

Development Management Sub Committee

Wednesday 31 July 2019

Report for forthcoming application by

**Network Rail Infrastructure Limited. for Proposal of
Application Notice**

19/02357/PAN

**At The Forts, 3 Hawes Brae, South Queensferry
Proposed development of reception centre and bridge
access system with associated car parking, landscaping
and servicing and alterations to existing pedestrian and
vehicular access.**

Item number	4.2
Report number	
Wards	B01 - Almond

Summary

The purpose of this report is to inform the Development Management Sub-Committee of a forthcoming application for planning permission at The Forts, 3 Hawes Brae, South Queensferry, for development in connection with the proposed Forth Bridge Experience.

In accordance with the provisions of the Town and Country Planning (Scotland) Act 1997, as amended, the applicant submitted a Proposal of Application Notice (19/02357/PAN) on 16 May 2019.

Links

Coalition pledges

Council outcomes

Single Outcome Agreement

Recommendations

1.1 It is recommended that the Committee notes the key issues at this stage and advises of any other issues.

Background

2.1 Site description

The site is located to the eastern side of South Queensferry and to the north of Dalmeny Station.

The site consists of the Forth Bridge as far as the top of the first cantilever, the former Network Rail depot site at the southern end of the Forth Bridge, the existing access road from Hawes Brae and the existing pedestrian accesses from Dalmeny Station and Hawes Brae (known as Jacob's Ladder).

The Forth Bridge is a statutory category A listed building completed in 1890. It was listed on 18 June 1997, ref NT 13554 79252.

UNESCO inscribed the Forth Bridge as a World Heritage Site on 5 July 2015. It has a statement of Outstanding Universal Value and a Management Plan.

The application site is accessed off Hawes Brae (B924) and will incorporate Fort House, currently a residential dwelling with category A gun emplacements within its curtilage.

The area under the bridge was formerly in industrial use. It now comprises hard standing with a secure fence. Electricity sub stations sit at the foot of the bridge piers.

To the south of the site lies Dalmeny Station with footpath links passing the west of the site, connecting into the village centre.

Further east, beyond the site boundary, lies Dalmeny Historic Garden/designated landscape inventory added 1 July 1987, NT 16488 77731.

This application site is located within the Queensferry Conservation Area.

2.2 Site History

There is no relevant planning history for this site.

Main report

3.1 Description Of The Proposal

The application will be for full planning permission for the Forth Bridge Experience. This is a heritage experience that will take pre-booked visitors for a harnessed walk out onto the Forth Bridge across the first of the three bridge arms to a viewing platform at the highest point.

Initial proposals show that the development will involve a new ladder attached to the east facing wall of the Jubilee Tower, the first tower on the southern end of the bridge.

The proposal will include a reception building on the west side of the bridge and a car park on the east side of the bridge. The site would be accessed from Hawes Brae. The proposal includes upgrading of the connecting footpath between Dalmeny Railway Station to the south and Queensferry village centre to the north.

Two applications will be required; a full planning application and an application for listed building consent.

3.2 Key Issues

The key considerations against which the eventual application will be assessed include whether:

a) The development would be acceptable in principle having regard to the development plan;

The site is located within the Urban Area as defined in the Edinburgh Local Development Plan (LDP). Part of the site to the west of the bridge is allocated as open-space and policy Env 18 of the LDP will apply. It is also designated as a Special Landscape Area, and policy Env 11 will apply. The land to the east of the bridge is designated as greenbelt, and policy Env 10 is relevant.

Policies Env 1-Development within a World Heritage Site and Env 3-Development affecting the setting of a listed building are also relevant.

The site is within the Queensferry Conservation Area where policies Env 5 and Env 6 apply. The shore area under the bridge is the Firth of Forth Natura 2000 site and a SSSI, and policies Env 13 and Env 14 are relevant. It is also designated as a Local Nature Conservation Site, and policy Env 15 applies.

The application should demonstrate it would not detrimentally impact upon this highly sensitive, multi-designated site.

b) The design, scale and layout are acceptable within the character of the area; and does the proposal comply with the Edinburgh Design Guidance;

A design and access statement will be required to accompany the application.

c) There are any other environmental factors that require consideration;

The applicant will be required to submit sufficient information to demonstrate that the buildings and walkway can be developed without having a detrimental impact on the World Heritage Site and the environment.

In order to support the application, the following documents should be submitted:

- Pre-application consultation report;
- Planning Statement;
- Transport Statement;
- Design and Access Statement;
- Heritage Statement;
- Landscape and Visual Impact Appraisal;
- Flood Risk Assessment and Surface Water Management Plan;
- Noise Impact Assessment;
- Tree Survey and Constraints Plan to BS 5837:2012; and
- Phase 1 Habitat and Protected Species Survey.

3.3 Assessment

This report highlights the main issues that are likely to arise in relation to the various key considerations. This list is not exhaustive and further matters may arise when the new application is received, and consultees and the public have the opportunity to comment.

Financial impact

4.1 The forthcoming application may be subject to a legal agreement.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 This is a pre-application report. When a planning application is submitted it will be assessed in terms of equalities and human rights.

Sustainability impact

7.1 A sustainability statement will need to be submitted with the application.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 19/02357/PAN) has been advertised in the Edinburgh Evening News.

The applicant notified Queensferry Community Council on 16 May 2019.

The applicant held drop-in events at Orocco Pier on 11 June 2019 and 18 July 2019 between 3pm and 7pm.

The results of the community consultation will be submitted with the application as part of the Pre-application Consultation Report.

Background reading/external references

- To view details of the proposal of Application Notice go to
- [Planning and Building Standards online services](#)
- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)

David R. Leslie

Chief Planning Officer

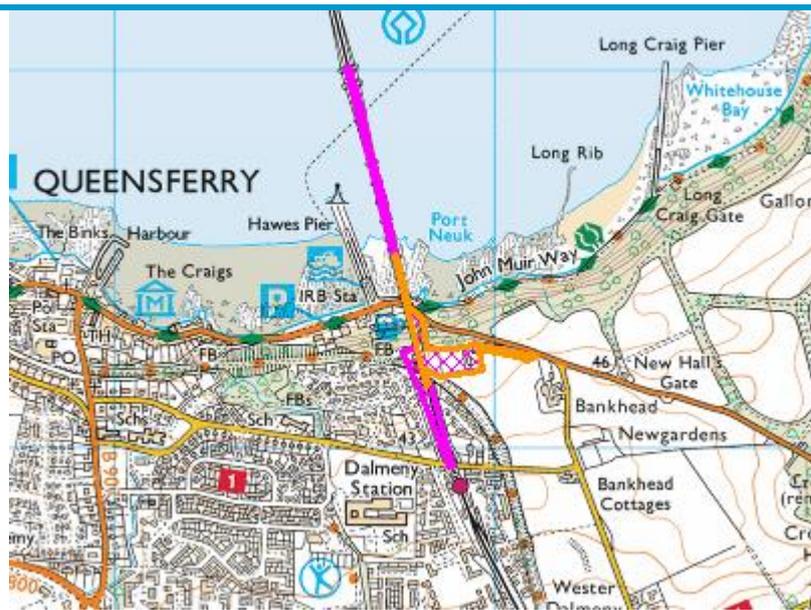
PLACE

The City of Edinburgh Council

Contact: Jennifer Paton, Senior Planning Officer

E-mail:jennifer.paton@edinburgh.gov.uk Tel:0131 529 6473

Location Plan



© Crown Copyright and database right 2015. All rights reserved. Ordnance Survey License number 100023420
END