

PICKSTOCK, ECCLEFECHAN

PRE-APPLICATION PUBLIC CONSULTATION

EVENT 1 SUMMARY – 25 JULY 2024

Part 1: Event details

Public consultation event, Ecclefechan Village Hall, Thursday 25th July 2024.

The event ran from 11am to 8pm without interruption, hosted by Greg Pickstock (Pickstock Group) and Andrew Watt (Maze Planning Solutions).

Plans of the proposed development were displayed. Visitors were free to discuss the project with the hosts. Feedback forms were available and hosts noted verbal feedback to be considered as part of the proposed planning application to Dumfries & Galloway Council.

Photographs of the event space are contained in **Annex A**. Copies of information displayed at the event is contained in **Annex B**.

A rough tally of visitors was kept. About 50 unique visitors were received. About 20 in the morning and 30 in the afternoon / evening. Some visitors came more than once to accompany different family members and engage in further discussion.

Part 2: Issues logged on event feedback forms

13 feedback forms were completed on the event day. A few forms were taken away by visitors to be completed and returned later. [None received as of 12:00hrs 30 July 2024]

Summary of response to headline statement:

“I am generally in favour of the proposed development”

I agree	1 (one)
I disagree	12 (twelve)
I am not sure	0 (zero)

Summary of issues noted on feedback forms

F.01	SITE SELECTION Why here / this site? Brownfield sites are available in the area not close to homes / villages, such as Chapel Cross and Lockerbie instead of Ecclefechan. Could Main Farm, be used? It is more distant from the village. PICKSTOCK RESPONSE (30/07/2024) The land is allocated for business and industrial development in the Dumfries and Galloway Local Development Plan 2.
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F.02	<p>SCALE OF DEVELOPMENT</p> <p>The extent of development is greater than imagined. There is a lack of transparency about the size of development. Overdeveloping the area in relation to the size of population. Village unable to manage further development of this scale.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The proposed development area corresponds with the allocation for business and industry contained in the Dumfries and Galloway Local Development Plan 2. The surface water attenuation pond is located adjacent to the allocated land.</p>
F.03	<p>FLOOD RISK</p> <p>Risk from surface water run off / increased flooding risk / liability for flooding. Independent review of flood risk required for the whole area before any agreement is given.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The planning application will include a Flood Risk Assessment and Drainage Strategy. Surface water originating on the development site will be managed to ensure it does not add to existing flood risk in the local area.</p>
F.04	<p>EFFLUENT</p> <p>Lack of sewerage infrastructure. Effluent treatment pond could be smelly / hazardous. The storm pond will collect effluent and discharge via Kirkland Syke. Run-off effluent into local rivers - can this be avoided / offset?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The development will include private effluent treatment facilities, to be detailed in the planning application. There is no effluent treatment pond. The storm pond is for collection of clean surface water. There is no risk of untreated effluent entering local rivers.</p>
F.05	<p>ROADS</p> <p>Increased traffic / impact on roads. Roundabout / roads not wide enough / large enough to accept this development. Traffic speed concerns. Drains on motorway road bridges have collapsed. Roads cannot take any further weight.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock has consulted with Transport Scotland and Dumfries & Galloway Roads and Infrastructure on local traffic and transportation. There are no concerns with the capacity of the local highway network and the A74(M) to accommodate development traffic. The planning application will include a Transport Assessment, informed by speed surveys, traffic counts, local junction analysis and traffic generation figures for the development. Maintenance of public roads is a matter for Transport Scotland and Dumfries & Galloway Council. There are no concerns with road suitability for the weight of standard HGVs that would visit the site.</p>

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F.06	<p>TRAFFIC IMPACT ON THE VILLAGE</p> <p>The B7076 through the village small and heavily parked. Diverted traffic comes through the village. It cannot accommodate more traffic. Passing vehicles cause houses to shake and potential structural damage.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Most traffic visiting the proposed development would use A74(M) junction 19. Pickstock would ensure their refrigerated HGVs do not to travel through Ecclefechan. Some livestock would be transported in smaller agricultural trucks and trailers direct from local farms. They are outwith Pickstock’s control so might occasionally pass through Ecclefechan village.</p>
F.07	<p>EMPLOMENT</p> <p>There are job creation benefits. The development of jobs does not marry with the size of this development.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The development will create new jobs for about 60 people – about 30 working on the process lines and 30 in a mix of engineering, IT, health and safety, cleaning teams and other supporting roles. Development of the wider allocated business and industry land would create further jobs, but the numbers are not known at present. Development of the Pickstock plant would install roadways and other infrastructure to support future phases of development.</p>
F.08	<p>SMELL / ODOUR</p> <p>The development will smell. The proposed bio-digester is too close to village, venting foul smells.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The development would not be a significant source of odour. There will be ordinary farmyard type odour. The bio-digester is a sealed system, essential to create and capture bio-gas used as an energy source for the processing plant. All potential odour sources are known and actively managed. An Odour Management Plan is being prepared and will be included in Pickstock’s planning application and application for a permit to operate the plant which must be obtained from the Scottish Environment Protection Agency (SEPA).</p>
F.09	<p>LIGHT POLLUTION</p> <p>Impact of new lighting, adding to light pollution from the truck stop.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The planning application will include a lighting assessment. The lighting design and specification of luminaries would ensure light is provided only where it is required and spillage to other areas is prevented.</p>

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F.10	<p>SCREENING HAGGS RECREATION GROUND</p> <p>Can vehicles carrying animals be screened from The Hagsgs / children using the park (the village’s only recreation area)?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Structural planting will be provided adjacent to the B7076 and Hagsgs recreation ground, as required by the Local Development Plan site allocation. The Pickstock building is located away from the recreation ground at the western extreme of the allocated development land.</p>
F.11	<p>ENVIRONMENTAL IMPACT ASSESSMENT</p> <p>An Environmental Impact Assessment should be undertaken.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock sent a formal request asking Dumfries and Galloway Council to consider the need for Environmental Impact Assessment (EIA). The Council concluded that the proposed development does not meet the threshold for EIA. The Council’s screening opinion letter was published on 21 May 2024 and is accessible on its website, planning reference 24/0706/SCR.</p>
F.12	<p>PICKSTOCK</p> <p>Pickstock are a good firm to work with. We hope they will ensure Dumfries & Galloway Council provides correct information to protect the village.</p> <p>Does Pickstock have a socio-economic plan for their areas?</p> <p>What can Pickstock do to offset some of the negative impacts the community may experience?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock’s development team is consulting with Dumfries and Galloway planning officers on issues to be addressed in the proposed planning application. Planning officers have consulted with other council departments and external agencies to ensure a broad input. Pickstock does not have a socio-economic plan for Ecclefechan but is implementing a local development plan allocation for development creating job opportunities that will be open for application by local people. Pickstock has a good relationship with its business and residential neighbours in Telford and will be considerate in the way it carries out development and operates in Ecclefechan, so as not to adversely impact the community..</p>
F.13	<p>BUSINESS OPERATING HOURS</p> <p>Hours of work need confirming.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The processing plant is operational 24-hours a day but expected to run 5 days a week. Core processing hours would be 06:00-16:00hrs with a backshift hygiene team working 17:00-03:00 hours to prepare for the following days’ work.</p>

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F.14	<p>IMPACT ON HOUSE PRICES</p> <p>Worried about adverse impact on house prices.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The plant would create new, well-paid jobs in the area. That has the potential to create increased demand for local property which could ensure a healthy property market with the potential for increased values. Notwithstanding that possibility, the impact of development on the price of existing land and property and not a relevant consideration when appraising a planning application – it is not a ‘material planning consideration’. Planning Aid for Scotland has produced a helpful note explaining ‘material considerations’. It is accessible on this link.</p>
F.15	<p>TRUCK STOP IMPACTS</p> <p>The truck stop development has had a negative impact on the village, leading to traffic / rubbish / surface water issues.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock has undertaken traffic surveys to ensure existing traffic on the local highway network is considered as part of assessing development proposed on the allocated business and industry site. In principle, there are no concerns about adequacy of capacity on the network to serve existing and proposed developments. Littering is not related to Pickstock’s proposed development, but it is recognised as antisocial. Drivers visiting the Pickstock facility can expect to be held accountable by the business for littering and general conduct. Pickstock would ensure surface water associated with its proposed development was captured and managed so it does not contribute in any way to off site flood risk.</p>

Part 3: Issues recorded by event hosts

The event hosts noted additional issues, recorded below.

H.01	<p>LANDSCAPE PLANTING</p> <p>Planting with mixed tree species required to ensure attractiveness.</p> <p>Planting with a mix of evergreen and deciduous trees required to ensure year-round screening.</p> <p>More planting needed to screen Haggs recreation ground.</p> <p>More planting needed to screen views from the west / northwest.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The draft planting plan displayed at the consultation event is being reviewed to ensure adequate structural planting is shown, with an appropriate mix of species to provide visual interest and effective screening of the development.</p>
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H.02	<p>FOOTPATH CONNECTIONS</p> <p>The footpath through Hagsgs recreation ground might need improving if it is to function as a pedestrian route connecting the development to the village. The proposed new footway on B7076 will benefit the truck stop – currently there is no path to the village.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The Local Development Plan requires development of the allocated business and industry site to provide linkages to Ecclefechan, especially for pedestrians and cyclists. It is likely a new footway would be provided adjacent to the B7076, along the development site frontage, providing a safe pedestrian route to the village, via Hagsgs recreation ground. Pickstock is aware that the recreation ground is owned and maintained by the Community Council. The need for improvements, if any, would be discussed and agreed as part of the planning application.</p>
H.03	<p>BUS STOPS AND SERVICES</p> <p>Bus stops could be provided and negotiate for services to stop at the business developments (truck stop and Pickstock).</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>This is a new issue raised during the consultation event. It will be considered and further details provided in a future update.</p>
H.04	<p>SPEED LIMIT REDUCTION ON B7076</p> <p>A speed limit reduction approaching the village from Lockerbie could reduce accident risk near the Pickstock / truck park developments.</p> <p>PICKSTOCK RESPONSE 30/07/2024)</p> <p>The merits of a speed limit reduction on the approach to Ecclefechan are recognised as a possible means of reducing accident risk. Setting and changing speed limits is the responsibility of Dumfries and Galloway Council and requires a Traffic Regulation Order. The issue will be discussed with the Council and further details provided in a future update.</p>
H.05	<p>VILLAGE VEHICLE WEIGHT LIMIT</p> <p>Vehicle weight limit for roads passing through the village would help.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Like speed limits, weight limits are the responsibility of Dumfries and Galloway Council. The issue will be discussed with the Council and further details provided in a future update.</p>
H.06	<p>HGV ROUTING</p> <p>A routing agreement could be put in place to prevent HGVs travelling to / from the Pickstock site passing through the village.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock’s refrigerated HGVs would be instructed to not travel through Ecclefechan village. Vehicles delivering to the site are not under Pickstock’s direct control but would be encouraged to avoid routing through the village.</p>

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H.07	<p>CERTAS FUEL STATION QUEUES</p> <p>At busy periods vehicles wait on the B7076 to access the Certas fuel station. It creates a hazard for traffic leaving the village, heading towards Lockerbie. The fuel station should have been constructed with a pull in / lay by to keep the road clear.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The fuel station has been constructed and operates in accordance with a valid planning permission.</p>
H.08	<p>DRAINAGE POND</p> <p>Is the storm water attenuation pond for the Pickstock unit only, or does it serve the whole development area?</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>It has been sized to serve the whole of the allocated business and industry development site and creates a beneficial new feature that will be planted and maintained so as to support improvements to local biodiversity.</p>
H.09	<p>POWER SUPPLY</p> <p>The area has occasional power cuts. Pickstock will need to ensure backup power supply, so business is not interrupted.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>The business will have a backup generator(s) to provide emergency power.</p>
H.10	<p>IMPACT ON THE VILLAGE</p> <p>The development would not adversely impact housing in the village. It is far enough away.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Noted. The processing plant has been sited furthest from the village within the limits of the allocated business and industry development land.</p>
H.11	<p>VISITING PICKSTOCK TELFORD</p> <p>There is interest in an organised visit to Pickstock's Telford plant to allow local residents / Community Council representative to see the existing operation.</p> <p>PICKSTOCK RESPONSE (30/07/2024)</p> <p>Pickstock is happy to facilitate a visit to Telford and can arrange transport so that an organised group can be hosted. Arrangements will be made via the Community Council.</p>

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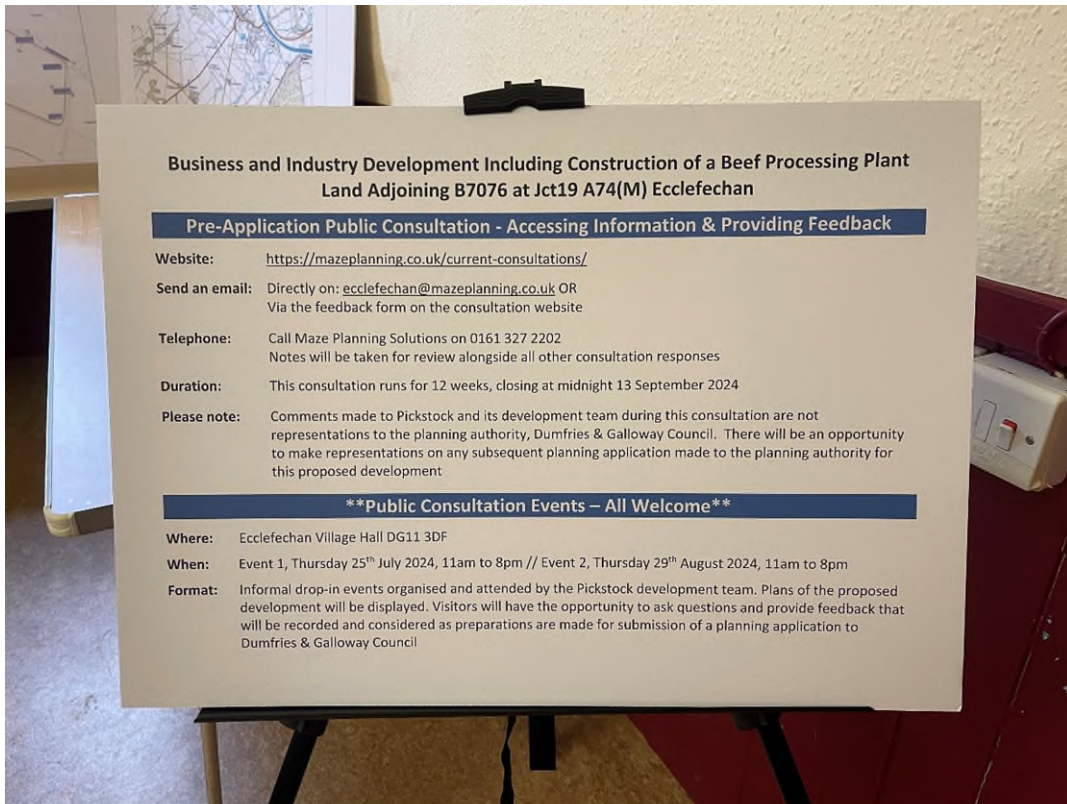
ANNEX A

EVENT 1 - PHOTOGRAPHS - 25 JULY 2024

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ANNEX B

EVENT 1 - INFORMATION DISPLAYED - 25 JULY 2024

Business and 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 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 25th July 2024, 11am to 8pm // Event 2, Thursday 29th 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

PRE-APPLICATION PUBLIC CONSULTATION

Business and Industry Development Including
Construction of a Beef Processing Plant

Land adjoining B7076 at Jct19 A17(M) Ecclefechan

Public exhibition / Drop-in session
Ecclefechan Village Hall DG11 3DF

We'd Like Your Feedback

Please feel free to leave any feedback about the proposed development by completing the form below, then pop it into the box for us to review.

Name:

[optional]

Address:

[optional]

Please tick the box below that best sums up your view about the proposed development:

"I am generally in favour of the proposed development"

I agree:

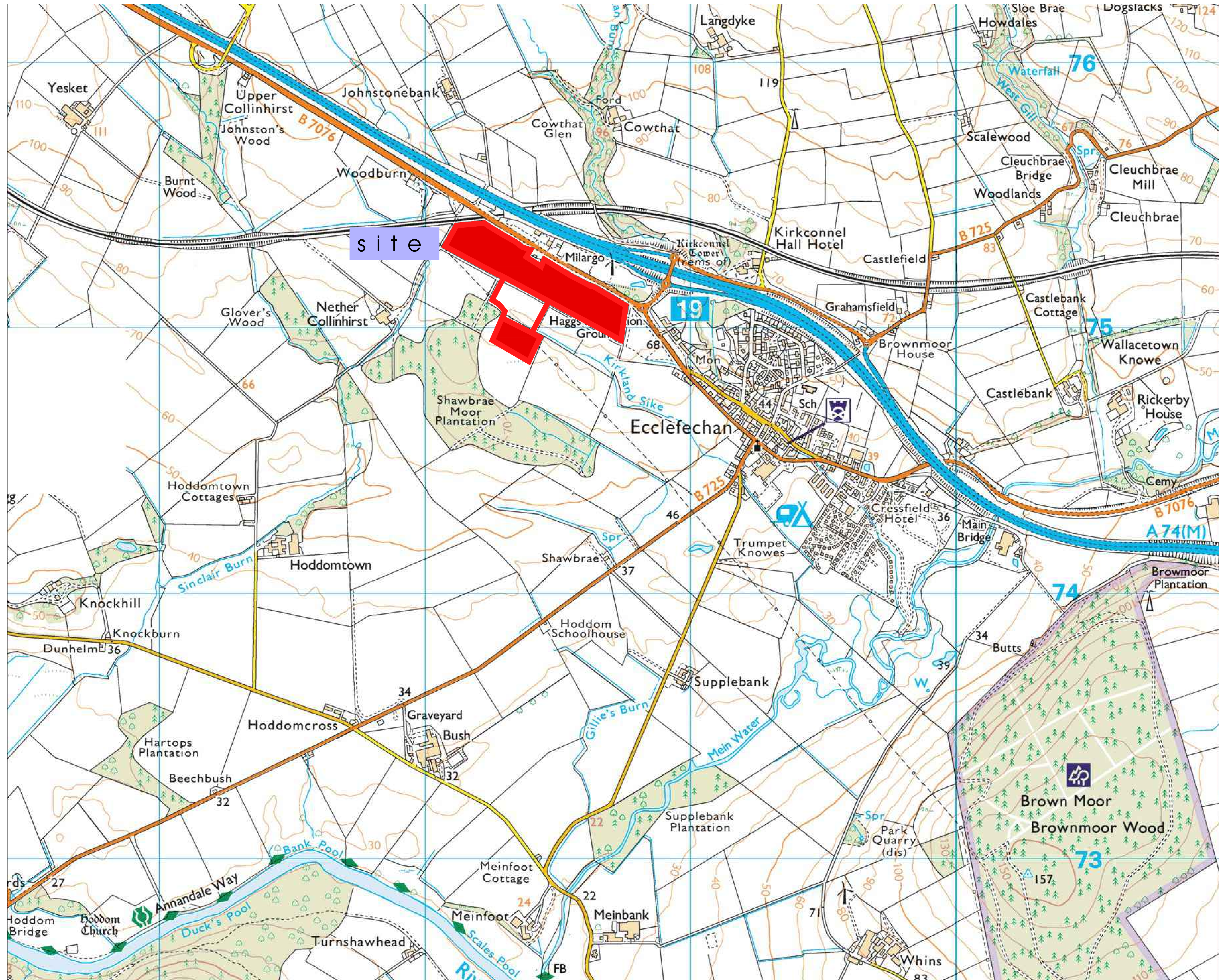
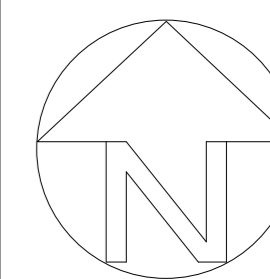
I disagree:

I am not sure:

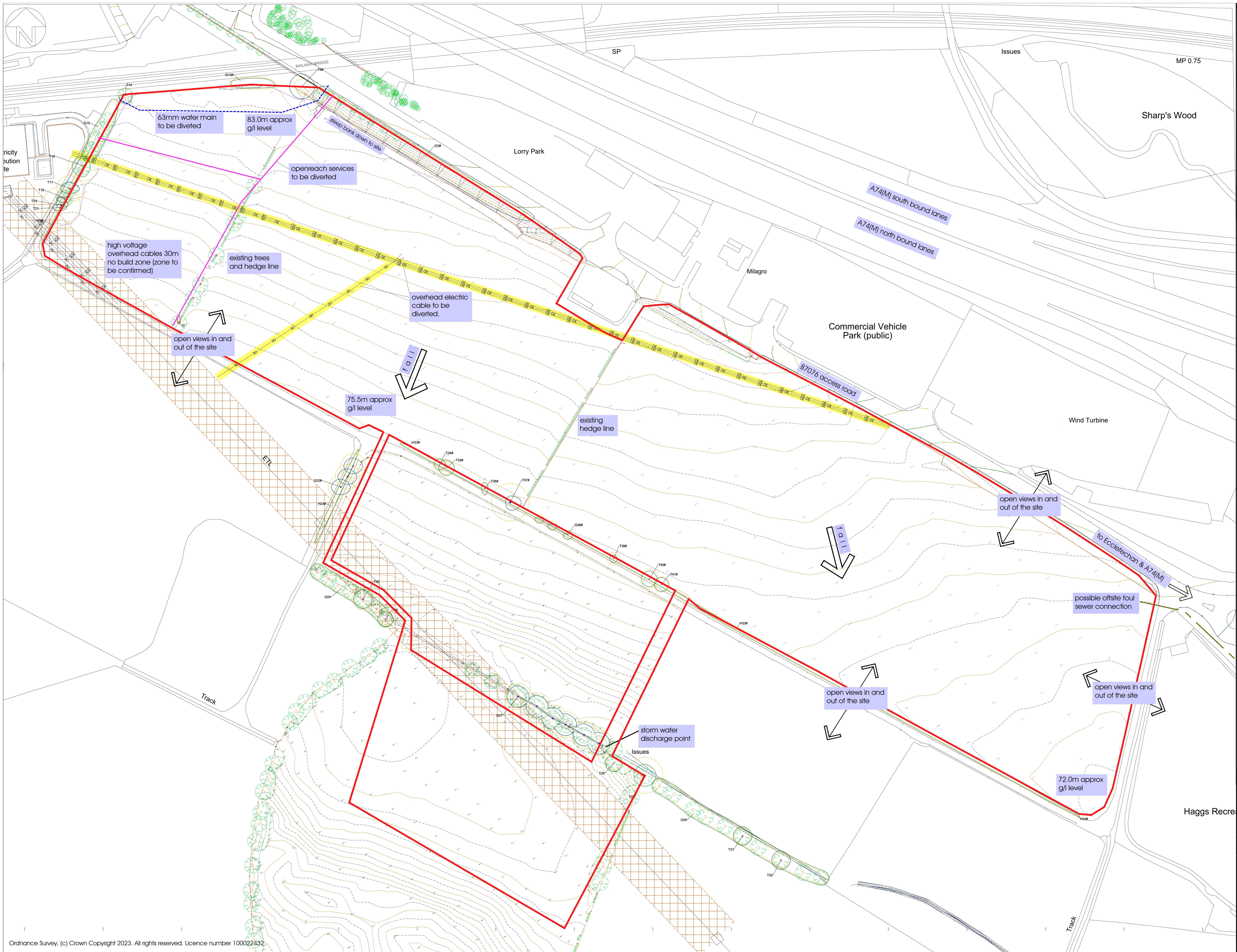
Comment:

[Please continue overleaf if you need more space]

Thank you for attending and providing feedback



rev.	description	date	dwg
A	redline boundary updated	19.06.24	js
project:			
Proposed abattoir on land opposite Burnswark Station, Ecclefechan, Dumfriesshire.			
drawing title:			
1:5000 location plan			
drawing status:			
pre application			
scale:	date:	drawn:	
1:5000 @ A0	12.03.24	je	
drawing no.:	rev:		
2310PT-SIT04	A		
THE PICKSTOCK GROUP <small>17 Mill Oak, Millers Road, Dumfries, Dumfriesshire, G11 1JH 01399 820288 01399 820292 www.pickstockgroup.com</small>			



3	headline application boundary revised	19.05.24	js
2	updated	09.04.24	js
rev.	description	date	dwn

project:
Proposed beef processing plant on land opposite Burnswark Station, Ecclefechan, Dumfriesshire.

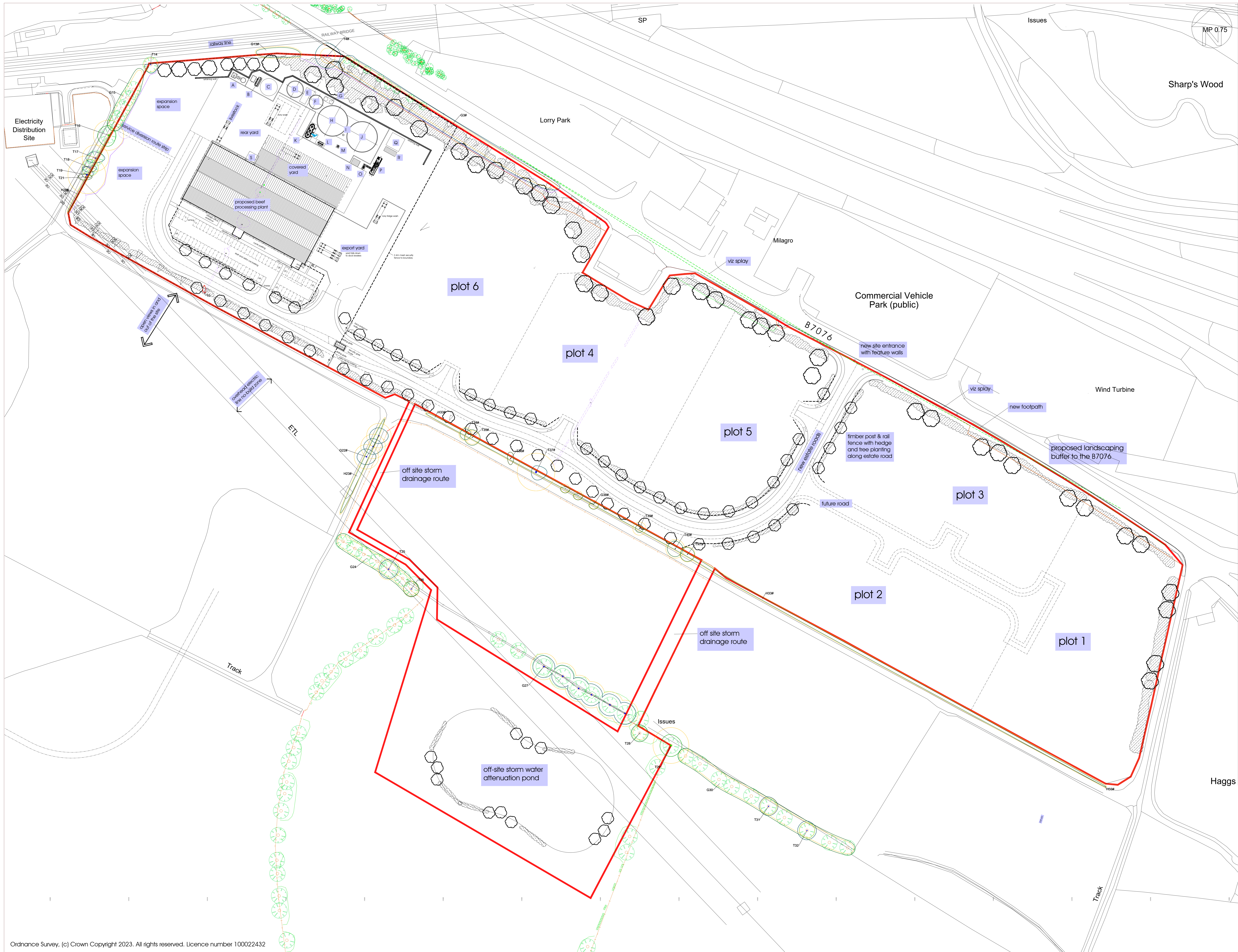
drawing title:
 existing site plan

drawing status:
 pre-planning

scale	date	drawn
1:750 @ A0	12.03.24	js

drawing no.	rev
2310PT-SIT03	B





- key
- A effluent treatment plant (screw)
 - B effluent treatment plant (DAF)
 - C balance tank 11m dia x 4.3m high
 - D final storage tank 11m dia x 10m high
 - E odour control
 - F premix tank 8.5m dia x 7.5m high
 - G pasteurisers
 - H digester tank 1.19m dia x 10m high
 - I technical building
 - J digester tank 2.19m dia x 10m high
 - K feeding system
 - L x-ripper system
 - M gas flare
 - N control hut
 - O gas drying system and active carbon filters
 - P combined heat and power unit (CHP)
 - Q water tank 9 x 9m x 4m high
 - R pump house
 - S blood tank
 - proposed trees
 - proposed hedges
 - proposed post and rail fence
 - application area 13.71 ha

rev.	description	date	drawn
I	spine road pedestrian crossings added	20.06.24	je
II	main access road revised and viz splays shown	18.06.24	je
G	application outline revised	17.06.24	je
F	notes collected and off site drain runs revised	14.06.24	je
E	site notation updated and key added	12.06.24	je
D	visitor key by parking added	07.06.24	je
C	layout revised, estate road landscaping added	31.05.24	je
B	road revised	04.24	je
A	existing trees to be removed shown	04.03.24	je

project:
Proposed beef processing plant
on land opposite Burnswark
Station, Ecclefechan,
Dumfriesshire.

drawing title:
site master plan

drawing status:
pre-planning

scale: 1:750 @ A0	date: 05.02.24	drawn: je
drawing no. 2310PT-SIT02	rev: I	

THE PICKSTOCK GROUP
17 Mile Oak, Mainbury Road, Cowden, Spenborough, 9110 BSA.
T: 01691 610788 F: 01691 610799 www.pickstockgroup.com



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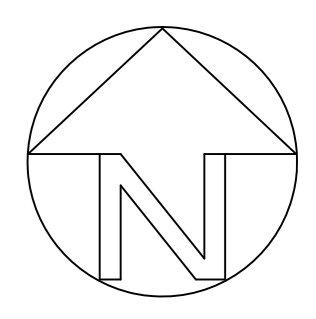
Notes:-

KEY
Hard Works

- Black asphalt
- Pavements
- Black asphalt
- Boundary walls
1.8m high brick walls
- Fencing
1.2m timber post & rail fence
- 2.4m High Security Fence

Soft Works

- Proposed tree planting
- Existing tree planting
To be retained
- Species rich hedgerow planting
- Native shrub & scrub planting
- Grass seed mix
- Existing Grassland
- Wildflower Meadow
- Wet Wildflower Meadow
- Marginal Planting
- Native Reeds Mix
- Semi-native Shrub Planting
- Suds Pond



DRAFT

P01	xx/07/24	FIRST ISSUE	TH	SA
REV.	DATE	DESCRIPTION	DRAWN	CHK'D



A: Ground Floor, The Tower,
 Deva City Office Park, Trinity Way,
 Manchester M3 7BF
 T: +44 (0) 161 312 3131
 weareurbangreen.co.uk

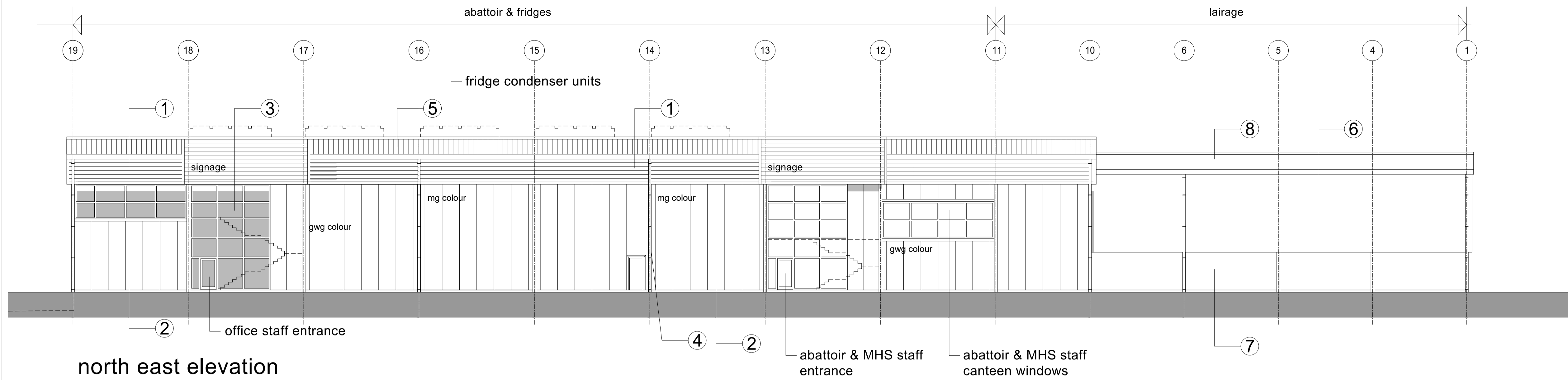
Client: **Maze Planning Solutions**

Project: **Land Opposite Old Brunswark Station, Ecclefechan**

Title: **GENERAL ARRANGEMENT PLAN**

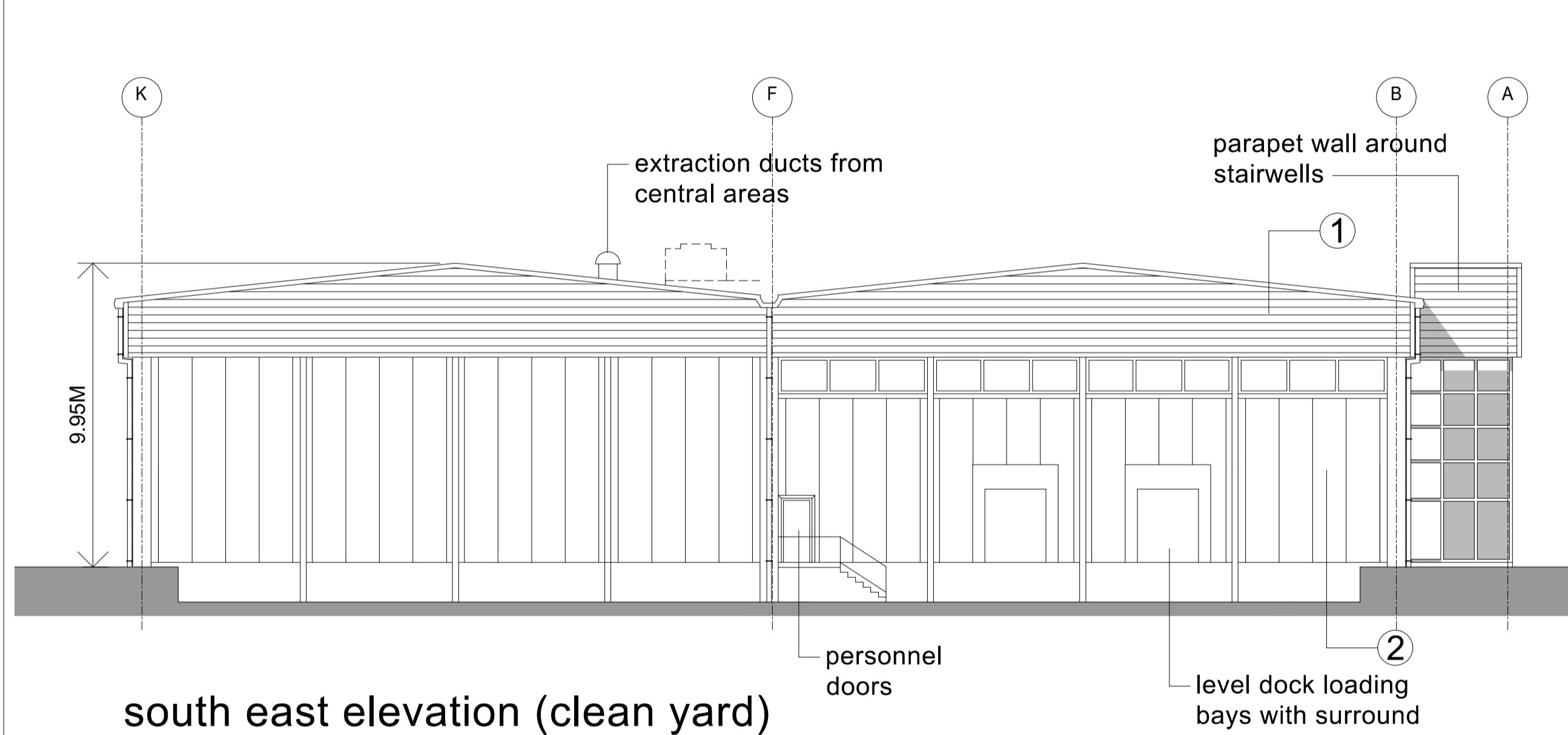
Issue: **PLANNING**

Drawn: TH	Checked: SW	Approved: SA
Project: UG2408	Scale @ A0: 1:750	Date: 27/06/24
Dwg No: UG_2408_LAN_GA_DRW_01	Revision:	P01

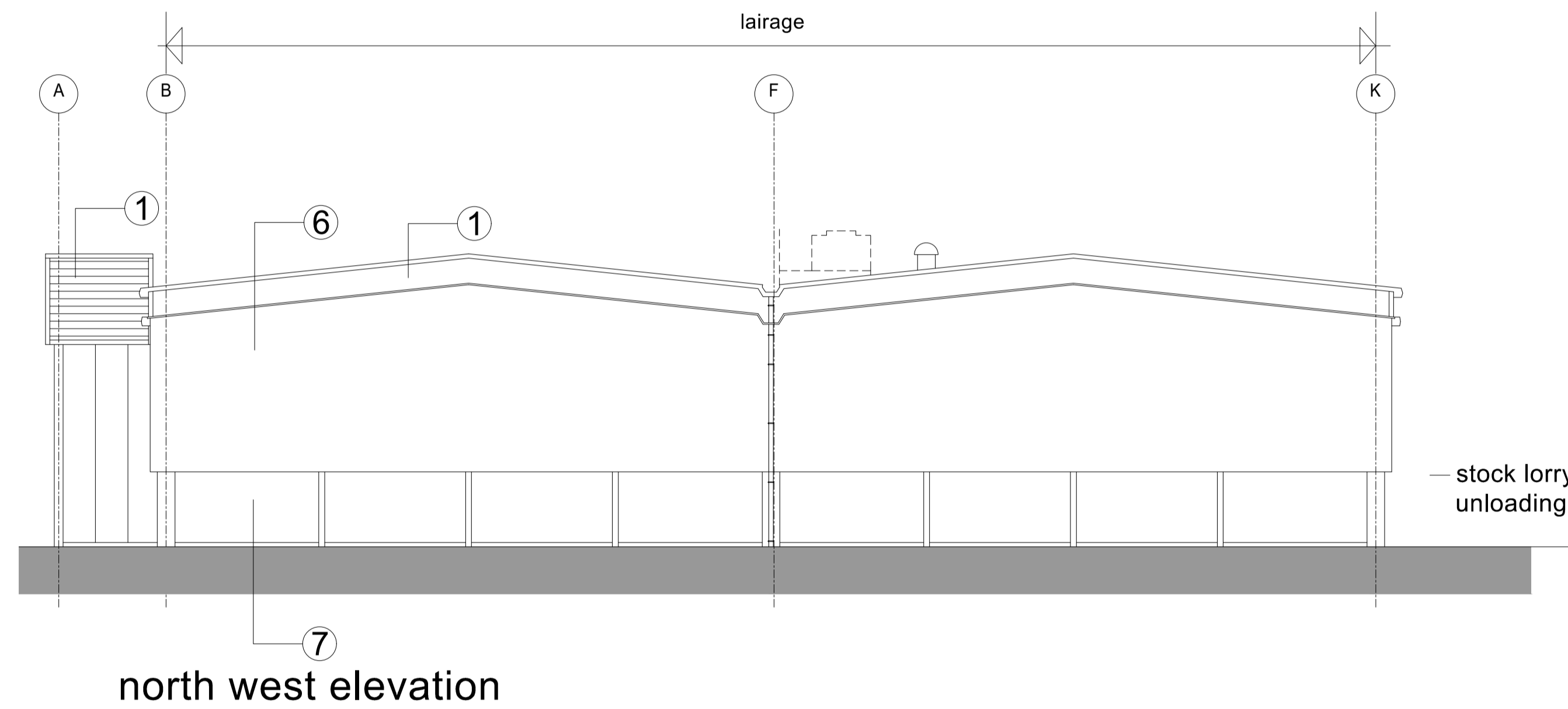


north east elevation

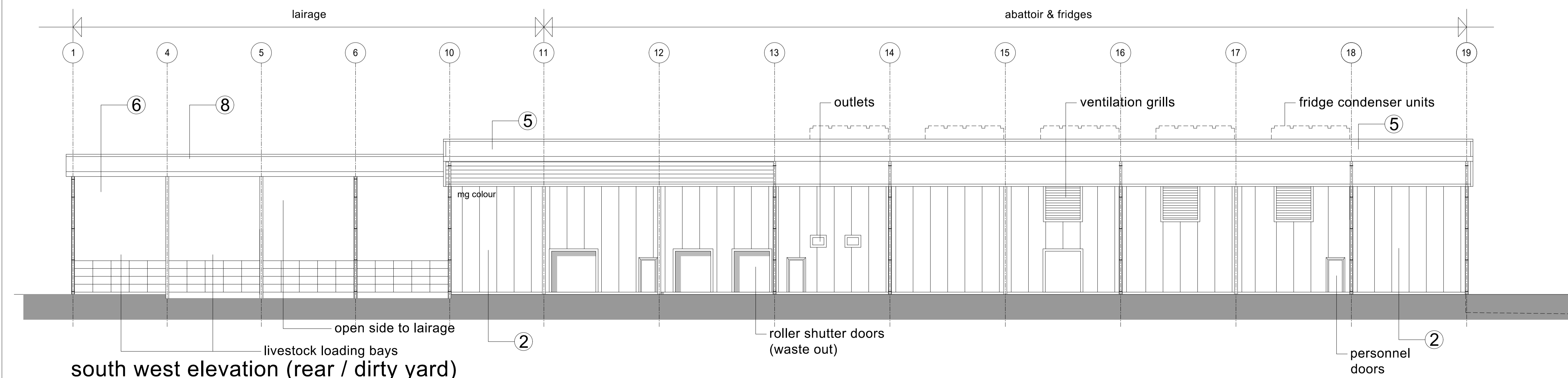
- facing materials
- ① wall - colour grey white Kingspan composite panel KS1000FC box profile
 - ② wall panel - colour merlin grey / gwg Kingspan composite panel KS1100CS micro rib profile
 - ③ glazing colour coded
 - ④ structural columns galvanized steel
 - ⑤ abattoir roof - colour merlin grey Kingspan KS200 RW roof panel trapezoidal profile
 - ⑥ Abattoir walls - colour merlin grey Ventair louvered profiled metal cladding to provide ventilation
 - ⑦ precast concrete panels
 - ⑧ 'big 6' roofing sheets
- cladding trims to be 'jade' green.



south east elevation (clean yard)

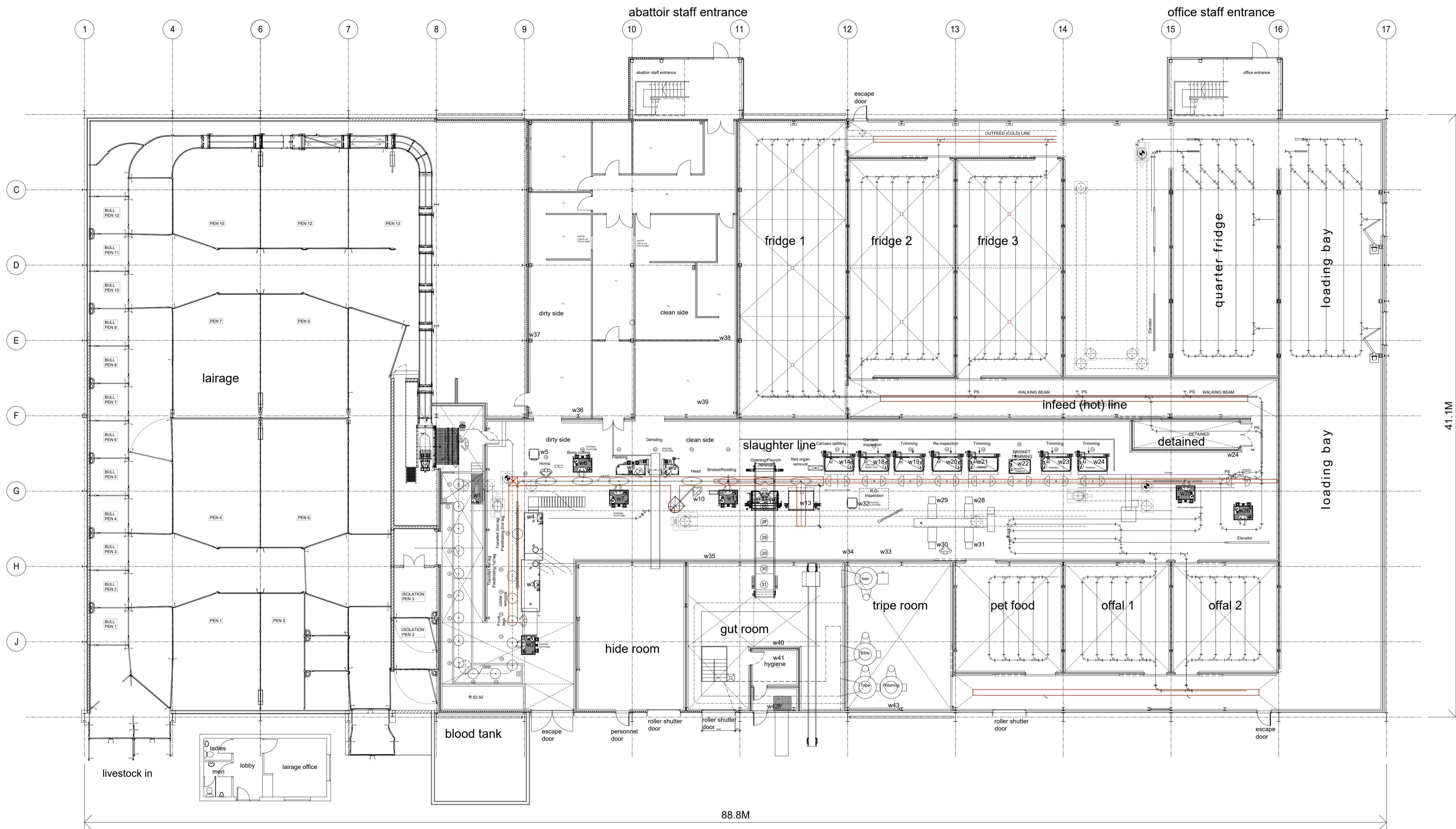


north west elevation



south west elevation (rear / dirty yard)

rev.	description	date	dwn
project: Proposed abattoir on land opposite Burnswark Station, Ecclefechan, Dumfriesshire.			
drawing title: proposed abattoir elevations			
drawing status: pre planning application			
scale: 1:150 @ A1	date: 16.02.24	drawn: je	
drawing no. 2310PT-ELE-01			rev
THE PICKSTOCK GROUP <small>THE PICKSTOCK GROUP 17 Mile Oak, Moatsbury Road, Owestry, Shropshire, SY10 8GA T: 01691 670788 F: 01691 670799 www.pickstockhomes.com</small>			



rev.	description	date	dwn
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project.
Proposed abattoir on land opposite Burnswark Station, Ecclefechan, Dumfriesshire.

drawing title
proposed abattoir floor plan

drawing status
pre planning application

scale	date	drawn
1:150 @ A1	16.02.24	je

drawing no.	rev
2310PT-GA-01	



first floor plan

rev.	description	date	dwn.
project: Proposed abattoir on land opposite Burnswark Station, Ecclefechan, Dumfriesshire.			
drawing title: proposed abattoir first floor plan			
drawing status: pre planning application			
scale: 1:150 @ A1	date: 16.02.24	drawn: je	
drawing no. 2310PT-GA-01			rev.
THE PICKSTOCK GROUP <small>THE PICKSTOCK GROUP 17 Mile Oak, Moxsbury Road, Owestry, Shropshire, SY10 8GA T: 01691 670788 F: 01691 670799 www.pickstockhomes.com</small>			