

# Development Management Sub Committee

**Wednesday 22 September 2021**

**Report for forthcoming application by**

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

**21/04153/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, alterations to existing pedestrian and vehicular  
access and retention of operational land for maintenance  
purposes.**

**Item number**

**Report number**

**Wards**

B01 - Almond

## **Summary**

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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 (21/04153/PAN) on 3 August 2021.

## **Links**

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**Coalition pledges**

**Council outcomes**

**Single Outcome Agreement**

## **Recommendations**

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

## **Background**

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### **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**

4 March 2020 - Planning permission was granted for the Development of a Forth Bridge Walk Reception Centre; new sections of bridge access system; new viewing platforms; associated car parking; landscaping; servicing and alterations to existing vehicular and pedestrian accesses. (as amended) (application reference 19/04116/FUL). Members recommended a series of additional conditions including the need for an amended carparking layout with provision for no more than 39 car parking spaces to encourage more sustainable forms of development.

17 August 2020 - Scottish Ministers allowed an appeal against the condition restricting the car parking layout to no more than 39 spaces (Appeal reference PPA-230-2312) to vary the terms of the planning permission by deleting Condition 17 and substituting the following condition:

"Prior to the initiation of development, an amended car park layout shall be submitted for approval by the Planning Authority, demonstrating a parking provision of no more than 57 car parking spaces. The approved parking layout scheme shall be implemented prior to public access to the development. For the avoidance of doubt, the scheme hereby approved shall not be held to include the car parking layout as shown on any of the approved drawings."

4 March 2020 - Conservation Area Consent granted to Demolish 2x ancillary buildings of residential property to make way for proposed development of Forth Bridge Experience at Forth Rail Bridge, Hawes Brae, South Queensferry, (application reference 19/04117/CON).

4 March 2020 - Listed Building Consent granted for the Installation of bridge access system on Forth Bridge and installation of glazed capping to Dalmeny Battery at Forth Rail Bridge, Hawes Brae, South Queensferry, (application reference 19/04118/LBC).

16 May 2019 - A Proposal of Application Notice for "Proposed development of reception centre and bridge access system with associated car parking, landscaping and servicing and alterations to existing pedestrian and vehicular access", at the Forts, 3 Hawes Brae, South Queensferry, (application reference 19/02357/PAN).

27 July 2015 - An Application for Listed Building Consent. The proposals are to retain the works for the removal of existing signals and installation of new signals and location box, (application reference 15/02916/LBC).

28 July 2011- An Application for Listed Building Consent. The proposals involve permanent access solution for Forth Bridge to replace existing temporary access. Proposals will include a permanent access at Hawes Brae abutment from ground up onto bridge lower walkway and at the Jubilee Tower, a stair and walkway from the lower walkway up to track level, at Forth Rail Bridge, Hawes Brae, South Queensferry, (application reference 11/01747/LBC).

## **Main report**

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### **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.

The proposal will be different from that approved under application reference 19/04116/FUL, the key change being a redesign of the reception building which will be sited to the east of the bridge with a revised car park layout. The site would be accessed from Hawes Brae.

As with the approved proposal, 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 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**

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

## **Risk, Policy, compliance and governance impact**

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

## **Equalities impact**

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**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**

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

## Consultation and engagement

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### 8.1 Pre-Application Process

There is no pre-application process history.

### 8.2 Publicity summary of representations and Community Council comments

The Proposal of Application Notice (reference 21/04153/PAN) has been advertised in the Edinburgh Evening News.

The applicant has advertised in the Queensferry Gazette on 3rd September 2021.

The applicant notified Queensferry Community Council on 3 August 2021.

The applicant will hold online events on Monday 13th September 2021 3pm - 8pm, and Monday 30th September 2021 3pm-8pm.

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

### Background reading/external references

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- 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](#)

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PLACE

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## Location Plan

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