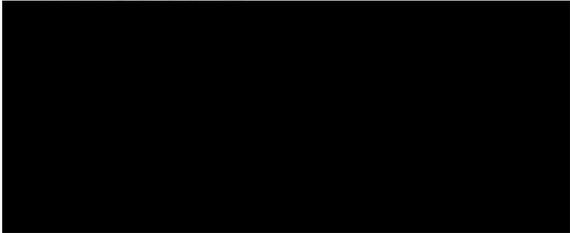


Subject: RE: EPR/XP3125MX/A001 Ellerdine Grange Farm - Not duly made request for further information and ammonia screening assessment CRM:0270141
Date: 04 March 2026 10:38:21
Attachments: 

Good Morning,

Thank you for sending through the below questions. My response to them is in **red**:

1. **Application form part B3.5** – section 3b needs all the relevant boxes ticking (we would expect them all to be ticked). Please submit a revised form B3.5 with this section completed. *Please note, we do not require forms A, B2 and F1 completing as B3.5 is a complete form for intensive farm new bespoke applications, so we won't consider the other forms as part of the application for the consultation or determination.*

Please see attached.

2. **Dust and bioaerosol management plan (DBMP) fee** – an additional fee of £620 is required for the assessment of the DBMP as there is a receptor within 100m of the installation boundary. You can pay online by debit or credit card at this link www.gov.uk/payments/permitting-applications-installations/permitting-application-payment-installations. *You can use the same reference number as the application fee paid earlier, which should have been based on the following format: PSCAPPINSTXXXXXYYY, including the first five letters of the company name (replacing the X's in the above reference number) and a unique numerical identifier (replacing the Y's in the above reference number). Email us the reference number and the payment date so we can track your payment.*

*Additional Fee of £620.00 Paid using the same reference:
PSCAPPINSTJAOGR001 (remittance advice attached: 38936)*

3. **Installation boundary** – as you are using a swale to mitigate any lightly contaminated yard and roof water prior to discharge to surface water, the swale should be within the installation boundary, so please submit revised the installation and drainage plans to account for this. *The swale is a form of mitigation and has pollution potential. You can put the point of exit from the swale (overflow) as the edge of the boundary.*

Please see updated attached.

4. **Ventilation** – please confirm if there are any roof inlets/outlets on the poultry housing.

No

5. **Site drainage** - please confirm if the roof water drains via gutters or falls to the sides of the poultry houses, and whether the pipes for the roof and yard drainage are underground and solid, or French drains which act as both soakaways and drainage.

I have asked this question directly to the drainage consultant who designed the drainage system: his response is as follows

“We confirm that the roof water drains via gutters and then drains directly to the SUDS in the south-west of the site. There is no cross contamination with the foul drainage.

The yard drainage will be draining to the surface water system via pipes and gullies. Please note there is a swale downstream of both the units and the yard that will clean the water from the yard and the roofs.

There is no soakaways for the site as the ground is not permeable.

The foul drainage is separate and drains into holding tanks.”

6. **Technical standards** – in the ‘controls’ section it states ‘purpose built covered feed silos located next to the broiler sheds’. Please confirm this is a typo and should refer to poultry houses. *Please note also: there is some information missing that we would usually expect to be included in a technical standards, such as consideration of dust measures (in more detail), carcass management, flies, bunding (e.g. fuel and chemical storage), foodstuff (silos location, measure for prevention of collision damage from on-site traffic), odour and noise. I understand that some of the information can be found within other supporting documents within the application, but please bear this in mind for future applications as it should be included in the technical standards. Please see the attached example of a broiler application, appendix 5 pages 33 – 38, which, whilst it is for broilers and not laying hens and is an old document with some parts no longer applicable or requirements have changed, it is a useful example of a technical standards document for future reference. We may require further information once the application has been duly made and allocated for determination once all the details in the application have been checked further.*

Please see attached the updated Technical Standards.

7. **Outside run** – please confirm how this area is used, and if there are pop holes along the sides of the poultry houses which are open for a % of time (provide the specifics please). In addition, what measures are in place to ensure the areas do not have a build up of manure, and how does the drainage work in these areas for potentially contaminated drainage (*the ‘clean’ drainage pipes appear to run along this area, as indicated on the site drainage plan, as does the dirty drainage part of the way but if the poultry are in the area for part of the time at least then there is potential for contaminated drainage in these areas all the time, with no clean drainage there).*

The summer paddocks would only be open for 4 or 5 hours in June, July and August, therefore manure build up is not an option. I’ve updated the Non-Technical Summary to include this.

The ‘clean drainage’ is guttering at the eaves of the houses, it won’t go through this area.

8. **Acid scrubbers** – please supply more detail for these, including the DLG (or equivalent) certification which confirms the % reduction achieved for ammonia (I understand the supplier is claiming an emission factor of 0.025 kg NH₃/animal place /year but we need to know the % reduction they are claiming for their system from the appropriate standard poultry housing emission factor), and the bypass criteria (how much air goes through the scrubber and through the bypass (as percentages) and when, i.e. what triggers using the bypass, such as at times of specific high

temperature). In addition, you need to confirm that the overall ammonia reduction (allowing for bypass) is at least 70% in line with the BAT requirement. *Please note: the certification needs to apply to the housing system and livestock in the proposal, accounting for when the pop holes (if applicable) are open, and how the poultry housing will maintain negative pressure during these times to enable the efficient use of the scrubbers. In addition, the certification is usually just for the poultry houses and not for any manure stored outside of the housing on the trailers, so we would not expect the emissions from the trailers to go through the acid scrubbers.*

To maintain negative pressure when and if pop holes are open, ventilation will increase.

Please see DLG report attached.

9. **Standby generator(s)** – please confirm if there are any standby generators on site, and if so submit a revised site plan showing the location(s), confirm the thermal input capacity in MWth of each, and that it/they will not be tested for more than 50 hours per year, or operated (including testing) for more than 500 hours per year (averaged over 3 years) for emergency use only as a temporary power source if there is a mains power failure. *Please note if individually > 1MWth then we may need to ask some further information as we may have to consider the Medium Combustion Plant Directive.*

As per the information submitted there is no standby generator, details can be found in the Energy Efficiency Doc submitted 27.01.26: “In the event of a solar and mains electrical supply failure, the sheds will rely on natural ventilation.

This approach is effective due to the low stocking density, which ensures adequate airflow and maintains bird welfare without mechanical assistance.”

If you require anything else please let me know.

Kind regards