These are wetlands of international importance designated under the RAMSAR convention.
- **Special Areas of Conservation (SAC)**
These areas are given special protection under the European Union's Habitats Directive to protect some of the most seriously threatened habitats and species across Europe.
- **Special Protection Areas (SPA)**
Areas designated under the European Commission on the conservation of wild birds (the Birds Directive). All EU member states are required to identify internationally important areas for breeding, over-wintering and migrating birds and designate them as SPA's.
- **National Nature Reserve (NNR)**
An area of importance for flora, fauna and geological features of special interest, which are reserved and managed for conservation and to provide special opportunities for study or research.
- **Areas of Special Scientific Interest (ASSI)**
These have been identified as being Northern Ireland's very best wildlife and geological sites.
- **Areas of Outstanding Natural Beauty (AONB)**
Areas designated to protect and enhance their distinctive landscapes and scenic beauty and to promote their enjoyment by the public.
- **Marine Nature Reserves (MNR)**
The purpose of the MNR's is to conserve marine flora and fauna and geological features of special interest, while providing opportunities for study of marine systems. Strangford Lough is NI's only MNR
- **World Heritage Site**
Designated for their globally important cultural or natural interest and require appropriate management and protection measures. Giant's Causeway and Causeway Coast is NI's

There were five designated sites located within 7.5km and five priority sites within approx. 3km of the sheds, which are all shown in Table 13 below.

Table 13: Ecologically sensitive areas in vicinity of the site

Location	Description	Approx. distance to site (km)	NI Grid Co-ordinates	
6	Antrim Hills (SPA)	5.68	330663	396769
7	North Woodburn Reservoir (ASSI)	5.08	336830	391057
8	North Woodburn Glen (ASSI)	6.03	337656	389815
9	South Woodburn (ASSI)	4.89	335908	388546
10	Ballypaldy (ASSI)	6.64	326184	387342
11	Straidhill Plantation	1.75	333502	391142
12	Hillhead House	1.95	330105	389975
13	Craig Mill Quarry	2.95	328930	391952
14	Ballyclare	2.56	329390	391992
15	Stoneyfaul	2.95	333311	388412
16	Antrim Hills (SPA) (Receptor 2)	5.90	330321	396924

The impact of the ammonia emissions has also been determined on designated sites within 7.5km, and priority habitats within 2km of the land spreading locations.

The designated sites located within 7.5km and priority habitats with 2km of the land spreading areas have been outlined below.

Table 14: Ecologically sensitive areas in vicinity of the land spreading locations

Location	Description	Designation	NI Grid Co-ordinates	
17	Tardree Quarry	ASSI	319219	394055
18	Sandy Braes	ASSI	320708	395821
19	Belfast Lough	SPA	335724	382700
20	Outer Belfast Lough	ASSI	335794	382695
21	Inner Belfast Lough	ASSI	335000	380731
22	Larne Lough	SPA/ASSI	346534	393739
23	Castletown	ASSI	347912	393309
24	Cloghfin Port	ASSI	348391	394089
25	Newlands	ASSI	341923	397162
26	The Gobbins	ASSI	348490	395932
27	Glen Burn	ASSI	323109	407473
28	Garron Plateau	SAC/ASSI	318578	411911
29	Cleggan Valley	ASSI	321924	411417
30	Rathsherry	ASSI	314596	411757
31	Portmuck	ASSI	346560	401765
32	Waterloo	ASSI	341045	403282
33	Carneal	ASSI	338968	396030

Location	Description	Designation	NI Grid Co-ordinates	
34	Copeland Reservoir	ASSI	342818	391775
35	Kilcoan	ASSI	346060	398556
36	The Gobbins	ASSI	348490	395933
37	Antrim Hills (Receptor 3)	SPA	333118	398516

For the purposes of the modelling process, the ammonia impact from the shed was only considered at the designated sites located within 7.5km and priority sites within 3km of the sheds (Locations 6- 16), as well as the impact of the land spreading.

At the designated/ priority sites located further than 7.5km/ 2km from the shed (Locations 17- 37), only the impacts from the land spreading process were considered.

The predicted ammonia impacts are presented in Table 15 below, which show the impacts from housing and land spreading.

Table 15: Annual Average Ammonia from Pig Shed & Land Spreading

Location	2015	2016	2017	2018	2019	Average
6	0.0067	0.0076	0.0090	0.0082	0.0074	0.0078
7	0.0069	0.0065	0.0095	0.0068	0.0063	0.0072
8	0.0067	0.0075	0.0098	0.0071	0.0059	0.0074
9	0.0066	0.0063	0.0087	0.0055	0.0051	0.0064
10	0.0055	0.0041	0.0035	0.0042	0.0045	0.0043
11	0.0267	0.0215	0.0293	0.0201	0.0203	0.0236
12	0.0360	0.0301	0.0194	0.0316	0.0315	0.0297
13	0.0182	0.0180	0.0144	0.0151	0.0174	0.0166
14	0.0251	0.0213	0.0176	0.0170	0.0212	0.0204
15	0.0146	0.0096	0.0104	0.0109	0.0113	0.0113
16	0.0065	0.0080	0.0090	0.0083	0.0073	0.0078
17	0.0014	0.0012	0.0011	0.0013	0.0012	0.0012
18	0.0011	0.0012	0.0007	0.0009	0.0014	0.0010
19	0.0033	0.0018	0.0020	0.0025	0.0017	0.0023
20	0.0030	0.0019	0.0021	0.0025	0.0017	0.0023
21	0.0023	0.0012	0.0016	0.0015	0.0010	0.0015
22	0.0017	0.0016	0.0043	0.0018	0.0011	0.0021
23	0.0014	0.0013	0.0026	0.0012	0.0010	0.0015
24	0.0012	0.0012	0.0035	0.0013	0.0008	0.0016
25	0.0035	0.0028	0.0052	0.0041	0.0019	0.0035
26	0.0010	0.0011	0.0028	0.0012	0.0009	0.0014
27	0.0017	0.0011	0.0010	0.0007	0.0012	0.0011
28	0.0003	0.0004	0.0003	0.0003	0.0004	0.0003
29	0.0014	0.0010	0.0006	0.0005	0.0007	0.0008

Location	2015	2016	2017	2018	2019	Average
30	0.0004	0.0005	0.0002	0.0003	0.0005	0.0004
31	0.0010	0.0010	0.0021	0.0014	0.0011	0.0013
32	0.0016	0.0012	0.0025	0.0015	0.0011	0.0016
33	0.0043	0.0037	0.0069	0.0052	0.0029	0.0046
34	0.0074	0.0049	0.0070	0.0045	0.0040	0.0056
35	0.0016	0.0012	0.0035	0.0021	0.0010	0.0019
36	0.0010	0.0011	0.0028	0.0012	0.0009	0.0014
37	0.0024	0.0026	0.0031	0.0025	0.0021	0.0025

All of the results are below the appropriate limit levels for vegetation, as detailed in Table 2.

Table 16 below compares the highest annual averages at the designated areas where:

- The Process contribution (PC), the maximum modelled concentration of the substance due to process emissions alone
- Predicted Environmental Concentration (PEC) – that is, the maximum modelled concentration (of ammonia) due to process emissions combined with estimated baseline concentrations.
- PC and PEC as a percentage of the objective or guideline.

In accordance with A3.195 of Part IV of the Environment Act 1995 Environment (Northern Ireland) Order 2002 Part III Local Air Quality Management Technical Guidance LAQM.TG(09) February 2009, "For the assessment of annual mean concentrations the annual mean contribution of the process can be added to the annual mean estimate for background.

Table 16: Ammonia concentration at NIEA ecologically sensitive locations from pig shed and land spreading

	Location	Guideline ($\mu\text{g}/\text{m}^3$)	Background ($\mu\text{g}/\text{m}^3$)	Highest PC ($\mu\text{g}/\text{m}^3$)	PEC ($\mu\text{g}/\text{m}^3$)	PC/ Guideline level (%)	PEC/ Guideline level (%)
6	Antrim Hills (SPA)	1	2.96	0.0090	2.9690	0.90	296.9
7	North Woodburn Reservoir (ASSI)	1	2.82	0.0095	2.8295	0.95	283.0
8	North Woodburn Glen (ASSI)	1	2.82	0.0098	2.8298	0.98	283.0
9	South Woodburn (ASSI)	1	3.03	0.0087	3.0387	0.87	303.9
10	Ballypaldy (ASSI)	3	3.57	0.0055	3.5755	0.18	119.2
11	Straidhill Plantation	1	3.27	0.0293	3.2993	2.93	329.9
12	Hillhead House	1	3.57	0.0360	3.6060	3.60	360.6
13	Craig Mill Quarry	1	3.57	0.0182	3.5882	1.82	358.8
14	Ballyclare	1	3.57	0.0251	3.5951	2.51	359.5
15	Stoneyfaul	1	3.27	0.0146	3.2846	1.46	328.5
16	Antrim Hills (Receptor 2)	1	2.96	0.0090	2.9690	0.90	296.9

	Location	Guideline ($\mu\text{g}/\text{m}^3$)	Background ($\mu\text{g}/\text{m}^3$)	Highest PC ($\mu\text{g}/\text{m}^3$)	PEC ($\mu\text{g}/\text{m}^3$)	PC/ Guideline level (%)	PEC/ Guideline level (%)
17	Tardree Quarry	3	3.01	0.0014	3.0114	0.05	100.4
18	Sandy Braes	3	2.36	0.0014	2.3614	0.05	78.7
19	Belfast Lough	3	2.34	0.0033	2.3433	0.11	78.1
20	Outer Belfast Lough	3	2.34	0.0030	2.3430	0.10	78.1
21	Inner Belfast Lough	3	2.34	0.0023	2.3423	0.08	78.1
22	Larne Lough	3	1.87	0.0043	1.8743	0.14	62.5
23	Castletown	1	1.87	0.0026	1.8726	0.26	187.3
24	Cloghfin Port	3	1.87	0.0035	1.8735	0.12	62.5
25	Newlands	1	2.27	0.0052	2.2752	0.52	227.5
26	The Gobbins	3	2.06	0.0028	2.0628	0.09	68.8
27	Glen Burn	1	2.47	0.0017	2.4717	0.17	247.2
28	Garron Plateau	1	3.11	0.0004	3.1104	0.04	311.0
29	Cleggan Valley	1	2.39	0.0014	2.3914	0.14	239.1
30	Rathsherry	1	3.11	0.0005	3.1105	0.05	311.1
31	Portmuck	3	1.80	0.0021	1.8021	0.07	60.1
32	Waterloo	3	1.94	0.0025	1.9425	0.08	64.8
33	Carneal	3	3.70	0.0069	3.7069	0.23	123.6
34	Copeland Reservoir	1	2.30	0.0074	2.3074	0.74	230.7
35	Kilcoan	1	2.06	0.0035	2.0635	0.35	206.4
36	The Gobbins	3	2.06	0.0028	2.0628	0.09	68.8
37	Antrim Hills (Receptor 3)	1	1.76	0.0031	1.7631	0.31	176.3

The ammonia concentrations at these sites are dominated by the background concentrations, which are approximately 60- 361% of the air quality guidelines for ammonia.

The maximum process contribution from the pig shed and the land spreading process is 0.98% of the guideline value at the designated sites, significantly less than contribution of the background levels.

The maximum process contribution at the priority habitat is 3.6%, less than the limit level of 50% for this type of site.

6 CUMULATIVE AMMONIA ASSESSMENT

Recent meetings with NIEA have resulted in the need for a cumulative ammonia assessment that includes all pig and poultry farms within the vicinity of the shed. The purpose of the cumulative assessment is to show the impact the ammonia levels have on the designated ecologically sensitive site.

It should be noted that a cumulative assessment is only required when an existing/ proposed farm has a 'significant' impact on an ammonia sensitive site. In a recently published guidance document from the NIEA³, a significant impact is one whereby the Process Contribution (PC) of an existing/ proposed farm is 1% or more of the guideline value of ammonia at a designated site.

- It can be seen from Table 16 above that the PC at all of the designated sites is <1%, and therefore a cumulative assessment is not required for this application.

³ *Livestock Installations & Ammonia: Advice for planning officers and applicants seeking planning permission for livestock installations which may impact on natural heritage; DOE Planning & Environment; Issue 1, Page 5; June 2015.*

7 BIOAEROSOLS

It should be that there are no third-party receptors within 100m of the emission points from the air scrubbers (as shown in Table 11) although there are five within 250m of the site. In order to ensure a worst-case scenario and that levels are presented for all the properties in the vicinity, a number of additional properties were also included:

- B6: The farm operator's property at [REDACTED])
- B7: [REDACTED]
- B8: [REDACTED]
- B9: [REDACTED]
- B10: [REDACTED]

Table 17: Maximum Aerosol concentration at sensitive locations

	2015		2016		2017		2018		2019		Average	
	Max 1-hr	8-hr Avg	Max 1-hr	8-hr Avg	Max 1-hr	8-hr Avg	Max 1-hr	8-hr Avg	Max 1-hr	8-hr Avg	Max 1-hr	8-hr Avg
R1	0.86	0.37	0.76	0.44	1.02	0.46	1.07	0.37	0.83	0.38	0.91	0.40
R2	0.96	0.41	0.96	0.38	0.89	0.32	0.99	0.49	0.78	0.36	0.92	0.39
R3	1.15	0.53	1.02	0.54	1.36	0.54	1.21	0.57	1.37	0.61	1.22	0.56
R4	0.44	0.24	0.44	0.23	0.45	0.27	0.49	0.25	0.47	0.23	0.46	0.24
R5	0.24	0.21	0.24	0.18	0.34	0.16	0.29	0.16	0.24	0.18	0.27	0.18
B6	1.15	0.45	1.12	0.70	1.43	0.65	1.41	0.57	1.25	0.57	1.27	0.59
B7	0.26	0.18	0.24	0.17	0.34	0.18	0.25	0.15	0.24	0.16	0.27	0.17
B8	0.29	0.19	0.27	0.17	0.35	0.26	0.27	0.2	0.27	0.18	0.29	0.20
B9	0.32	0.21	0.49	0.21	0.34	0.23	0.43	0.22	0.37	0.22	0.39	0.22
B10	0.42	0.23	0.43	0.22	0.43	0.21	0.44	0.2	0.45	0.2	0.43	0.21

The information in the test data from the manufacturer does not break the bioaerosols into specific types i.e. bacteria, fungi, aspergillus fumigatus or gram-negative bacteria. It provided overall aerosol emission levels in coli form units (cfu). For the purposes of this assessment, it has been assumed that all of the cfu are of a similar type of bioaerosol.

The lowest limit is 300cfu/m³ for gram negative bacteria when measures as an 8-hr average.

If we assume all the bioaerosols leaving the scrubbers are gram-negative bacteria (which will not be the case) it can be seen from Table 17 above that the max 1-hour level and 8-hr average are significantly lower than the 300 cfu/m³ limit at the nearest residential receptors.

8 COMPARISON OF SCAIL AND AERMOD

A number of local authorities, as well as the NIEA, have been using the Simple Calculation of Atmospheric Impact Limits (SCAIL) as a screening tool to assess the potential impact from intensive agriculture installations.

The SCAIL assessment is only a screening tool and is deliberately conservative in relation to the levels predicted. There are a number of specific reasons why the SCAIL results would be expected to be higher than the more detailed AERMOD assessment:

- The SCAIL assessment is based on flat ground. The topography of the area surrounding the site can have a significant effect on the potential dispersion associated with any source.
- The input data into the SCAIL model only allows for general information in relation to the locations of the fans to be input. Gable fans are not assigned heights and the number of roof fans is given, but they are not accurately location in position on the building.
- The met data relied upon in the SCAIL assessment was set to conservative. This allows the model to ensure the highest predicted ammonia level at a specific distance is presented as the predicted level at each receptor. The AERMOD modelling is based on actual measured met data taken in Northern Ireland, for five consecutive years, with the results presented as appropriate.

9 CONCLUSIONS

An air quality impact assessment has been undertaken for an approved pig unit at lands north of [REDACTED].

The maximum ground level odour concentration is predicted to be primarily confined to the immediate environs of the pig shed.

Under the site layout, the maximum 98th percentile of 1-hour ground level odour concentration at the worst effected residential property with no interest in the operation of the pig shed, in the vicinity of the site is in accordance with the target limit value for of $\leq 30 \mu\text{E}/\text{m}^3$ when taken as an average of the 5-year period or within any individual 1-year period.

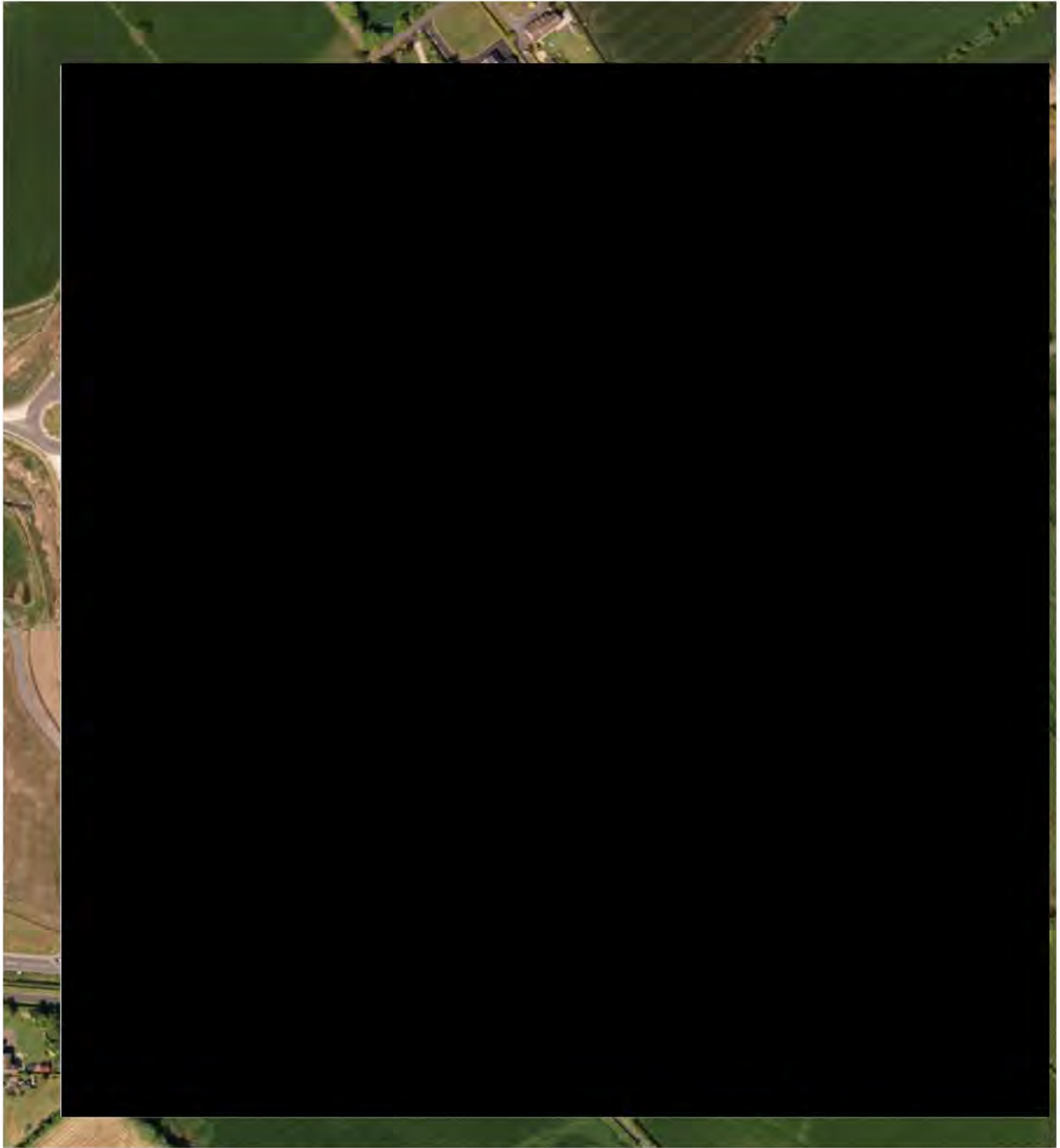
The predicted results of the ammonia modelling process show that the emissions of each pollutant from the pig shed will not cause significant Ground Level Concentrations at any residential property in the vicinity of the shed.

In addition, it can be shown that the limits for the protection of vegetation are not exceeded at any designated habitats within the vicinity of the pig shed. Thus, any areas of ecological interest will not be adversely affected from the ammonia emissions for the operation of the shed and the associated land spreading process.

With regard to bioaerosols, the worst case scenario shown the predicted levels do not exceed the limits at any receptor locations.

Appendix D indicates the predicted dispersion of the odour, ammonia and bioaerosol plumes for 2019.

APPENDIX A SITE LAYOUT



*****Note- The above diagram is not to scale and is for illustrative purposes only. Exact co-ordinates are given in Appendix C below.***

APPENDIX B AERMOD INPUTS

The Table below includes the details of the proposed extract fans, as they were input into the AERMOD model.

Figure 2: Ridge Fan AERMOD Inputs

As part of the modelling of land spreading associated with the application. A number of assumptions were made in order to ensure an accurate assessment.

The annual ammonia emission factor for the site is detailed in Table 10 above. In order to accurately reflect the number of applications per year, variable emission factors were used, rather than assuming that the fields were acting as a source year-round.

It has been assumed that all fields will be subject to 4 applications per year. The 'Monthly Emission Rate' is the total amount of ammonia if all the slurry was spread in 1 month (assumed to be 1 application). Variable emission factors are used for each month to account for the total number of applications per year, which are assumed to occur for the whole month.

Table 18: Ammonia Emission Rates

Input	Factor
Amount of Slurry Spread (t/year)	14,846
Ammonia Emission Factor (kg.NH ₃ /tonne)	0.27
Total Ammonia Emissions (kg/year)	4,008.4
Total Ammonia Emissions (g/s)	0.127
Emission Factor (g/s/month)	1.526
Area of Land spreading (m ²)	3,887,400
Annual Emission Rate (g/s-m ²)	3.27 x 10 ⁻⁸
Monthly Emission Rate (g/s-m ²) (Input to AERMOD as emission factor per field)	3.93 x 10 ⁻⁷
Number of Applications (No. of Months)	4
Variable Emission Factor in AERMOD (per month of application)	0.25

APPENDIX C SOURCE AND RECEPTOR LOCATIONS

The Tables below show the co-ordinates of the locations defined as the nearest receptor locations, pig house and emission points:

Table 19: Receptor Locations

Receptor Location	Irish Grid Co-ordinates
R1	██████████
R2	██████████
R3	██████████
R4	██████████
R5	██████████
B6	██████████
B7	██████████
B8	██████████
B9	██████████
B10	██████████

Table 20: Building Location

Building Number	Irish Grid Co-ordinates
1	██████████
2	██████████
3	██████████

Table 21: Source Locations

Building Number	Source	Irish Grid Co-ordinates
1	1	██████████ ██████████
2	1	██████████ ██████████
3	1	██████████ ██████████
	2	██████████ ██████████

Table 22: Land Spreading Location

Land Controller	Map Number	Irish Grid Co-ordinates		Area (Ha)	Material to be Spread (m ³)
[REDACTED]	1	[REDACTED]	[REDACTED]	34.48	1,950
	2	[REDACTED]	[REDACTED]		
	3	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	9.01	420
[REDACTED]	1	[REDACTED]	[REDACTED]	11.19	380
	2	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	41.09	1,050
	2	[REDACTED]	[REDACTED]		
	3	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	14.44	480
[REDACTED]	1	[REDACTED]	[REDACTED]	9.38	350
[REDACTED]	1	[REDACTED]	[REDACTED]	13.75	450
	2	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	56.87	3,104
	2	[REDACTED]	[REDACTED]		
	3	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	9.4	150
[REDACTED]	1	[REDACTED]	[REDACTED]	6.49	302
[REDACTED]	1	[REDACTED]	[REDACTED]	8.78	280
[REDACTED]	1	[REDACTED]	[REDACTED]	26.88	730
	2	[REDACTED]	[REDACTED]		
	3	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	20.74	550
	2	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	10.3	300
[REDACTED]	1	[REDACTED]	[REDACTED]	29.9	1,400
	2	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	34.67	1,000
	2	[REDACTED]	[REDACTED]		
	3	[REDACTED]	[REDACTED]		
[REDACTED]	1	[REDACTED]	[REDACTED]	8.22	200
[REDACTED]	1	[REDACTED]	[REDACTED]	9.61	320

APPENDIX D MODELLING RESULTS

The Table below details the maximum 1-hour concentration at each of the sensitive receptors for the MET data 2015-2019.

Table 23: Ammonia concentrations at residential locations

Location	Maximum 1-Hour Concentration ($\mu\text{g}/\text{m}^3$)
1	25.6
2	11.4
3	22.4
4	37.1
5	24.3
6	41.1

All the predicted Ground Level Concentrations of Ammonia are significantly below the maximum 1-hour limit value as provided in Table 2 in relation to the protection of human health.

The Tables below detail the predicted ammonia concentrations from the housing and land spreading.

Table 24: Ammonia Concentrations from Housing

Location	2015	2016	2017	2018	2019	Average
6	0.0013	0.0012	0.0015	0.0016	0.0016	0.0014
7	0.0023	0.0020	0.0033	0.0019	0.0021	0.0023
8	0.0022	0.0031	0.0046	0.0022	0.0019	0.0028
9	0.0022	0.0017	0.0027	0.0019	0.0022	0.0021
10	0.0011	0.0016	0.0010	0.0014	0.0009	0.0012
11	0.0109	0.0097	0.0152	0.0089	0.0099	0.0109
12	0.0055	0.0077	0.0046	0.0074	0.0051	0.0061
13	0.0051	0.0058	0.0049	0.0050	0.0051	0.0052
14	0.0060	0.0067	0.0054	0.0063	0.0060	0.0061
15	0.0039	0.0037	0.0035	0.0037	0.0041	0.0038
16	0.0011	0.0011	0.0014	0.0014	0.0013	0.0013

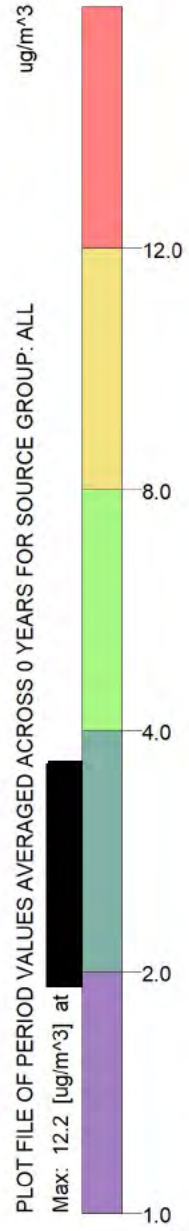
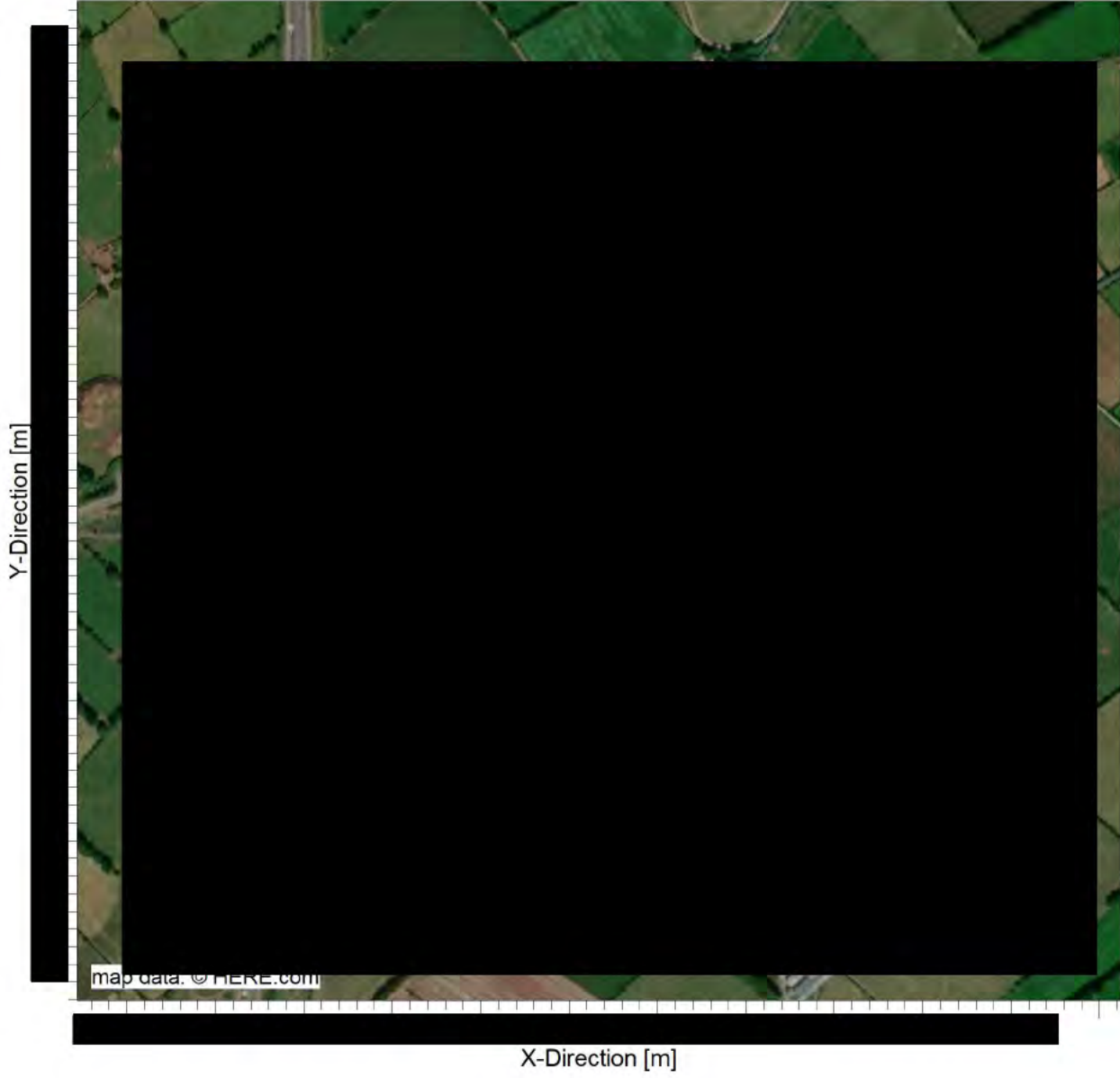
Table 25: Ammonia Concentrations from Land Spreading only

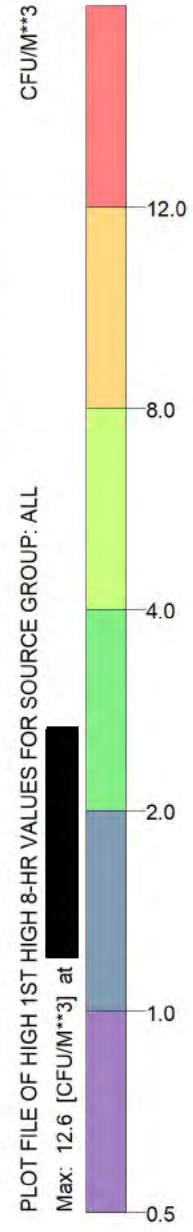
Location	2015	2016	2017	2018	2019	Average
6	0.0054	0.0064	0.0075	0.0066	0.0058	0.0063
7	0.0046	0.0045	0.0062	0.0050	0.0041	0.0049
8	0.0045	0.0044	0.0051	0.0048	0.0040	0.0046
9	0.0044	0.0046	0.0060	0.0036	0.0029	0.0043
10	0.0044	0.0025	0.0024	0.0028	0.0036	0.0031
11	0.0157	0.0118	0.0142	0.0112	0.0105	0.0127
12	0.0305	0.0224	0.0147	0.0242	0.0264	0.0236
13	0.0131	0.0122	0.0095	0.0101	0.0124	0.0114
14	0.0191	0.0146	0.0122	0.0108	0.0151	0.0144
15	0.0107	0.0058	0.0069	0.0072	0.0072	0.0076
16	0.0054	0.0069	0.0076	0.0069	0.0060	0.0066

The cumulative effect of these contributions at each location is included in Table 15.

The figures below detail the odour, ammonia and bioaerosol plumes for 2019 for the proposed shed.







PLOT FILE OF HIGH 1ST HIGH 8-HR VALUES FOR SOURCE GROUP: ALL

Max: 12.6 [CFU/M**3] at [redacted]



Northern Ireland
Assembly

[REDACTED] MLA
Newry & Armagh Constituency
Democratic Unionist Party
Office

Office Tel : [REDACTED] Mobile : [REDACTED]
email : [REDACTED].gov.uk

9th April 2025

Dear Minister [REDACTED]

I write further our conversation during DAERA committee on Thursday on the matter of the delays in the issuing of FBIS Tier2 grant approvals.

I feel it is very important that those applicants who received grant approvals and proceeded with their projects should have the money paid out to them without any further undue delay.

I understand in the cases concerned, that amendments to planning applications were requested and whilst farmers have supplied all the relevant requirements to local planning authorities, there has been considerable delay on NIEA's part in responding and completing these amended elements.

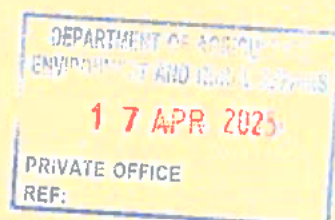
The delay has not been caused by the farmer and it is important that the grant payments are made as soon as possible as there has been considerable outlay on the part of the farmers who have borrowed money to complete their projects.

I trust that these issues can be resolved without further delay and I look forward to hearing from you soon.

Regards

[REDACTED]

Member of the Northern Ireland Assembly



Northern Ireland Environment Agency
Resource Efficiency Division



OUR REF: [REDACTED]
YOUR REF: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

NIEA
Klondyke Building
Cromac Avenue
Gasworks Business Park
BT7 2JA

20th January 2023

Dear Sirs,

RE: Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013 – Pollution Prevention and Control Permit Variation Application - [REDACTED]

I write to you with regard to your application to the Northern Ireland Environment Agency (NIEA), dated [REDACTED] for a variation to your existing Pollution Prevention and Control Permit, ref [REDACTED] for a site at [REDACTED], [REDACTED].

In support of that application, you have provided soil sample analysis results as part of a Nutrient Management Plan (NMP). NMP's assist NIEA in understanding the environmental impacts of the landspreading of slurry and help inform our decision making process.

NIEA has contacted the laboratory purported to have conducted the soil sample analysis and have concerns as regards to the validity of the analysis documentation submitted in support of your application.

Subsequently, your application has been placed on hold, pending further investigation by NIEA. An NIEA officer will contact you in due course, as part of this investigation.

Yours sincerely,

[REDACTED]

[REDACTED]

Pollution Inspector
NIEA-IPRI

██████████
Chief Executive



Comhairle Ceantair
**an Iúir, Mhúrn
agus an Dúin**
**Newry, Mourne
and Down**
District Council

Our Refs:

10th April 2025

Sent via Email: ██████████@gov.uk

Dear ██████████

Misrepresented Soil Samples: Permissions approved and implemented

I refer to our recent meeting of the 11th February 2025 in relation to the above matter. The Council have recently carried out a review of applications as identified by NIEA as potentially being affected by misrepresented soil samples submitted as part of the planning approval process.

The aforementioned permissions have been approved based on Nutrient Management Plans submitted during the processing of the planning applications. A number of the permissions have been conditioned requiring the applicant notify the council with any updated NMPs, in consultation with NIEA WMU. We are not aware of having received any such updated NMP's on any of the affected permissions.

It would be very helpful if you could please confirm or otherwise on the applications as listed below, as to whether updated NMPs have been submitted directly to NIEA.

██████████ 50 metres east of ██████████, ██████████
Applicant ██████████

██████████ To rear of ██████████
Applicant ██████████

██████████ Land Approx 50m ██████████
Applicant ██████████

██████████ F Land approx. 125 metres ██████████
██████████
Applicant ██████████

██████████ Land at ██████████
Applicant ██████████

If there is any further detail you require please do not hesitate to contact me on
██████████ [.org](mailto:██████████@██████████.org).

Yours sincerely,

Development Planning Manager

**Oifig an Iúir
Newry Office**
O'Hagan House
Monaghan Row
Newry BT35 8DJ

**Oifig Dhún Pádraig
Downpatrick Office**
Downshire Civic Centre
Downshire Estate, Ardglass Road
Downpatrick BT30 6GQ

██████████
██████████
██████████

**Ag freastal ar an Dúin
agus Ard Mhacha Theas
Serving Down
and South Armagh**

