

Site Visit Report

The site visit process is a sample on a particular day of an installation's compliance with some of its licence conditions. Where non-compliance against a particular condition has not been reported, this should not be construed to mean that there is full compliance with that condition of the licence.

Instructions and actions arising from the visit shall be addressed, or where applicable noted, by the licensee in order to ensure compliance, to improve the environmental performance of the installation and to provide clarification on certain issues.

The licensee shall take the actions specified to close out the non-compliances and observations raised in this Site Visit Report.

The licensee may also be requested to provide a response to the Environmental Protection Agency (hereafter referred to as the Agency) in relation to the site visit report findings.

Licensee	
Name of Installation	Future Pigs Limited
Licensee	Future Pigs Limited
Licence Register No.	P0420-03
CRO Number	118651
Site Address	Gorteen Lower, Nurney, Kildare, R51 Y302
Site Visit Reference No.	SV31072

Report Detail	
Issue Date	30/12/2025
Prepared By	Rachel Barrett

Site Visit Detail			
Date Of Inspection	14/10/2025		
Time In	10:36	Time Out	11:45
EPA Inspector(s)	Eddy Minet		
Additional Visitors	N/A		
Licensee Personnel and Role	N/A		

> Summary

The Agency carried out this site visit as part of the OEE annual site visit programme to evaluate the Licensee's compliance with the requirements of the licence.

One non-compliance was noted in relation to failure to maintain groundwater sampling equipment.

The Licensee is required to submit a response to the non-compliance raised in this site visit report within 21 days of the date of issue of this report (using the 'Make a Response' link on the Site Visits page in EDEN), as outlined in the Follow-up Actions section of this report.

> Site Areas Inspected

Emissions monitoring points and/or sampling locations as specified in attached report.

> Documents Inspected

N/A

> 1. Site Specific Issues

	Answer	Condition Number	Non Compliance	Observation
1.1	Checked	6.6	Yes	
Comment / Action Required				
<p>Groundwater samples could not be obtained by the EPA on 14/10/2025 at monitoring location AGW2 as the submersible pump was out of order.</p> <p>This is non-compliant with Condition 6.6.</p> <p>In addition, groundwater quality at well AGW1 (which is located within the site, adjacent to pig housing) shows elevated Ammonia at 0.51mg/l compared with <0.02mg/l measured at the upgradient well AGW3.</p> <p>It is further noted that groundwater quality is the subject of Compliance Investigation CI002106, and that a hydrogeological investigation, which was due for submission by 01/09/2025, continues to remain outstanding. This is not to the satisfaction of the Agency.</p> <p>Action Required:</p> <p>Comply with Conditions 6.6.</p> <p>You are required to respond to the Agency on this matter through Compliance Investigation CI002106.</p>				



EPA Laboratory Test Report

EPA Regional Inspectorate Dublin
McCumiskey House
Richview
Clonskeagh Road
Dublin 14



Replacement

Report To: OEE Kilkenny Seville Lodge Callan Road Kilkenny	Project: EPA-25-01922
	Report Number : 9079 - replaces report 9034
	Entity: P0420-03
	Location/Site: Future Pigs Limited
	Site Visit Number: SV31072

Sample Number: 25-15914	Sampled Date: 14/10/2025
Sampling Point: P0420-ADSW1	Sampled By: E. Minet
Description: Future Pigs Limited - ADSW1	Replicate / Split: N/A
	Grab/Composite: N/A
Sample Condition: No sample.	Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: No flow at time of visit.

Sample Number: 25-15915
Sampling Point: P0420-SW1
Description: Future Pigs Limited - SW1

Sample Condition: No sample.

Sampled Date: 14/10/2025
Sampled By: E. Minet
Replicate / Split: N/A
Grab/Composite: N/A
Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: No flow at time of visit.

Sample Number: 25-15916
Sampling Point: P0420-SW2
Description: Future Pigs Limited - SW2

Sample Condition: No sample.

Sampled Date: 14/10/2025
Sampled By: E. Minet
Replicate / Split: N/A
Grab/Composite: N/A
Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: No flow at time of visit.

Sample Number: 25-15917
Sampling Point: P0420-SW3
Description: Future Pigs Limited - SW3

Sample Condition: No sample.

Sampled Date: 14/10/2025
Sampled By: E. Minet
Replicate / Split: N/A
Grab/Composite: N/A
Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: No flow at time of visit.

Sample Number: 25-15918
Sampling Point: P0420-SW4
Description: Future Pigs Limited - SW4

Sample Condition: No sample.

Sampled Date: 14/10/2025
Sampled By: E. Minet
Replicate / Split: N/A
Grab/Composite: N/A
Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: No flow at time of visit.

Sample Number: 25-15919
Sampling Point: P0420-SW7
Description: Future Pigs Limited - SW7

Sample Condition: Normal.

Sampled Date: 14/10/2025 11:10:00
Sampled By: E. Minet
Replicate / Split: None
Grab/Composite: Grab
Received in Lab: 14/10/2025

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Conductivity @25C (Field)	764	µS/cm		10%		DB	EPA_W27 *
pH (Field)	8.0	pH units		0.26pH units		DB	EPA_W27 *
Temperature	12.5	°C				DB	
Ammonia	<0.02	mg/l N		24%	17/10/2025	DB	EPA_W07 *
BOD	<22	mg/l O2		28%	07/11/2025	DB	EPA_W04 *
COD	<20	mg/l O2		12%	15/10/2025	DB	EPA_W01 *
Suspended Solids	<4	mg/l		17%	16/10/2025	DB	EPA_W03 *
Total Oxidised Nitrogen	4.8	mg/l N		18%	17/10/2025	DB	EPA_W07 *
Total Phosphorus	0.040	mg/l P		23%	17/10/2025	KK	EPA_W06 *

Comment:

Sample Number: 25-15920
Sampling Point: P0420-AGW1
Description: Future Pigs Limited - AGW1

Sample Condition: Normal.

Sampled Date: 14/10/2025 10:46:00
Sampled By: E. Minet
Replicate / Split: None
Grab/Composite: Grab
Received in Lab: 14/10/2025

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Conductivity @25C (Field)	867	µS/cm		10%		DB	EPA_W27 *
pH (Field)	7.1	pH units		0.26pH units		DB	EPA_W27 *
Temperature	13.9	°C				DB	
Ammonia	0.51	mg/l N		24%	17/10/2025	DB	EPA_W07 *
COD	<20	mg/l O2		12%	15/10/2025	DB	EPA_W01 *
o-Phosphate	<0.01	mg/l P		25%	17/10/2025	DB	EPA_W07 *
Total Oxidised Nitrogen	1.7	mg/l N		18%	17/10/2025	DB	EPA_W07 *

Comment:

Sample Number: 25-15921
Sampling Point: P0420-AGW2
Description: Future Pigs Limited - AGW2

Sample Condition: No sample.

Sampled Date: 14/10/2025
Sampled By: E. Minet
Replicate / Split: N/A
Grab/Composite: N/A
Received in Lab: N/A

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Sample Obtained?	No					DB	

Comment: Submersible pump out of order. No sample collected.

Sample Number: 25-15922
Sampling Point: P0420-AGW3
Description: Future Pigs Limited - AGW3

Sample Condition: Normal.

Sampled Date: 14/10/2025 11:35:00
Sampled By: E. Minet
Replicate / Split: None
Grab/Composite: Grab
Received in Lab: 14/10/2025

Parameter	Result	Units	Limits	Measurement Uncertainty	Analysis Date	Lab	Method
Conductivity @25C (Field)	780	µS/cm		10%		DB	EPA_W27 *
pH (Field)	7.2	pH units		0.26pH units		DB	EPA_W27 *
Temperature	12.2	°C				DB	
Ammonia	<0.02	mg/l N		24%	17/10/2025	DB	EPA_W07 *
COD	<20	mg/l O2		12%	15/10/2025	DB	EPA_W01 *
o-Phosphate	<0.01	mg/l P		25%	17/10/2025	DB	EPA_W07 *
Total Oxidised Nitrogen	3.6	mg/l N		18%	17/10/2025	DB	EPA_W07 *

Comment: Wrong descriptor for sampling point on previous report.

Report Approved By: _____



Eimear McKenna - Scientific Officer

Results in bold are outside specified limits, not taking account of measurement uncertainty. * Indicates accredited method. nm = not measured, nr = not reported, vob = visible on bottom. The temperature reading of a **composite** sample is provided to allow the interpretation of the field pH result only.

Field Measurements are performed on the date of sampling. Results relate only to the item tested as received.

This test report shall not be reproduced except in full without approval of the laboratory.

FOLLOW-UP ACTIONS

The licensee is required to complete the actions outlined in this site visit report within the specified timeframes. Where required, the licensee shall also respond to actions specified in Compliance Investigations and/or submit a response to this site visit report via the EDEN system. The licensee shall maintain a documentary evidence, for review by the Agency, that the prescribed actions were completed within the required timeframe.

(i) Compliance Investigations

The Agency may generate a Compliance Investigation through the EDEN system and issue instructions and actions to the licensee. The licensee will receive notification when an instruction or action is issued and the licensee must respond to the actions within the Compliance Investigation within the specified timeframe.

(ii) Response to Site Visit Report

Where the licensee is requested to (or wishes to) respond to the Agency in relation to this site visit report, the licensee may select the 'Make a Response' link on the Site Visits page in EDEN where a .pdf document containing the response can be attached and submitted. The response should include details of the actions taken by the licensee to address the issues raised in this site visit report and the target completion dates. This Licensee Public Response provides the licensee with an opportunity to inform both the Agency and the public about the implementing of actions set out in the Agency site visit report. The response must be submitted **within 21 calendar days** of the issue date of this site visit report.

(iii) Publication of Reports

This site visit report will be published on the EPA's website, www.epa.ie, 30 calendar days after the site visit report issue date.

Any licensee response to this site visit report will be published on the EPA's website simultaneously (i.e. 30 calendar days after the site visit report issue date).

Please note that licensees are required to comply with the conditions of the licence at all times, and where non-compliance occurs, compliance must be restored within the shortest possible time. These actions will be verified during subsequent Agency visits. Please quote the above Inspection Reference Number in any correspondence in relation this Report.