

J&M MURDOCH, SHILLFORD

Pre-Application Consultation Report



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1 INTRODUCTION

- 1.1 This Pre-Application Consultation (PAC) Report has been prepared by Ironside Farrar on behalf of J&M Murdoch and accompanies the Major planning application for a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development on land to the south of Lochlibo Road and to the east of Cowdenbrae, Shillford, East Renfrewshire.
- 1.2 This PAC Report has been prepared in accordance with the requirements set out in the Planning etc. (Scotland) Act (2006), the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended). This report demonstrates that the requisite level of PAC has been carried out with the local community, and outlines:
- What steps were taken to comply with statutory requirements, including the temporary coronavirus guidance;
 - How the Applicant has responded to comments made;
 - The extent to which the proposals have changed as a result of consultation;
 - Evidence that the required steps have been undertaken as part of the Pre-Application process e.g. copies of statutory advertisements.
- 1.3 This report evidences efforts undertaken by J&M Murdoch to ensure that an inclusive and comprehensive range of PAC has taken place in line with statutory requirements by detailing the following:
- The groups, individuals and stakeholders that have been consulted with;
 - How consultation has been undertaken;
 - The dates and times where consultation has been carried out;
 - The numbers of people who visited the online consultation and recorded verbal and written feedback.

2 CONSULTATION PROCESS

- 2.1 This section summarises the consultation exercise undertaken by J&M Murdoch during the pre-application stage of the planning process at a time when the site layout was indicative and still under consideration.

Proposal of Application Notice

- 2.2 The formal PAC process commenced through the submission of a Proposal of Application Notice (PAN) to East Renfrewshire on the 28th April 2023 (See Appendix 1).
- 2.3 The Proposal of Application Notice (2023/0252/PAN), a Major development requirement of The Planning etc. (Scotland) Act (2006) and the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, outlined in general terms the development and type of consultation proposed.

Event Advertisement

- 2.4 Statutory public notices advertising the consultation events were placed in the Barrhead News and Renfrewshire Gazette on the 7th June and 2nd August respectively. Copy of these notices can be found in Appendix 2.
- 2.5 24 letters were issued to neighbouring properties at the request of East Renfrewshire Council on 23rd May. Local Elected Members Councillor Cunningham, Councillor Convery, Councillor Devlin and Councillor Lunday were all notified of the consultation process by email.

Community Consultation

- 2.6 This PAC Report provides consideration of the feedback received during the consultation period. The first event was held on the 14th June 2023 at Neilston Parish Church Hall between 14:00 – 18:30. Consultation boards were available online to view and download from the 14th – 28th June.
- 2.7 The second event was held on the 16th August 2023 at Neilston Parish Church Hall between 14:00 – 18:30. Consultation boards were available online to view and download from the 16th – 30th August. Proposals were available to view, download and comment on during both periods.
- 2.7 At the event it was requested by the public and the Uplawmoor Development Trust that an event be held in Uplawmoor due to the location of the proposed development. This was taken into consideration and an additional event was held on the 14th August 2023 in Mure Hall between 14:00 – 18:30.
- 2.8 The purpose of the consultation was to allow members of the public to view the development proposals and feedback any comments to the Design Team prior to the proposals being finalised for submission. The 1st event was attended by approximately visited 30 people, with the online page gathering 53 times by 38 individuals. The 2nd & 3rd events gathered 30 and 5 visitors respectively, with 50 online views by 26 individuals.
- 2.8 During the consultation period 14 comments were received at the event, through the webpage & via email.



Event 1 – 14th June, Neilston Parish Church Hall

A screenshot of a website for 'J&M MURDOCH DEPOT'. At the top center is the J&M Murdoch logo. Below it, the text reads: 'Thank you for visiting the consultation portal. Public Consultation (14th to 28th June). You can view our emerging proposals here.' There are two buttons: 'VIEW EXHIBITION BOARDS PDF' and 'COMPLETE A SHORT SURVEY'. At the bottom, it says 'All comments due by 28th June. Thank you for your interest.' The background is a dark aerial photograph of a depot site.

Event 1 – Online consultation page



Event 2 – 14th August, Mure Hall, Uplawmoor

3 CONSULTATION FEEDBACK AND DEVELOPER RESPONSE

- 3.1 The following sections outline the feedback received during the consultation period along with a design team response, highlighting any alterations made to the development proposals as a result of community engagement.

Road Access & Traffic

- 3.2 Questions were raised regarding Heavy Goods Vehicle movements and how they would access the site safely from Lochilbo Road. Suggested traffic calming measures included road widening and increased visibility splays. There is existing concern at the current speed limit of Lochilbo Road and the volume of HGVs that will utilise this route.
- 3.3 Further queries were noted on the proposed car parking, which was shown at 190 spaces accessed from Cowden Brae. It was suggested that a bus service could be introduced to mitigate against this level of parking and carbon emissions.
- 3.4 Clarification was sought on the use of routes from Thotterburn Brae and Capellie Farm. It was suggested by an individual that the Brae route, Ferenze Road and Gleniffer Road be avoided as HGVs are not suitable for these roads.

Design Team Response

The access points will be designed to meet council road standards, ensuring appropriate visibility splays. HGVs will access the site from Lochilbo Road only and the access from Cowden Brae will be for staff and visitor vehicles.

The stretch of Lochilbo Road at the site is designated as 50mph. The potential reduction in vehicle speeds will be discussed with the Council as Road Authority.

J&M Murdoch can confirm change the current traffic movements will not change from which roads they are currently using. The only instance such routes would deviate would be to deliver to customers in the Braes.

A Transport Assessment is being carried out to fully assess the impact of the proposed development on the surrounding road network, which will advise any required mitigation measures. Staff parking has been provided in line with current employment and visitor numbers. The current traffic movements and routes will remain the same as the existing facility.

Ecology

- 3.5 One respondent inquired how the wildlife will be considered, as the site exists is a significant wildlife corridor linking Uplawmoor Wood and the area beyond it.
- 3.6 Questions were raised regarding potential fuel spillages. It was noted there was no reference to mitigation measures to prevent oil and fuel entering watercourses nearby.

Design Team Response

A Preliminary Ecological Appraisal and Roost Assessment report has been prepared as part of the application. The report details several recommendations regarding site ecology which are welcomed by J&M Murdoch. Appropriate bunding and interceptors will be implemented around the fuel storage tanks, this has since been added to the proposed site layout.

Event Location

- 3.7 Several respondents and attendees requested that an additional event be held in Uplawmoor in addition to the Neilston events. This was asked for due to the proximity of the development to Uplawmoor.

Design Team Response

The event was publicised in Barrhead News and Renfrewshire Gazette in accordance with Development Management Regulations. The Mure Hall in Uplawmoor was explored as a potential venue but was unavailable for the required duration of the consultation event.

Following correspondence with the Uplawmoor Development Trust, an additional event will be held at the Mure Hall on the 14th August to ensure the consultation is as accessible as possible to Uplawmoor residents.

Greenbelt Designation

- 3.8 One response believes that as the site that is identified as greenbelt it should be protected as such. It was commented that a major vehicular expansion would be unwelcomed in in a countryside area.

Design Team Response

The site comprises of brownfield land and underutilised agricultural grassland of moderate sensitivity. The site layout has been designed to respond to site topography and will provide robust landscape planting to integrate the proposed development with the landscape.

Alongside the Council's estate/economic development teams, J&M Murdoch have searched for an alternative site within the Council area for the last 5 years. A suitable/available site of the required scale and location with an established industrial use has not been found.

Site Operations & Noise

- 3.9 Questions were raised by two attendees around the patterns of work and associated vehicle movements within the site. It was also requested that the waste management activity of the business be clarified, and whether any waste management would take place at this location.
- 3.10 Clarity was sought on mitigation measures that address the noise from Skips being mounted and dismantled, reversing truck beeper, welding shop skip repair hammering out, maintenance shop general noise. A sound absorbing fence on the boundary of Cowdenmill Cottages was suggested.

Design Team Response

Vehicle movements will remain the same as the existing facility. Typically, HGV's will leave site 5:30am - 7:30am and return by 8pm. Not all HGVs will return on the same day, with some

vehicles being away from the dept for extended periods. A Transport Assessment is being carried out to fully assess the impact of the proposed development on the surrounding road network.

No waste management is proposed at this site. The development will operate as a transport depot for all vehicles associated with the J&M Murdoch business.

A Noise Impact Assessment is being undertaken as part of the application. The assessment will take site operations and sensitive receptors into account and suggest appropriate mitigation where necessary.

Landscape

- 3.11 A group of respondents were concerned about the visual impact of the development for neighbouring residents. It was asked if there are any proposals for visual screening of the complete site, with the introduction of fast going trees suggestions. Particular concern was noted on the potential loss of privacy and amenity of Cowdenmill Cottages and other surrounding properties.
- 3.12 One response noted that the proposed walking and cycle route along the old railway track between Neilston and Uplawmoor immediately overlook the proposed development site. The Development Trusts of Uplawmoor and Neilston have been working to developing that link as a core path. It was also questioned if the site would require to be levelled as part of the development.

Design Team Response

The layout has been sensitively designed to respect the existing landscape of the site whilst integrating appropriate landscape buffers and mitigation where possible. The extent of this is reflected within the amendment site layout and further supported by planting and maintenance schedules. In response to the comments received, additional landscape planting has been provided on the southern boundary to provide screening.

A level of earthworks will be required to facilitate the proposed layout.

Environmental Impact Assessment

- 3.13 One respondent asked why an Environmental Impact Assessment is not required for a development of this nature and scale.

Design Team Response

An Environmental Impact Assessment screening was submitted to East Renfrewshire Council on 10th May. The documents outlined the technical reporting proposed to address any potential environmental impacts associated with the proposed development. East Renfrewshire Council confirmed on the 23rd June that the screening was satisfactory and no EIA would be required.

4 SUMMARY AND CONCLUSION

- 4.1 In general, comments received during the pre-application consultation focussed on access, ecology, site designation, noise, visual impact and event location. There was positive feedback regarding the proposals in regard to the expansion and retention of local business, specifically the long and short term employment opportunities the development could bring.
- 4.2 The final site layout takes into account local community considerations, site constraints, best practice design principles and Local Development Plan objectives.
- 4.3 The events were publicised widely through an advert in the Barrhead News and Renfrewshire Gazette. The opportunity to comment on proposals was made as effective as possible through an accessible online consultation webpage and via email, phone and post throughout the consultation period.
- 4.4 J&M Murdoch are grateful to those who took time to review the proposals and provide comments. The planning application and proposed development has sought to respond to the issues and concerns raised during the consultation process as far as practicable and appropriate.

Appendix 1 – Proposal of Application Notice and Supporting Sheet

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
 The Town and Country Planning (Development Management Procedure) (Scotland)
 Regulations 2013 (Regulations 4-7)

**To be completed for all developments within the
 national or major categories of development**

Name of Council

Address

Proposed development at [Note 1]

Description of proposal [Note 2]

Notice is hereby given that an application is being made to

[Note 3] Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

[Note 9] For further details contact
 on telephone number
 And/or at the following address

[Note 10] I certify that I have attached a plan outlining the site

Signed

On behalf of

Date

**Proposed Transport Depot, Shillford, East Renfrewshire
 PAN - Setting the Background to Community Consultation**

INTRODUCTION

This note accompanies the Proposal of Application Notice (PAN) lodged to start the planning and community consultation process for proposals at Shillford, East Renfrewshire. It provides further detail on the proposed development and outlines community consultation arrangements.

PROPOSED DEVELOPMENT

J&M Murdoch are proposing a major planning application for a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development on land to the south of Lochlibo Road and to the east of Cowdenbrae, Shillford, East Renfrewshire.

PLANNING

Planning requires pre application consultation on all major development applications ahead of any planning application and therefore a PAN must be submitted to start the engagement and consultation process with local communities and other stakeholders.

The proposals are at an early stage with J&M Murdoch seeking to initiate further engagement and start a dialogue around the planning process. The planning and design team are committed to working closely with the Council's planning service.

ENGAGEMENT AND ADVERTISEMENT OF CONSULTATION

Two Consultation Events will take place at Neilston Parish Church, 50 High Street, Neilston, G78 3HL between 2pm and 6.30pm.

EVENT 1 - 14 June 2023	The first consultation event will include a series of boards which provide information on proposals. There will be the opportunity to comment, raise issues or ask any questions to members of the Design Team.
EVENT 2 - 16 August 2023	A second consultation event will provide further developed proposals and responding to issues previously raised. There will be additional opportunity to comment, raise issues or ask any questions to members of the Design Team.

In addition, throughout the consultation period, questions or comments can be made by:

- **Phone** - (0131) 550 6500 (Mon - Fri, 9am - 5.30pm)
- **Email** - stevie.sinclair@ironsidesfarrar.com
- **Post** - 111 McDonald Road, Edinburgh, EH7 4NW

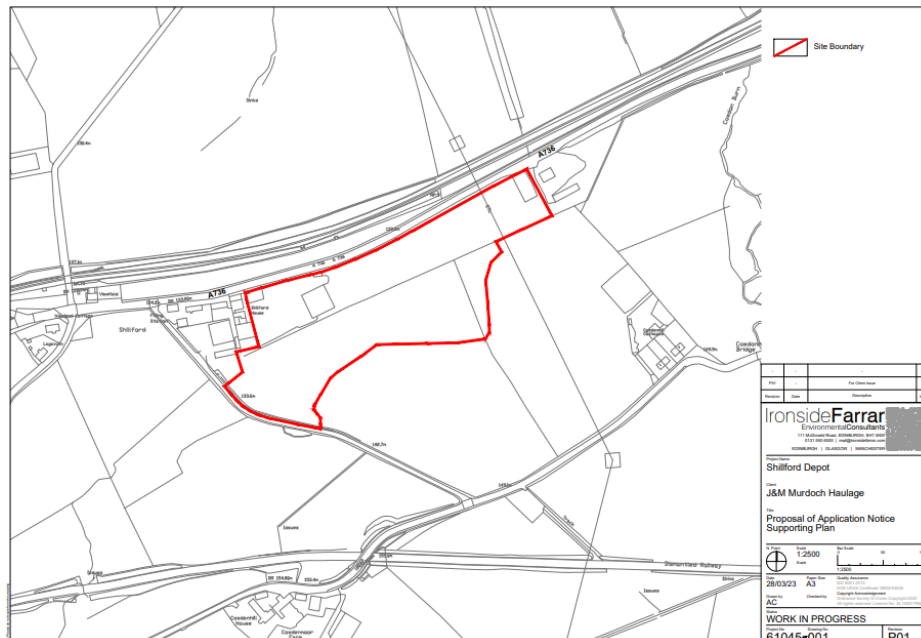
We aim to provide a response to comments made via email or post within 2 weeks of the end of the first consultation event.

Events will be advertised as follows:

- A PAN will be sent to the Council, Neilston Community Council, Uplawmoor Community Council and Local Members.
- A newspaper notice advertising the consultation arrangements and events will be published in the Barhead News and the Renfrewshire Gazette at least 7 days before the event takes place in accordance with Regulations.

IronsidesFarrar

61045 / April 2023



Appendix 2 – Statutory Notices: Local Press Adverts

Proposed Major Development, Shillford, East Renfrewshire Community Consultation

A major development application will be submitted to East Renfrewshire Council for a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development on land to the south of Lochlibo Road and to the east of Cowdenbrae, Shillford.

In order to share information on the proposals and gather community views, in-person consultation events will be held at Neilston Parish Church Hall, 50 High Street, Neilston, G78 3HL, on the following dates:

- Wednesday 14th June between 14:00 and 18:30.
- Wednesday 16th August between 14:00 and 18:30.

Project information will be available to view and comment upon with the design team in attendance. All consultation information can also be accessed via www.ironsidefarrar.com/murdochdepot.html. Comments can be made via email stevie.sinclair@ironsidefarrar.com, by phone (0131 550 6500, Mon – Fri, 9:00am – 5:30pm) or by post (FAO Stevie Sinclair, Ironside Farrar Ltd, 111 McDonald Road, Edinburgh, EH7 4NW). Comments should be received no later than Wednesday 28th June.

Comments made at the events are not official representations to the planning authority but will be recorded in a report to the Council. Once a planning application is submitted there will be a further formal opportunity to comment to East Renfrewshire Council's Planning Service.

WEST COLLEGE SCOTLAND
Clydebank | Greenock | Paisley

we are west

APPLICATIONS OPEN
APPLY NOW!

10
Wednesday June 7, 2023
Gazette Group

NEWS

Minister will meet parents in school row

By Andrew Leamonth

EDUCATION secretary Jenny Gilrath has announced to meet with parents at the centre of Renfrewshire's £100 million "too small" school row.

The promise from the minister came during a debate on education in Holywell, after local MSP David Hibby said he was worried about the impact of the "catastrophic" blunder on pupils in his constituency.

Due to an "error" by the council, the initial roll for the school was predicted to be around 400.

However, the actual roll should have been for 1000 pupils.

With more houses being built around the school, the authority announced in February that it now expects 1000 primary school children living in the village by 2025. As a result, a new building with capacity for around 800 pupils is needed.

Dergavel Primary is part of the privately funded Dergavel Village project, a multi-

million-pound development to build 600 new homes on the site of a former Royal Ordnance Factory by 2024.

But because it was built to meet specifications supplied to the firm by the council, its site licence is agreed to be used for the new primary at least.

The cost of the new building will be somewhere between £10m and £15m, while extending the local secondary - Park Manor High School, to accommodate another 400 pupils will be between £7m and £10m.

That means the upstart cost will be somewhere between £10m and £25m.

To fix the problem, councillors have agreed "pragmatic borrowing" to be paid back at

least a year with officials telling elected members that the repayments could last for 40 years.

That could mean costs reaching a staggering £10m. They could increase again if, as parents expect, a new secondary school is required.

Mr Hibby said 2023: "I'm raising this not because this is just a little local difficulty but because this is a major and cascading failure of the council's management of its Renfrewshire household."

It's the equivalent of safety one of the CalMac ferries that we've discussed many times in this chamber.

The original mistake was laid enough, but the responsibility for Renfrewshire Council has been worked on.

Parents have seen last confidence in Renfrewshire Council's chief executive and director of education. And they've also called on council leader Iain Nicolson to consider his position.

Dergavel Primary School is at the heart of the row

10

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Gazette Group
Wednesday August 2, 2023

NEWS

Man dies after Paisley disturbance

A MAN who was seriously injured during an incident in Paisley has died in hospital.

Robert Fisher, 26, lost his fight to life on Thursday, having been injured in a disturbance in the Manseburn area area of town at around 5.30pm on Sunday, July 23.

Two men were arrested and charged in connection with the incident and one appeared at Paisley Sheriff Court.

A 26-year-old man has died in hospital following an incident in the Manseburn Street area.

The man was named as Robert Fisher from Paisley.

Police in the Sheriff's court, Council Members, SA, and Cameron.

Robert, 26, appeared in court charged with attempted murder.

McDonald was also charged with breaching or abusing behaviour and breaching his bail conditions.

The pair, who are both from Paisley, made no plea during their appearance and were remanded in custody.

Robert Fisher, from Paisley, died in hospital on Thursday

Proposed Major Development, Shillford, East Renfrewshire Community Consultation

A major development application will be submitted to East Renfrewshire Council for a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development on land to the south of Lochlibo Road and to the east of Cowdenbrae, Shillford.

An initial consultation event was held on 14th June at Neilston Parish Church Hall in order to share information on the proposals and gather community views. Additional consultation events will be held at the following dates and times:

- Monday 14th August between 14:00 and 18:30.
- Wednesday 16th August between 14:00 and 18:30.

Project information will be available to view and comment upon with the design team in attendance. All consultation information can also be accessed via www.ironsidefarrar.com/murdochdepot.html. Comments can be made via email stevie.sinclair@ironsidefarrar.com, by phone (0131 550 6500, Mon – Fri, 9:00am – 5:30pm) or by post (FAO Stevie Sinclair, Ironside Farrar Ltd, 111 McDonald Road, Edinburgh, EH7 4NW). Comments should be received no later than Wednesday 30th August.

Comments made at the events are not official representations to the planning authority but will be recorded in a report to the Council. Once a planning application is submitted there will be a further formal opportunity to comment to East Renfrewshire Council's Planning Service.

Museum could tell town's story

By Jacob Nicol

TALKS have been held in a bid to establish a museum that would celebrate Lisswallow's rich history.

Councillor Robert Innes has held discussions with Renfrewshire Council officers and representatives of local services provider OnePlace about the prospect of showcasing the town's story at a venue such as the Tweedie Hall or ONS sports centre.

He told The Gazette: "The town of Lisswallow has an immense heritage and culture, from its historical buildings to its special village to the factories and industries that built Lisswallow's name."

"Unfortunately, you do not see much of this celebrated or overlooked area of the town. I want people to be proud of being from Lisswallow and part of this in understanding what came before and how the town got to where it is today."

"I have held initial talks with OnePlace and Renfrewshire Council about how we can explore Lisswallow's past and put some effort into celebrating some of Lisswallow's history."

"I have requested that we investigate the prospects of having a museum display or informa-

Councillor Robert Innes is eager to help boost the town's history.

tion hubs around Lisswallow and the possibility of a Lisswallow Museum or exhibition situated on the Tweedie Hall or the ONS."

Councillor Innes pointed to the work being carried out by the Lisswallow War Memorial Association (LWMA) as an excellent example of the local community being able to act on their own knowledge on past.

He said: "When I visit other towns in Renfrewshire, I see information, displays, statues and plaques telling me about the area - and I realize how I see a very limited amount of this going on in Lisswallow and that's what I want to change."

"We have fantastic stories that we can tell."

It is wonderful to see an effort such as this that makes it clear we do not forget the past."

John McNeill, of the LWMA, added: "It is wonderful to see an effort to create a museum to tell the story of our people's pride in Lisswallow."

"The Lisswallow War Memorial Association is fully supportive of this move to bring a museum to Lisswallow and we are keen to share our local history rediscovered as we research each of our tales."

Councillor Robert Innes is eager to help boost the town's history

Appendix 3 – Consultation Boards

1st Event

Welcome

J & M Murdoch & Son Ltd are proposing a major development on land to the south of Lochlibo Road and to the east of Cowden Brae, Shillford, East Renfrewshire.

The development will comprise a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development.

J & M Murdoch currently operate from Crofthead Industrial Estate Lochlibo Road, Neilston. The proposed new facility will replace this existing facility to support the company's area expansion plans.

Proposals will come forward through a major development planning application, currently programmed to be submitted to East Renfrewshire Council (ERC) in August/September 2023.

The following boards explain the project context and progress so far in developing the proposals. We welcome your feedback on these – please leave a comment or speak to a member of the team.



Application Site Boundary

These consultation boards are also available to view online at:
<http://www.ironsidefarrar.com/murdochdepot.html>




Site Location

The site is located off the A736 Lochlibo Road at Cowden Brae, Shillford less than 2 miles from the current site facility in Neilston. The site is approximately 4 hectares in size.


The site includes an area of brownfield land and an existing workshop/shed associated with the previous use as a bus depot, which operated from the site for over 40 years before its recent closure. The remainder of the site comprises underutilised agricultural grass land.

There is an unnamed minor watercourse running through the centre of the site from west to east. Topography gradually rises from Lochlibo Road to Cowden Brae. Woodland planting provides significant visual screening to, from and within the site, with some trees and vegetation within the site boundary.


A series of other uses (Mundell Landscapes, Barhead Leather and Shillford Garage) are directly adjacent to the site of the proposed development.



View into the site from Cowden Brae



Existing site access from A736 Lochlibo Road



Existing adjacent uses

Planning Context


National Planning Framework 4 (NPF4) is Scotland's long term spatial plan to 2050 which established national policies that support sustainable and inclusive growth. The East Renfrewshire Council Local Development Plan (LDP) provides the land use planning framework to guide development in East Renfrewshire up to 2031.

The site is identified as green belt land (of moderate sensitivity) within the LDP. The primary policies for consideration regarding the principle of development are:

- NPF4 8 'Green Belts'
- LDP D3 'Green Belt and Countryside around Towns'
- NPF4 26 'Business and Industry'
- LDP SG5 'Economic Development'

NPF4 Policy 8 intends to direct development to the right locations whilst protecting and enhancing the character, landscape, natural setting and identity of settlements. LDP Policy D3 states that proposals in the green belt will be required to demonstrate that they are appropriate in terms of scale, size, design, layout and materials.

NPF4 Policy 26 supports proposals for business where it is demonstrated that there are no suitable alternatives allocated in the LDP. LDP Policy SG5 seeks to direct business and industrial development towards the safeguarded business and employment areas.



East Renfrewshire Local Development Plan 2 – Leven Valley Map

Alongside the Council's estate/economic development teams, J & M Murdoch have searched for an alternative site within the Council area for the last 5 years. A suitable/available site of the required scale and location with an established industrial use has not been found.

Whilst the development involves, in part, the reuse of brownfield land and existing building the proposed development will be designed to ensure it addresses the sensitive green belt nature of the remainder of the site.

Company Overview

J & M Murdoch & Son Ltd have been providing transportation, waste management, disposal and recycling services to central Scotland since 1965. The company is a family-run business, comprising of 6 depots throughout the central belt of Scotland.

J & M Murdoch has been operating at the Crofthead Industrial Estate since 1998. Upon arrival the business had 27 employees and 12 trucks. Current operations include 150 staff and a fleet of 70 Heavy Goods Vehicles.

J & M Murdoch have ambitious expansion plans and the proposed new facility at Shillford would be a direct replacement for the existing facility at Crofthead, which does not have capacity for expansion.

The majority of staff reside in East Renfrewshire and as an established local business/employer, it is important to J & M Murdoch that operations continue to run from the area.

J & M Murdoch have been working alongside the Council's estate/economic development teams to try and identify an alternative site, suitable for the growing business. A suitable/available site of the required scale and location with an established industrial use has not been found.



MURDOCH HAULAGE PAISLEY


Founded in 1965 with 7 vehicles




Current operations provide 150 local jobs

Proposed Development


Development	Description
Workshops	The existing workshop on site will be relocated on site to accommodate parking requirements. Additional vehicle and welding workshops are proposed.
Office	New office building will be two storeys in height, providing a gross internal floor area of approx. 560 sqm.
Museum	The proposed museum will display vintage vehicles and provide information on the history of the business. This will be open to visitors at arranged times.
Landscape and Biodiversity Enhancement	The proposals will integrate nature-based solutions to protect and enhance biodiversity within the site. This will include: <ul style="list-style-type: none"> • Habitat provision: Integrating native planting, hedgerows etc can provide suitable nesting, foraging and shelter habitat. • Plants for Pollinators: Careful selection of plant and flowers can support a diverse range of insects, mammals and birds, whilst providing shade, carbon storage, and attractive spaces.
Drainage	Sustainable Drainage manage surface water which limits off-site flood-risk whilst creating new diverse habitats. It is proposed to realign sections of an existing minor watercourse to naturalise/enhance with added biodiversity. An element of culverting is expected, to be agreed with SEPA/East Renfrewshire Council.
Access	The existing access to the site from Lochlibo Road will be upgraded to allow HGV movements. Staff and visitor parking will require a new access from Cowden Brae.
Parking	Approximately 190 parking spaces will be provided on site for staff and visitors. Lorry & Truck parking will likely extend to 68 spaces.



Workshop (indicative)



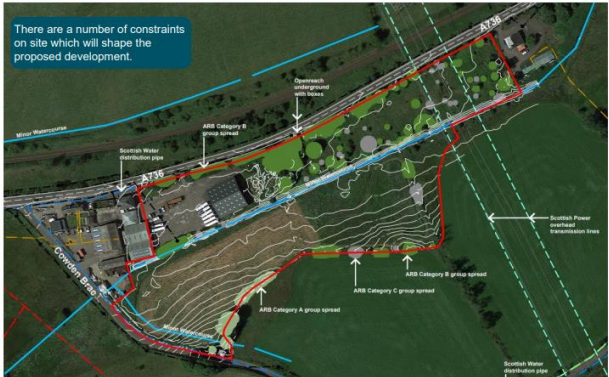
Sustainable Drainage



Biodiversity Enhancement

Site Constraints

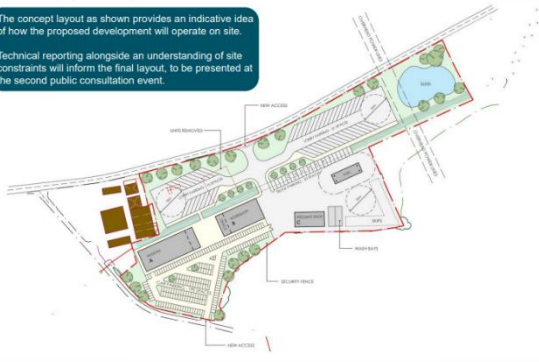
There are a number of constraints on site which will shape the proposed development.



Are there other key issues or opportunities that you think should be reflected in the proposals?

Concept Layout

The concept layout as shown provides an indicative idea of how the proposed development will operate on site. Technical reporting alongside an understanding of site constraints will inform the final layout, to be presented at the second public consultation event.



Community & Economic Benefits

Community Benefits

J&M Murdoch are heavily involved in the community, a driving factor in their desire to remain in the local area. The following points exemplify their commitment to the community:

- Sponsor of Neilston Juniors & Wasps Kids football clubs.
- Donations to scout hall rebuild, church roof fund and chapel.
- Involvement with the "Include Me 2 Club" charity, including donations and award sponsor.
- Involvement in the Neilston Agricultural show.
- Provision of rehearsal space for the Neilston Pipe Band.
- Reduced rates for local business rental space and local retailers for bin collections. Reduced rates for the provision of "Loo-King" portable toilets for Neilston show and Barrhead Juniors.
- Involvement in the Neilston Christmas show including provision of a trailer and storage of Santa sleigh.
- Donation of a car to St Luke's High School for mechanical experience.



Neilston Agricultural Show



Neilston Football Club Shirt Sponsors

Economic Benefits

- Construction jobs created and supported through the development phase.
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Studies are being undertaken in conjunction with East Renfrewshire Council and relevant statutory bodies, including the Scottish Environment Protection Agency (SEPA) and Nature Scot.

The findings of the technical studies and any proposed means of mitigation will be used to inform final development proposals.



Next Steps

Commenting on Proposals

Thank you for taking part in our consultation. We welcome your feedback and you can make a comment or ask a question in the following ways:

Online Survey: Scan the QR code

Phone: 0131 550 6500 (Mon - Fri, 9:00am – 5:30pm)

Email: stevie.sinclair@ironsidefarrar.com

Post: Ironside Farrar Ltd, 111 McDonald Road, Edinburgh, EH7 4NW



Next Steps

- The Design Team will consider all the comments received as part of this community consultation and further develop the proposals in light of these.
- A second public consultation event will be held on the 16th August at Neilston Parish Church Hall between 14:00 and 18:30. This will provide further detail and identify the changes made as a result of the community comments received / further technical information.

Comments made at this consultation event are not official representations to East Renfrewshire Council as the planning authority but will be recorded in a report to the Council. Once a planning application is submitted there will be a further formal opportunity to comment to East Renfrewshire Council's Planning Service.

2nd & 3rd Event

Welcome

J & M Murdoch & Son Ltd are proposing a major development on land to the south of Lochlibo Road and to the east of Cowden Brae, Shillford, East Renfrewshire.

The development will comprise a transport depot, workshops, office and welfare facilities, museum, drainage works, landscape works including biodiversity enhancement, parking, formation of new access, and associated development.

J & M Murdoch currently operate from Crofthead Industrial Estate Lochlibo Road, Neilston. The proposed new facility will replace this existing facility to support the company's area expansion plans.

Proposals will come forward through a major development planning application, currently programmed to be submitted to East Renfrewshire Council in September 2023.

The first consultation event was held on 14th June 2023 where information was shared and feedback from the community was sought. We have provided a response to the issues raised and the indicative layout has been further developed in light of the comments received.



Application Site Boundary

These consultation boards are also available to view online at:

<http://www.ironsidefarrar.com/murdochdepot.html>



Site Location

The site is located off the A736 Lochlibo Road at Cowden Brae, Shillford less than 2 miles from the current site facility in Neilston. The site is approximately 4 hectares in size.

The site includes an area of brownfield land and an existing workshop/shed associated with the previous use as a bus depot, which operated from the site for over 40 years before its recent closure. The remainder of the site comprises underutilised agricultural grass land.

There is an unnamed minor watercourse running through the centre of the site from west to east. Topography gradually rises from Lochlibo Road to Cowden Brae. Woodland planting provides significant visual screening to, from and within the site, with some trees and vegetation within the site boundary.

A series of other uses (Mundell Landscapes, Barrhead Leather and Shillford Garage) are directly adjacent to the site of the proposed development.



View into the site from Cowden Brae



Existing site access from A736 Lochlibo Road



Existing adjacent uses

Planning Context

National Planning Framework 4 (NPF4) is Scotland's long term spatial plan to 2050 which established national policies that support sustainable and inclusive growth. The East Renfrewshire Council Local Development Plan (LDP) provides the land use planning framework to guide development in East Renfrewshire up to 2031.

The site is identified as green belt land (of moderate sensitivity) within the LDP. The primary policies for consideration regarding the principle of development are:

- NPF4 8 'Green Belts'
- LDP D3 'Green Belt and Countryside around Towns'
- NPF4 26 'Business and Industry'
- LDP SG5 'Economic Development'

NPF4 Policy 8 intends to direct development to the right locations whilst protecting and enhancing the character, landscape, natural setting and identity of settlements. LDP Policy D3 states that proposals in the green belt will be required to demonstrate that they are appropriate in terms of scale, size, design, layout and materials.

NPF4 Policy 26 supports proposals for business where it is demonstrated that there are no suitable alternatives allocated in the LDP. LDP Policy SG5 seeks to direct business and industrial development towards the safeguarded business and employment areas.



East Renfrewshire Local Development Plan 2 - Levern Valley Map

Alongside the Council's estate/economic development teams, J & M Murdoch have searched for an alternative site within the Council area for the last 5 years. A suitable/available site of the required scale and location with an established industrial use has not been found.

Whilst the development involves, in part, the reuse of brownfield land and existing building the proposed development will be designed to ensure it addresses the sensitive green belt nature of the remainder of the site.

Company Overview

J & M Murdoch & Son Ltd have been providing transportation, waste management, disposal and recycling services to central Scotland since 1965. The company is a family-run business, comprising of 6 depots throughout the central belt of Scotland.

J & M Murdoch has been operating at the Crofthead Industrial Estate since 1998. Upon arrival the business had 27 employees and 12 trucks. Current operations include 150 staff and a fleet of 70 Heavy Goods Vehicles.

J & M Murdoch have ambitious expansion plans and the proposed new facility at Shillford would be a direct replacement for the existing facility at Crofthead, which does not have capacity for expansion.

The majority of staff reside in East Renfrewshire and as an established local business/employer, it is important to J & M Murdoch that operations continue to run from the area.

J & M Murdoch have been working alongside the Council's estate/economic development teams to try and identify an alternative site, suitable for the growing business. A suitable/available site of the required scale and location with an established industrial use has not been found.



Founded in 1965 with 7 vehicles



Current operations provide 150 local jobs

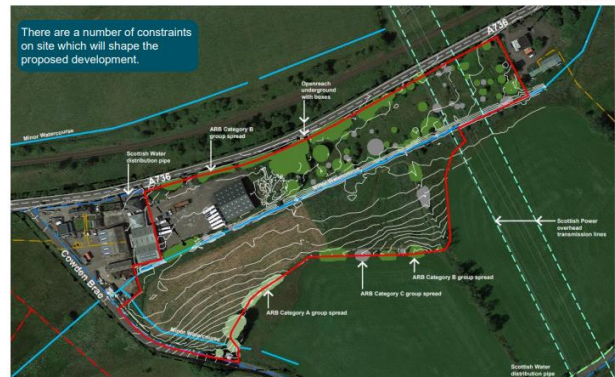
Proposed Development

Development	Description
Workshops	The existing workshop on site will be relocated on site to accommodate parking requirements. Additional vehicle and welding workshops are proposed.
Office	New office building will be two storeys in height, providing a gross internal floor area of approx. 495 sqm. This will provide supervision over the yard and lorry carpark.
Museum	The proposed museum will display vintage vehicles and provide information on the history of the business. This will be open to visitors at pre-arranged times.
Landscape and Biodiversity Enhancement	The proposals will integrate nature-based solutions to protect and enhance biodiversity within the site. This will include: <ul style="list-style-type: none"> • Habitat provision: Integrating native planting, hedgerows etc can provide suitable nesting, foraging and shelter habitat. • Plants for Pollinators: Careful selection of plant and flowers can support a diverse range of insects, mammals and birds, whilst providing shade, carbon storage, and attractive spaces.
Drainage	Sustainable Drainage manage surface water which limits off-site flood-risk whilst creating new diverse habitats. It is proposed to realign sections of an existing minor watercourse to naturalise/enhance with added biodiversity. An element of culverting is expected, to be agreed with SEPA/East Renfrewshire Council.
Access	The existing access to the site from Lochlibo Road will be upgraded to allow HGV movements. Staff and visitor parking will require a new access from Cowden Brae.
Parking	Approx. 136 parking spaces will be provided on site for staff and visitors. Lorry and truck parking will extend to approx. 100 spaces.

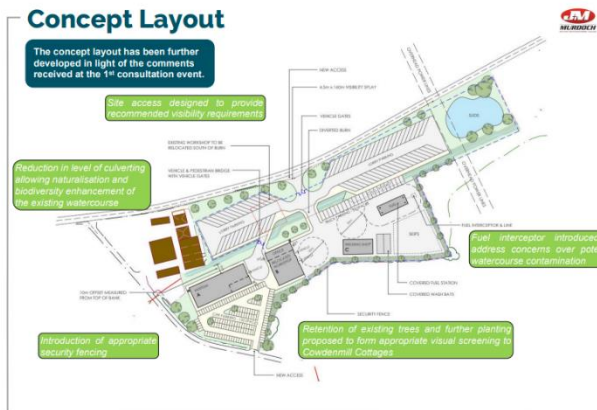


Site Constraints

There are a number of constraints on site which will shape the proposed development.



Are there other key issues or opportunities that you think should be reflected in the proposals?



Design Team Response to Comments

Issue	Comments	Response
Road Access & Traffic	<ul style="list-style-type: none"> Key to ensure safe access to the site from both access points. No consideration of road widening or lane control for HGV visibility. Lack of measures to address impact of HGV loads on road network. Concern over vehicle speeds and road safety. Concern over the level of staff parking and associated vehicle trips. Clarify sought on HGV routes. Concern over use of Thotterburn Brae, avoidance of Ferenze Road and Gleniffer Road. 	<ul style="list-style-type: none"> The access points will be designed to meet council road standards, ensuring appropriate visibility splays. HGVs will access the site from Lochillo Road only and the access from Cowden Brae will be for staff and visitor vehicles. The stretch of Lochillo Road at the site is designated as 50mph. The potential reduction in vehicle speeds will be discussed with the Council as Road Authority. J&M Murdoch can confirm change the current traffic movements will not change from which roads they are currently using. The only instance such routes would deviate would be to deliver to customers in the Braes. A Transport Assessment is being carried out to fully assess the impact of the proposed development on the surrounding road network, which will advise any required mitigation measures. Staff parking has been provided in line with current employment and visitor numbers. The current traffic movements and routes will remain the same as the existing facility.
Ecology	<ul style="list-style-type: none"> How will the local ecology and wildlife be considered? The site as it exists is a significant wildlife corridor linking Uplawmoor Wood and thus the whole area beyond it. 	<ul style="list-style-type: none"> A Preliminary Ecological Appraisal and Root Assessment report has been prepared as part of the application. The report details several recommendations regarding site ecology which are welcomed by J&M Murdoch.
Fuel Storage	<ul style="list-style-type: none"> How will the watercourse be protected from potential fuel spillages? The proposal as shown makes no reference or details environmental measures for the site. 	<ul style="list-style-type: none"> Appropriate bunding and interceptors will be implemented around the fuel storage tanks, the proposed site layout has been updated to reflect this.
Greenbelt Designation	<ul style="list-style-type: none"> The site that is identified as greenbelt should be protected as such. 	<ul style="list-style-type: none"> Alongside the Council's estate/economic development team, J&M Murdoch have searched for an alternative site within the Council area for the last 5 years. A suitable/available site of the required scale and location with an established industrial use has not been found. The site comprises of brownfield land and underutilised agricultural grassland of moderate sensitivity. The site layout has been designed to respond to site topography and will provide robust landscape planting to integrate the proposed development with the landscape.

Design Team Response to Comments

Issue	Comments	Response
Site Operations & Noise Impact	<ul style="list-style-type: none"> More information requested around patterns of work/vehicle movements. Questions around waste management and recycling activity and whether this would take place at this location. What mitigation measures are in place to mitigate noise from activities on site e.g. skips being routed and dismantled, reversing truck beepers, welding shop skip repair hammering out, maintenance shop general noise. Sound absorbing fence/wall suggested between the edge of the site and Cowdenmill Cottages. 	<ul style="list-style-type: none"> Vehicle movements will remain the same as the existing facility. Typically, HGV's will leave site 5:30am - 7:30am and return by 5pm. Not all HGVs will return on the same day, with some vehicles being away from the depot for extended periods. A Transport Assessment is being carried out to fully assess the impact of the proposed development on the surrounding road network. No waste management is proposed at this site. The development will operate as a transport depot for all vehicles associated with the J&M Murdoch business. A Noise Impact Assessment is being undertaken as part of the application. The assessment will take site operations and sensitive receptors into account and suggest appropriate mitigation where necessary. Existing boundary planting will be retained where possible to ensure visual impact is minimised. In response to the comments received, additional landscape planting has been provided on the southern boundary to provide screening. A level of earthworks will be required to facilitate the proposed layout.
Landscape and Visual Impact	<ul style="list-style-type: none"> Concern over the visual impact of the development for neighbouring residents, particularly by Cowdenmill Cottages which overlooks the site. Concern visual impact from the proposed walking and cycle route along the old railway track, a major joint project between the Development Trusts of Uplawmoor and Neilston. Question as to whether the site will be levelled. 	<ul style="list-style-type: none"> Existing boundary planting will be retained where possible to ensure visual impact is minimised. In response to the comments received, additional landscape planting has been provided on the southern boundary to provide screening. A level of earthworks will be required to facilitate the proposed layout.
Environmental Impact Assessment	<ul style="list-style-type: none"> Has an Environmental Impact Assessment been carried out? 	<ul style="list-style-type: none"> A Screening Opinion was sought from East Renfrewshire Council to determine whether EIA was required. The request outlined the supporting technical studies/reporting committed to by J&M Murdoch to submit with the application. East Renfrewshire Council confirmed that the proposed supporting information was appropriate and no EIA would be required.
Event Location	<ul style="list-style-type: none"> Event was poorly publicised specifically in Uplawmoor. Arrangements for consultations to take place in Uplawmoor should be made. 	<ul style="list-style-type: none"> The event was publicised in Barhead News and Renfrewshire Gazette in accordance with Development Management Regulations. The Mure Hall in Uplawmoor was explored as a potential venue but was unavailable for the required duration of the consultation event. Following correspondence with the Uplawmoor Development Trust, an additional event will be held at the Mure Hall on the 14th August to ensure the consultation is as accessible as possible to Uplawmoor residents.

Community & Economic Benefits

Community Benefits

J&M Murdoch are heavily involved in the community, a driving factor in their desire to remain in the local area. The following points exemplify their commitment to the community:

- Sponsor of Neilston Juniors & Wasps Kids football clubs.
- Donations to scout hall rebuild, church roof fund and chapel.
- Involvement with the "Include Me 2 Club" charity, including donations and award sponsor.
- Involvement in the Neilston Agricultural show.
- Provision of rehearsal space for the Neilston Pipe Band.
- Reduced rates for local business rental space and local retailers for bin collections. Reduced rates for the provision of "Loo-King" portable toilets for Neilston show and Barhead Juniors.
- Involvement in the Neilston Christmas show including provision of a trailer and storage of Santa sleigh.
- Donation of a car to St Luke's High School for mechanical experience.

Neilston Agricultural Show

Neilston Football Club Shirt Sponsors

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