

Development Management Sub-Committee Report

Report returning to Committee - Wednesday 1 March 2023

**Application for Planning Permission
The Forts, 3 Hawes Brae, South Queensferry.**

Proposal: The development of a Forth Bridge Walk Reception Hub building, new sections of bridge access system; new viewing platforms, alterations to Dalmeny Battery; demolition of 2 No. outbuildings, associated car parking, landscaping, servicing and alterations to existing vehicular and pedestrian accesses.

**Item – Other Item at Committee
Application Number – 22/00358/FUL
Ward – B01 - Almond**

Report Returning to Committee

This application was granted at the Development Management Sub-Committee on 29 June 2002 subject to a Legal Agreement to secure transport infrastructure as well as planning conditions and informatives.

The application is returned to committee due to NPF4 being adopted by Scottish Ministers on 13 February 2023, and therefore it is now part of the development plan against which these development proposals should be assessed.

Recommendations

It is recommended that this application be Granted subject to the details below.

SECTION A – Assessment

National Planning Framework 4

NPF4 (2022) is now part of the Council's Development Plan. It contains various policy provisions under the themes of Sustainable Places, Liveable Places and Productive Places.

The relevant NPF4 policies to be considered are Policy 1, 2, 3, 7, 9a, 13, 14, 18, 22 and 30 and are grouped together under the themes of principle, local living and quality homes and infrastructure, biodiversity and blue/green infrastructure.

Policy 1 of the NPF 4 gives significant weight to the global climate and nature crisis to ensure that it is recognised as a priority in all plans and decisions. It is to be applied together with the other policies in NPF4.

Principle

Policy 2 Climate mitigation and adaption states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. Policy 9 supports the sustainable reuse of brownfield land. Policy 30 b) identifies requirements for new tourism facilities to consider. This includes compatibility with the area, access for disabled people and sustainable transport options. The development proposal is for the reuse of an existing developed site to provide a tourism facility and it is considered to be in line with these policies. Therefore, the proposal is still acceptable in principle.

Historic Environment

Policy 7 aims to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. The principles contained within NPF 4 are very similar to the superseded LDP policies.

The proposal will not detract from the special architectural and historic interest of the adjacent and nearby listed building nor harm its setting and conforms with section 59 of the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997.

The proposal will preserve the character and appearance of the conservation area and conforms to the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997. The proposal complies with policy 7.

Biodiversity and blue/green infrastructure

Policy 3c seeks proposals for local development to include appropriate measures to conserve, restore and enhance biodiversity., in accordance with national and local guidance.

Greening some of the site around the proposed building with trees and planting will enhance biodiversity. The proposal will contribute to and enhance biodiversity on the site.

Policy 22 relates to flood risk and water management. The proposal will comply with policy 22c as it has been demonstrated that it will not increase the risk of surface water flooding to others, or itself be at risk, it incorporated SUDS and includes permeable surfaces.

Other Material Considerations

There are no new material considerations arising from those previously considered on 29 June 2022 by this Committee. It is expected that the Section 75 will be concluded shortly. It is, therefore, recommended that the application is granted.

A copy of the original Committee report can be found in the list of documents on the [Planning and Building Standards Portal](#)

Or [Council Papers online](#)

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