

# Development Summary

## Pre-Application Public Consultation

**Business and Industry Development Including Construction of a Beef Processing Plant, Effluent Plant, Anaerobic Digester Plant, Combined Heat and Power Plant, Access and Roads, Footways, Drainage, Utilities and Landscape Planting**

**Land Adjoining B7076 at Jct 19 A74(M) Ecclefechan  
Local Development Plan 2 Site Reference ECC.B&I1**

**June 2024**

Pickstock (Telford) Limited & MAZE Planning Solutions  
[Document ref: 441-01-DS v2]



## Part 1: Overview

Pickstock (Telford) Limited ('Pickstock') is a quality supplier of British beef products to retailers, butchers and food service professionals across Europe. Pickstock is a family run business with a hard-earned reputation built on quality, consistency and efficiency, backed up with over 40 years of farming heritage and experience in the beef industry.

The business is headquartered in Telford, Shropshire, and is committed to the creation of a national network of beef processing facilities. Land at Ecclefechan allocated for business and industry is proposed to be used by Pickstock to create a purpose-built processing facility to receive cattle reared in Scotland and the borders, significantly reducing livestock transportation time and complementing plans for a similar facility serving the south of the UK, situated in Dorset.

Pickstock's processing facility would be constructed at the western end of the local plan allocated development land, on about 2.2 hectares, kickstarting the wider employment development area of 11 hectares by providing road access and other infrastructure to support future phases of development in line with requirements set out in Dumfries & Galloway Council document: Local Development Plan 2.

The facility would receive and undertake primary processing of beef cattle. Prepared carcasses would then be transported to customers or the Telford headquarters for further processing. Pickstock's development will include an effluent treatment plant to cleanse water used by the business and an anaerobic digester ('AD plant') converting site waste material into bio-gas for use as an energy source on the site, reducing the volume of waste material that would otherwise need to be transported away for treatment. The bio-gas would be used to fuel a small combined heat and power engine.

The Pickstock building would have a footprint of about 3,700 square metres containing all processes internally, from lairage to product despatch. The maximum height of the principal buildings will be around 10.0 metres, excluding any roof-mounted refrigeration condenser units and ventilation protrusions. A small gatehouse would also be constructed.

The development would maintain existing landscaping where possible and provide significant new structural landscape planting to screen the development and establish habitats to benefit local biodiversity.

## Part 2: Development masterplan

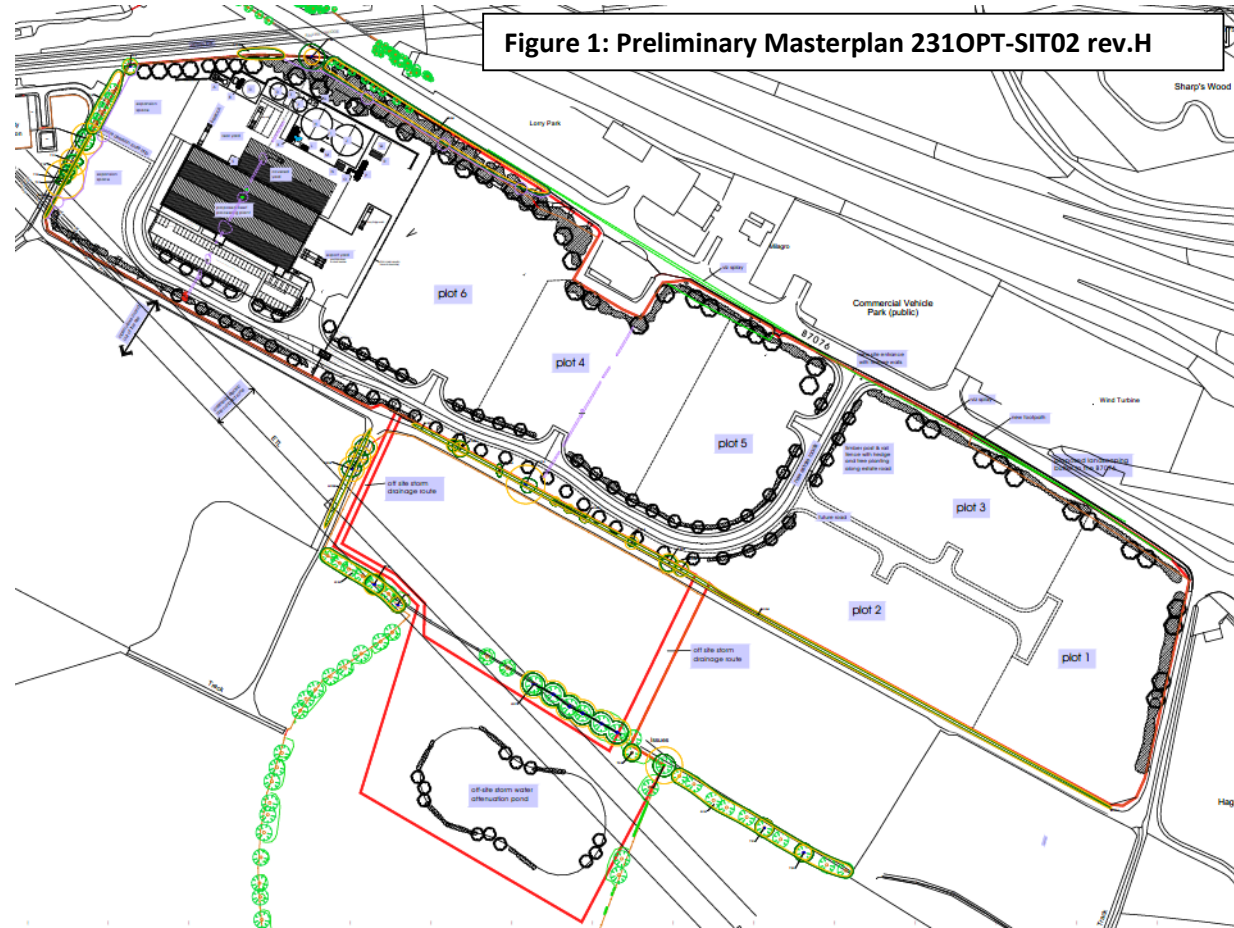
The proposed development takes a masterplan approach. A new access from the B7076 brings development traffic into the eastern part of the site to a spine road serving Pickstock's facility in the west and future development plots, with flexibility for sizing to meet a range end-user requirements.

Existing boundary landscaping would be retained and strengthened with mixed native planting, particularly along the main road and Hagsgs Recreation Ground frontages, and along the new estates roads.

A sustainable surface water drainage system and new detention pond would capture and then control the discharge of clean development site water to the nearby watercourse.

Cycle and pedestrian infrastructure would be provided throughout the site linking to Hagsgs Recreation Ground, ensuring active travel links between the development site and Ecclefechan.

Existing pole mounted high voltage electricity crossing the site will be diverted or grounded so they do not constrain the site's developable area. Tower mounted electricity lines will remain, sterilising a small part of the site's western corner.



## Part 3: The Pickstock Operation

**Working hours:** The facility is expected to operate 5 days a week. Core processing hours would be 06:00-16:00hrs with a backshift hygiene team working 17:00-0300hrs.

**Employment:** At commencement the plant would employ 43 full time workers – a mix of processing roles, the hygiene team and security staff. That will increase in the short term to 50 - 60 jobs as the plant becomes established, with potential for future growth in employment numbers dependent upon the business climate.

**Throughput:** Under normal operation the plant is expected to handle 200 to 250 cattle each day, with lesser numbers April to July because of seasonal factors.

**Noise:** The operation is not noisy. Livestock is received and processed indoors. Some low-level noise arises from operation of supporting infrastructure, but it would be controlled so as not to cause any off-site disturbance.

**Emissions to air:** The plant is a cold processing activity dealing with fresh material the is kept refrigerated. It would not generate any significant odorous emissions to air. Odour can arise as part of the handling of waste material, such as feedstock for the AD Plant and in the Effluent treatment plant. The odour risks are known and measures would be included in the construction and operation to control fugitive odour to prevent any adverse off-site impacts arising.

**Waste:** Material including blood (animal by products) is removed from the site daily and processed in specialist rendering plants to create useable products. The AD plant would use some site waste material as feedstock for bio-gas production and renewable energy generation which can be used to power site operations.

**Effluent:** The site would have a dissolved air flotation plant (DAF) to clean its process and washing down water to a standard agreed by Scottish Water before it is discharged to the public sewer.

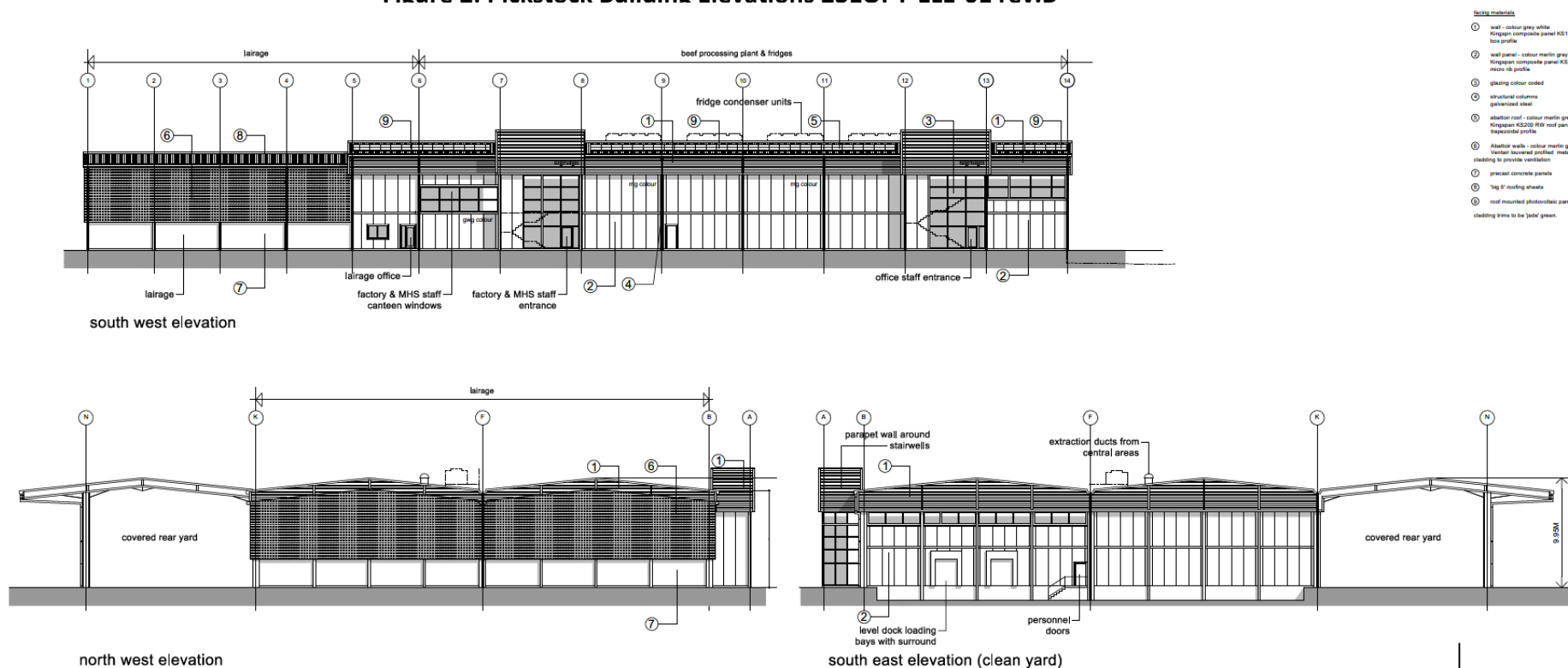
**Environmental Permit:** The facility requires an Environmental Permit from SEPA to operate. The permit would require the installation of appropriate equipment, good working practice, and the existence of checks and controls to ensure the operation would not give rise to unacceptable impacts on the local environment.

## Part 4: Buildings and Development Plots

The site access junction, estate road (west) and Pickstock facility would be constructed first, with the eastern section of estate road and entrances to future development plots following later in response to end-user requirements.

The Pickstock building would have a clean, modern appearance – a structural steel frame with grey roof and wall cladding panels and elements of glazing. The lairage area, where livestock are received, would have partially open sides with concrete wall panels for livestock impact resistance.

Figure 2: Pickstock Building Elevations 231OPT-ELE-01 rev.B



## Part 5: Preparing for a planning application

The principles for developing the Ecclefechan land as a location for business and industry are set out in Dumfries & Galloway Council document: Local Development Plan 2. To implement those proposals appropriately Pickstock has commissioned the reports and studies listed below – some ongoing and some completed – to provide information necessary to inform the layout and design of the proposed development and measures required for it to function appropriately.

- Arboricultural impact assessment
- Archaeology and cultural heritage impact assessment
- Drainage strategy
- Ecological appraisal and roost bat surveys
- Emissions report
- Energy statement
- Flood risk assessment
- Geoenvironmental site investigation (Phase 1 desktop risk assessment and Phase 2 intrusive investigation)
- Landscape planting design
- Odour Management Plan
- Topographical survey
- Transport assessment (including traffic and speed surveys)

This material, together with a report on the outcomes of the pre-application public consultation, a Planning Statement, and details plans and drawings will, in due course, be submitted as a formal application for planning permission to the planning authority, Dumfries & Galloway Council.

## Part 6: Construction timing and impacts

Subject to the grant of planning permission, Pickstock intends to commence development as soon as possible. A start on site could be achieved by mid-2025. Construction of buildings and roads, and the installation and commissioning of plant and equipment would likely take around 9-12 months.

Construction work would be undertaken during normal daytime hours and a Construction Environment Management Plan would ensure any potential construction impacts are recognised and managed appropriately.

## Part 7: Next Steps

Pickstock is committed to working with Dumfries & Galloway Council, external agencies and the local community to derive and implement a high-quality employment development scheme for Ecclefechan.

The business is keen to have an operational facility to serve the beef cattle industry in Scotland and the borders, located close to existing and future customers and reducing transfer time for livestock.

The availability of allocated employment development land at Ecclefechan with immediate motorway access provides the right combination of certainty and geographical location for Pickstock to be ready to commit fully to the planning and site development process.

Pickstock's planned investment would secure a start on the allocated employment land and provide key road and services infrastructure making the site more attractive and development-ready for other potential end users.

## Part 8: Accessing further Information and Providing Feedback

Pickstock, Maze Planning and the development team look forward to working positively with the local community and the planning authority during this pre-application consultation phase and any subsequent planning application. For further information about the development, or to provide feedback, please refer to details on the final page of this document.

# Business & Industry Development Including Construction of a Beef Processing Plant Land Adjoining B7076 at Jct19 A74(M) Ecclefechan

## Pre-Application Public Consultation - Accessing Information & Providing Feedback

**Website:** <https://mazeplanning.co.uk/current-consultations/>

**Send an email:** Directly on: [ecclefechan@mazeplanning.co.uk](mailto:ecclefechan@mazeplanning.co.uk) OR  
Via the feedback form on the consultation website

**Telephone:** Call Maze Planning Solutions on 0161 327 2202  
Notes will be taken for review alongside all other consultation responses

**Duration:** This consultation runs for 12 weeks, closing at midnight 13 September 2024

**Please note:** Comments made to Pickstock and its development team during this consultation are not representations to the planning authority, Dumfries & Galloway Council. There will be an opportunity to make representations on any subsequent planning application made to the planning authority for this proposed development

## \*\*Public Consultation Events – All Welcome\*\*

**Where:** Ecclefechan Village Hall DG11 3DF

**When:** Event 1, Thursday 25<sup>th</sup> July 2024, 11am to 8pm // Event 2, Thursday 29<sup>th</sup> August 2024, 11am to 8pm

**Format:** Informal drop-in events organised and attended by the Pickstock development team. Plans of the proposed development will be displayed. Visitors will have the opportunity to ask questions and provide feedback that will be recorded and considered as preparations are made for submission of a planning application to Dumfries & Galloway Council