### EIA Quality Mark Case Study

**Portdownie Masterplan**

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#### Key Issues –

- **Key issues to be addressed were**
  - potential effects of the development on Forth and Clyde Canal, a Scheduled Monument and the Antonine Wall, a World Heritage Site and Scheduled Monument
  - traffic impact in the context of the wider development of Falkirk.

  This required scoping, consultation with statutory consultees, undertaking of EIA technical studies and preparation of the Environmental Statement.

#### Description of the project

British Waterways Scotland (BWS) and Falkirk Council (FC) submitted a Planning Permission in Principle (PPiP) application for a Proposed Masterplan development at Tamfourhill, Falkirk.

The Site for the Proposed Masterplan is situated adjacent to the Falkirk Wheel, and immediately to the south of the Forth & Clyde Canal. The site is currently occupied by the Union Inn and Tamfourhill Industrial Estate. Based on historic industrial uses the site was classified as brownfield and was recognised to be significantly contaminated. The site covers a total area of approximately 58 Hectares. Falkirk Town Centre is located 1.5km to the east.

The key elements of the proposed Masterplan comprised:

- new access to the Falkirk Wheel;
- waterspace to provide 50 new moorings;
- high quality housing with a range of densities and affordability;
- a commercial hub with retail, leisure and community uses;
- improved linkage with cycle and pedestrian walkways; and
- potential leisure uses to be incorporated into the woodland areas around the Falkirk Wheel and at the new moorings on the canal.

#### Purpose of the project

The Proposed Masterplan has been developed to provide a canal-side community. A mix of uses including commercial, recreational and residential development will provide a mixed community within the site but will also provide opportunity to the wider community, through access to, new and improved facilities. This will have a positive social impact on the surrounding communities of Camelon and Tamfourhill.
## EIA Learning Outcomes

### Lessons learnt

Close collaboration between the Masterplan and EIA teams allowed for mitigation through design to inform the final site layout. This allowed potential environmental impacts to be removed or reduced and allowed a focus on the overall sustainability of the final Masterplan.

Early and effective engagement with statutory consultees, including Historic Scotland and Scottish Natural Heritage. Key issues were identified early on and dialogue undertaken to establish scope requirements and appropriate mitigation and management approaches. This allowed technical scopes of work to be specific and targeted and mitigation applied through design. There were no subsequent challenges to the application.

PPiP was being sought, this required early and frequent communication with the Planning Authority and statutory consultees to Scope the EIA to the appropriate level. Scoping was targeted and focussed on likely significant environmental effects and appropriate assessment of these effects.

### Lessons learnt cont.

A key aspect related to the baseline for the site and the surrounding area. A significant amount of technical work had previously been. It was therefore key to liaise with the appropriate stakeholders to collate this information and manage it accordingly.

Falkirk is a rapidly growing town and there were a number of other strategic planning applications that were being progressed at the same time. Understanding these and agreeing those developments to be included in the cumulative assessment with the Planning Authority and Statutory Consultees, particularly in relation to traffic, was key to a successful outcome.

The planning application was lodged in July 2010 and the project was given approval subject to a Section 75 agreement in April 2011.

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