

Development Management Sub Committee

Wednesday 17 February 2021

Application for Planning Permission 20/03655/FUL at King George V Public Park, Logan Street, Edinburgh. Formation of path and associated landscaping.

Item number

Report number

Wards

B05 - Inverleith

Summary

The proposed link through the park enables development to come forward in a co-ordinated manner in line with Policy Des 2 (Co-ordinated Development) and it will promote movement in and around the area and link with the wider pedestrian and cycle routes in line with Policy Des 7 (Layout Design). Alternative tree planting is proposed for the trees to be removed and the proposals will not result in an overall loss of open space in accordance with Policies (Trees) and Env 18 (Open Space Protection).

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves character and appearance of the conservation area and complies with LDP Policy Env 6 (Conversation Areas - Development). The proposal will not be detrimental to the interests of the designed landscape and complies with Policy Env 7 (Historic Gardens and Designed Landscapes).

Otherwise the proposals generally comply with the policies of the Local Development Plan and associated guidance. No material considerations that outweigh this conclusion.

Links

[Policies and guidance for this application](#)

LDPP, LDES01, LDES02, LDES03, LDES04, LDES07, LDES08, LEN07, LEN12, LEN16, LEN18, LTRA09,

Report

Application for Planning Permission 20/03655/FUL at King George V Public Park, Logan Street, Edinburgh. Formation of path and associated landscaping.

Recommendations

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

Background

2.1 Site description

The redline boundary of the application relates to a small corner section of King George V Park covering approximately 0.06 ha. There are number of trees along within the site and an existing part of the circular path that links through the wider park.

The southern boundary consists of the wall of the existing garage, the southwestern boundary consists of a wall and the edge of a small building and the western boundary is formed by the edge of the existing warehouse building.

This application site is located within the New Town Conservation Area.

2.2 Site History

Relevant recent history on adjacent sites:

1 March 2015 - application for conservation areas consent granted for the demolition of 7 Eyre Terrace and existing warehouse known as the Scotsman Building (application number 14/01126/CON).

3 August 2018 - application for planning permission in principle for demolition and residential-led mixed-use redevelopment comprising residential; retail (Class 1); financial, professional and other services (Class 2); food & drink (Class 3); business (Class 4); hotel/Class 7; care home (Class 8); car parking, access and other associated works; detailed approval of the siting and maximum height of building blocks; landscaping strategy; location of principal pedestrian/cycle routes and points of pedestrian and vehicular access/egress withdrawn (application number 16/05454/PPP).

3 August 2018 - application for conservation area consent for complete demolition in a conservation area withdrawn (application number 16/05455/CON).

2 April 2020 - Conservation area consent granted for complete demolition of derelict cottage in a conservation area (application number 20/00705/CON).

2 September 2020 - associated application for conservation area consent submitted for the demolition of the existing buildings within the site (application number 20/03661/CON). Not yet determined.

7 September 2020 - associated planning application submitted for the demolition of existing buildings and erection of mixed-use development comprising residential, hotel, office and other commercial uses, with associated landscaping / public realm, car parking and access arrangements. (application number 20/03034/FUL). Not yet determined.

7 January 2021 planning permission in principle granted for a mixed use development including retail (class 1), financial, professional and other services (class 2), food and drink (class 3), business (class 4), hotels (class 7), residential (class 8, 9 and sui generis), car parking and other works on land to the northwest of the site. The approval was for the siting and maximum height of principal building block, points of vehicular/ pedestrian access and egress at 7, 11, 13 Eyre Terrace (application number 14/01177/PPP).

Main report

3.1 Description of the Proposal

The proposal is for the formation of paths with associated landscaping and tree works. The proposal includes the loss of five trees.

An application has also been submitted for the redevelopment of the former RBS site. This application would provide a link from that site (and Dundas Street in the west) through to the park and beyond.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states - special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) Impact on the character and appearance of the conservation area;
- b) Impact on the New Town Gardens Designed Landscape Inventory Site;
- c) The principle of development is acceptable;
- d) the design, scale and layout are appropriate to the site;
- e) Equalities and
- f) Public representations have been addressed.

a) Conservation Area

Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states:

"In exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The relevant policies within Local Development Plan (LDP) can also aid in the assessment of the proposals. LDP Policy Env 6 supports development within a conservation area or affecting its setting which preserves or enhances the special character and appearance of the conservation area and is consistent with the relevant character appraisal, preserves trees, hedges, boundary walls, railings, paving and other features which contribute positively to the character and demonstrates high standards of design and utilises materials appropriate to the historic environment.

The essential characteristics of the New Town Conservation Area Character Appraisal (CACA) include:

- the formal plan layouts, spacious stone built terraces, broad streets and an overall classical elegance.
- the planned formal gardens throughout the Conservation Area introduce punctuation, emphasise views and provide amenity space within the discipline of the grid layouts.
- the overwhelming retention of buildings in their original design form, allied to the standard format of residential buildings, contributes significantly to the character of the area
- grand formal streets lined by fine terraced building expressing neo-classical order, regularity, symmetry, rigid geometry, and a hierarchical arrangement of buildings and spaces.
- the relationship of stone buildings, pavements and setted streets provide a disciplined unity and cohesion.
- the generally uniform height of the New Town ensures that the skyline is distinct and punctuated only by church spires, steeples and monuments.
- there is a standard palette of traditional building materials including blonde sandstone, timber windows and pitched slated roofs.
- boundaries are important in maintaining the character and quality of the spaces in the New Town. They provide enclosure, define many pedestrian links and restrict views out of the spaces. Stone is the predominant material.

- no key views, which would include the site, are mentioned in the CACA.
- new development should be of good contemporary design that is sympathetic to the spatial pattern, scale and massing, proportions, building line and design of traditional buildings in the area
- any development within or adjacent to the Conservation Area should restrict itself in scale and mass to the traditionally four/five storey form.

The boundary of the open space in this part of the park is formed mainly by a number of walls from the garage and warehouse buildings on the adjacent site that are proposed for demolition in the parallel application, there are limited features within this part of the park.

The proposed loss of the five trees around the perimeter is relatively minor at this part of the site and the creation of an entrance will have minimal impact on the character and appearance of the conservation area in this small corner of the park.

b) Designed Landscape

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) sets out that development will only be permitted where there is no detrimental impact on the character of a site recorded in the Inventory of Gardens and Designed Landscapes, adverse effects on its setting or upon component features which contribute to its value.

The park is included in the national Inventory of Gardens and Designed Landscapes, but is not specifically mentioned in the inventory description. It takes a different form from the other New Town Gardens covered by the inventory and is not a formally planned garden like a number of the other parks and gardens found in the New Town.

Historic Environment Scotland has no concerns with the proposed link, noting that it will improve accessibility and permeability to the public park in this area.

The park does have planting around the perimeter, this will be opened up by the link and the alterations to the boundaries proposed in the parallel application. However, the impact from this application is minor and will not fundamentally alter the interests of the garden.

c) Principle

The small section of the site is out with the boundary of the accompanying larger application, necessitating the requirement for this local planning application.

LDP Policy Des 2 (Co-ordinated Development) sets out that there should be a comprehensive approach to redevelopment noting that piecemeal development is less likely to lead to the creation of well-defined and cohesive networks of streets and spaces.

The paths created through this development will tie in with the wider design concept and linkages promoted in the application for the redevelopment of the adjacent larger site.

At the Proposal of Application Notice stage (for the wider site) when the report of the forthcoming application was presented to the Development Management Sub-committee (25th September 2019) the committee asked for additional issues relating to connectivity and an opportunity for east-west connection to be taken into account.

CEC Parks and Greenspace has been involved with discussions and are content with the proposals.

Policy Env 18 (Open Space Protection) sets out that the criteria for assessing the loss of open space. The application site area (0.06 ha) relates to a very small part of a larger park (1.97 ha). Aside from the creation of paths linking to the existing path network there will be no overall loss of open space with further landscaping provided.

Policy Env 12 (Trees) states that development will not be permitted if likely to have a damaging impact on a tree protected by a Tree Preservation Order or on any other tree or woodland worthy of retention unless necessary for good arboricultural reasons. Where such permission is granted, replacement planting of appropriate species and numbers will be required to offset the loss to amenity.

There are five trees proposed for removal to facilitate the link. Parks and Greenspace has advised that of the five trees, one of them has already been removed, a second is scheduled to be pollarded due to major dieback and a third has a defective stem leaving only two good quality trees. The proposals contain five replacement trees within the same area.

The principle of the proposal is acceptable.

d) Design and Layout

Policy Des 7 (Layout Design) sets out, amongst other matters, that planning permission will be granted for development where there is a comprehensive and integrated layout of buildings, streets, footpaths, cycle paths, public and private open spaces, that the layout will encourage walking and cycling, pedestrian and cycle paths are overlooked by surrounding properties, safe and convenient access and movement in and around the development will be promoted, public open spaces and pedestrian and cycle routes are connected with the wider pedestrian and cycle network including any off-road pedestrian and cycle routes where the opportunity exists.

The proposal will provide a continuation of the path from the development proposed on the adjacent site. The access point will be 3.5 metres in width before splitting around a central landscaped area to match the width of the existing path at approximately two metres wide.

The link will provide permeability around the area and help connect in with the wider path network and open space as advocated by Policy Des 7. Part of the proposals also included stepped access to the proposed residential street providing an alternative access to the park for the residential proposed residential development that sits at a lower level.

The Roads Authority has raised no objection to the proposed planning application.

Objections have been made in relation to the alteration to the character of the open space in this part of the park. There will be alterations to this part of the park, but the proposed route is welcomed and provides permeability across a site which is currently very enclosed in line with the above policy

Policy Des 8 (Public Realm and Landscape Design) sets out that planning permission will be granted for development where all external spaces, and features, including streets, footpaths, civic spaces, green spaces boundary treatments and public art have been designed as an integral part of the scheme as a whole alongside details such as design and materials elements of paving and landscape and planting.

The design is relatively simple, with a linking path that splits around a landscaped area with new planting. This will neatly tie in with the existing path in this part of the park.

The proposal puts forward five new trees of mixed varieties within the triangular island and also flanking the new path on the near to the boundary of the site. Areas of mixed planting are also provided. The design will tie in with the proposed development on the adjacent site which proposes a new public landscaped connection which is also importantly free from vehicles.

The Preliminary Ecological Appraisal and a Bat Survey Report for the adjacent site notes that overall the site has a low ecological value, with areas of more interest being the woodland strips around the site periphery.

The bat survey notes that despite the proximity to the adjacent urban greenspace of the park and the treelines along site boundaries that bat activity is very low.

The proposed development would not result in significant harm to ecology or biodiversity. No evidence been presented to the Planning Authority that the proposal would harm European protected species.

The design and layout of the proposed path is acceptable.

e) Equalities

The proposals raise no overriding issues in relation to equalities. The proposals will aid in increasing access to the park. The main route will be accessible and where stairs are provided due to changes in levels there will be alternative routes through the wider re-development of the area.

f) Public Comments

Many of the views submitted to this application are expressed as objections to the development proposals submitted under planning reference 20/03034/FUL.

Material Objections

- Loss of trees - assessed in section 3.3c) and d)
- Loss of greenspace - assessed in section 3.3 c)
- Park is already used as busy through-routes. Already four entrances, no requirement for a further entrance - assessed in section 3.3c)

- This part of the park is quite, secluded and safe. The proposed entrance will disrupt and diminish this local amenity by turning it into a through route for bikes and pedestrians - assessed in section 3.3d)
- Small park used by a wide-variety of users. Proposals will alter the dynamics and the local amenity - - assessed in section 3.3d)
- Erodes well used area - assessed in section 3.3c and d)
- Size and design of entrance will degrade the secluded area - assessed in section 3.3c) and d).
- Small park already well used, increased access will put additional pressure on it - assessed in section 3.3c)
- Increased traffic and potential conflicts between users - assessed in section 3.3c)
- Should retain boundary definition between park and adjacent proposed development. - assessed in section 3.3b)
- Hard boundary should be is erected around the edge of the park. - assessed in section 3.3d)
- Currently the enclosed nature of the park allows for its safe and secure use by children and dogs off their lead - assessed in section 3.3d)
- Additional entrances will diminish security - - assessed in section 3.3d)
- Blurring of public and private space - assessed in section 3.3d)
- Alternative path should be provided to the central roundel rather than as currently propose - assessed in section 3.3c)

Support

- Support the proposed development

Non-material comments

- Land ownership
- Wider park management issues.
- Construction stage matters

Community Council Comments

Comments from the New Town and Broughton Community Council are summarised below:

- Overall neutral stance taken on the application.
- Broadly support the concept of increased connectivity/permeability.
- Proposed entrance does not ensure a gradual reveal of the park and is a multi-access use path. Less grand entrance should be provided.
- The number of trees to be removed should be lowered
- Potential conflict between cyclists and pedestrians.
- Potential alternative route for cyclists along the southern edge of the wider development.

Conclusion

The proposed link through the park enables development to come forward in a co-ordinated manner in line with Policy Des 2 (Co-ordinated Development) and it will promote movement in and around the area and link with the wider pedestrian and cycle routes in line with Policy Des 7 (Layout Design). Alternative tree planting is proposed for the trees to be removed and the proposals will not result in an overall loss of open space in accordance with Policies (Trees) and Env 18 (Open Space Protection).

The development complies with the Planning (Listed Building and Conservation Areas) Scotland Act 1997 as it preserves character and appearance of the conservation area and complies with LDP Policy Env 6 (Conservation Areas - Development). The proposal will not be detrimental to the interests of the designed landscape and complies with Policy Env 7 (Historic Gardens and Designed Landscapes).

Otherwise the proposals generally comply with the policies of the Local Development Plan and associated guidance. No material considerations that outweigh this conclusion.

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

3.4 Conditions/reasons/informatives

Conditions:-

1. A fully detailed landscape plan, including details of all hard and soft surface and boundary treatments and all planting, shall be submitted to and approved in writing by the Planning Authority before work is commenced on site.
2. The development shall be carried out in accordance with the landscaping scheme approved under condition 1. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced with others of a size and species similar to those originally required to be planted, or in accordance with such other scheme as may be submitted to and approved in writing by the Planning Authority.
3. Prior to the commencement of development a Tree Protection Plan in accordance with BS5837:2012 "Trees in relation to design, demolition and construction" to demonstrate how trees to be retained on and adjacent to the site will be protected must be submitted to and approved by the Planning Authority.
4. Prior to the commencement of development, the tree protection measures as approved in condition 3 must be implemented in full.
5. The tree protection measures approved in condition 3 must be maintained during the entire development process and not altered or removed unless with the written consent of the Planning Authority.

Reasons: -

1. In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.
2. In order to ensure that the approved landscaping works are properly established on site.
3. In order to safeguard trees
4. In order to safeguard trees
5. In order to safeguard trees

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

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 The equalities impact has been assessed as follows:

The application has been considered and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

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 application was advertised on 18 September 2020 and attracted 38 letters of representation. This is made up of 35 objections, two general representations and one in support. The Friends of King George V and Scotland Yard Parks, the Drummond Civic Association (DCA) and Fettes Row and Royal Crescent Association all made comments on the application.

A full assessment of the representations can be found in the main report in the Assessment Section.

Background reading/external references

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

Statutory Development

Plan Provision

The site is within the urban area and designated as open space as shown on the Local Development Plan Proposals Map. The site is located within the New Town Gardens Inventory Garden and Design Landscape. It is also covered by the New Town Conservation Area.

Date registered

14 September 2020

Drawing numbers/Scheme

01-06,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

Contact: Kenneth Bowes, Senior Planning officer

E-mail: kenneth.bowes@edinburgh.gov.uk

Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 2 (Co-ordinated Development) establishes a presumption against proposals which might compromise the effect development of adjacent land or the wider area.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 7 (Layout design) sets criteria for assessing layout design.

LDP Policy Des 8 (Public Realm and Landscape Design) sets criteria for assessing public realm and landscape design.

LDP Policy Env 7 (Historic Gardens and Designed Landscapes) protects sites included in the national Inventory of Gardens and Designed Landscapes and other historic landscape features.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

LDP Policy Env 16 (Species Protection) sets out species protection requirements for new development.

LDP Policy Env 18 (Open Space Protection) sets criteria for assessing the loss of open space.

LDP Policy Tra 9 (Cycle and Footpath Network) prevents development which would prevent implementation of, prejudice or obstruct the current or potential cycle and footpath network.

Appendix 1

Application for Planning Permission 20/03655/FUL at King George V Public Park, Logan Street, Edinburgh. Formation of path and associated landscaping.

Consultations

Roads Authority Issues dated 6 September 2020

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. All accesses must be open for use by the public in terms of the statutory definition of 'road' and require to be the subject of applications for road construction consent. The extent of adoptable roads, including footways, footpaths, accesses, cycle tracks, verges and service strips to be agreed. The applicant should note that this will include details of lighting, drainage, Sustainable Urban Drainage, materials, structures, layout, car and cycle parking numbers including location, design and specification.

New Town and Broughton Community Council response dated 9 October 2020

Although the New Town & Broughton Community Council (NTBCC) had requested an extension to the main applications (20/03034/FUL & 20/03661/CON), the above application, being essentially an adjunct to the main applications (& submitted slightly later), was not included in the request. Hence, the New Town & Broughton Community Council are submitted their response prior to the date given on the Edinburgh Planning portal.

We are aware that the Friends of King George V Park have had lengthy discussions with a representative from Ediston and the wider development team and that some changes have been implemented based on those discussions over the past 12 months or so. NTBCC both recognise and appreciate the significant level of consultation from the development team with many local interest groups. However, whilst some changes have been implemented vs. the indicative designs as outlined in the various previous public consultations, there remains some frustration amongst residents that many of their suggestions as to possible improvements have not been given adequate consideration.

In respect to this particular application, we have the following comments :

(1) Increased Connectivity / Permeability

Broadly, NTBCC supports the concept of providing increased connectivity from the surrounding area into the King George V Park (KGVP). Currently, the three accesses / exits are essentially all routes for the National Cycle Network route (NCN75) - from Logan Street, the Rodney Street tunnel & from the northern end of Scotland Street. As such - they are shared spaces (between pedestrians & cyclists). It should also be noted that these routes also pass directly past entrances to various play areas within KGVP directly

off the NCN75 route. Hence, the addition of more access routes into the park, primarily for pedestrians, is welcomed. The impact on the character and current amenity provided by the park of these additional access routes however needs to be considered fully.

As far as we can ascertain from the documents lodged, the intent is to develop a new landscaped connection linking Dundas Street to the south-west corner of KGVP - transitioning from an 'urban' environment ('plaza') to a 'green' environment ('parkland') - as outlined in the Design & Access Statement (Part 3, section 6.7) accompanying 20/03034/FUL, providing a new east-west link for public access. It is further stated that this 'Masterplan' facilitates a physical & visual connection between Dundas Street and KGVP.

However, whilst this intent is supported, implementing the 'Masterplan' as proposed in this application raises a number of concerns.

The proposed entrance from the new connection from Dundas Street as currently defined does not ensure a gradual reveal of the park - it is a wide multi-use access with, as far as we understand, essentially a segregated cycleway & separate pedestrian route. Pedestrians (at least those without mobility issues) would use the steps as the access route from the new development to KGVP whilst other users would use the ramped access. We note that there is a significant level change over a short stretch of this access way (necessitating the stepped access for pedestrians) - due to a ~1.2 metres decrease in level from the pathway leading to the park & the park itself.

(2) Proposed Removal of Trees

Furthermore, this proposed 'dual' accessway then requires the felling of five trees, of (of which two are admittedly ailing and classified as 'U' in the accompanying Arboricultural report accompanying this application. However, NTBCC's position is that it would prefer a 'less grand' entrance into the park - with fewer healthy trees removed. Broadly, as expressed by local residents, NTBCC support the aspiration that trees should be increasing in number, not decreasing and the removal of trees from public spaces in Edinburgh has been an aesthetic and health issue to residents of the city in recent years.

A further consideration raised by the Friends of the Park is the impact of cyclists in this area of the park. The south-western area of the park is currently reasonably secluded and it used by residents seeking tranquillity. We fully understand the current Council's aspirations regarding encouragement for cycling (which NTBCC broadly support) but it is not clear to us that this additional cycle route adds to that. Our preference would be to limit cycle access to this section of the park but further explore alternative routes for a cycle way from Dundas Street to connect with the NCN75 route. It has been suggested that an alternate route may be to extend the cycle route from Dundas Street along the southern edge of the proposed development (within the applicant's site boundary) to connect to the existing NCN75 route further to the east. This would then remove the potential cyclist / pedestrian / park user interactions in the south-west section of the park.

This would also then permit a less grand entrance vs. that proposed in the south-western corner of the park.

It should be noted that we are aware that there have been discussions between the developers and CEC Parks & Greenspaces and, as far as we are aware, CEC Parks, Greenspaces and Cemeteries would seem to be broadly in agreement with this proposal as lodged as well as the suggested replacement planting.

However, we are of the opinion that removal of any trees with a reasonable remaining life should not be encouraged, irrespective of the proposed replanting scheme.

(3) Proposal for Access by Cycle via this route

Based on the views expressed to NTBCC on this scheme, the majority of residents have concerns regarding the impact of cyclists using the new access in the south-west corner of the park and the resulting impact on park users. We have also had some comments from cyclists, suggesting that alternate schemes should be explored to allow cyclists access from Dundas Street but which would reduce the possible interactions between cyclists & (pedestrian) park users. Although it is not entirely clear to NTBCC that this additional access route from Dundas Street would become a chosen route to the NCN75, we acknowledge that cyclists may want to access the variety of retail and / or food & drink establishments planned for the 'plaza' between Dundas Street and KGVP. Therefore we would suggest that either alternative routes are explored from the plaza to the existing NCN75 (currently via the park) or as a fall-back, options are considered which would encourage lower speeds on his route, especially the direct access to KGVP in the south-western corner e.g. by using an off-set barrier arrangement or perhaps surface treatments.

As an aside, we note that a Tree Report covering the trees within KGVP accompanies this application. We are unsure as to the relevance of this report to the application being considered.

However, we would support further involvement from the Friends of the Park and perhaps the wider community in any future discussions about this as it will require careful and sensitive management.

In summary, we are supportive of the increased permeability from the proposed additional access to the park but have concerns as to the current proposal as outlined above. Removal of healthy trees, albeit assessed with a limited remaining life, should not be accepted to aid development at this location. We believe that there are alternatives which should be explored in more depth during the determination of this proposal.

The New Town & Broughton Community Council therefore take a neutral stance on this application.

We trust that these comments are useful in the determination of this application.

Historic Environment Scotland response - dated 5 February 2021

Our Advice

We note the proposal to access the south-west corner of George V Public Park, in connection with the major New Town North development. We have no concerns with this additional link, which will improve accessibility and permeability to the public park in this area.

Further details on any proposed connection(s) between the park and the New Town North development, specifically the junction between the proposed crescent blocks opposite Royal Crescent, would also be useful

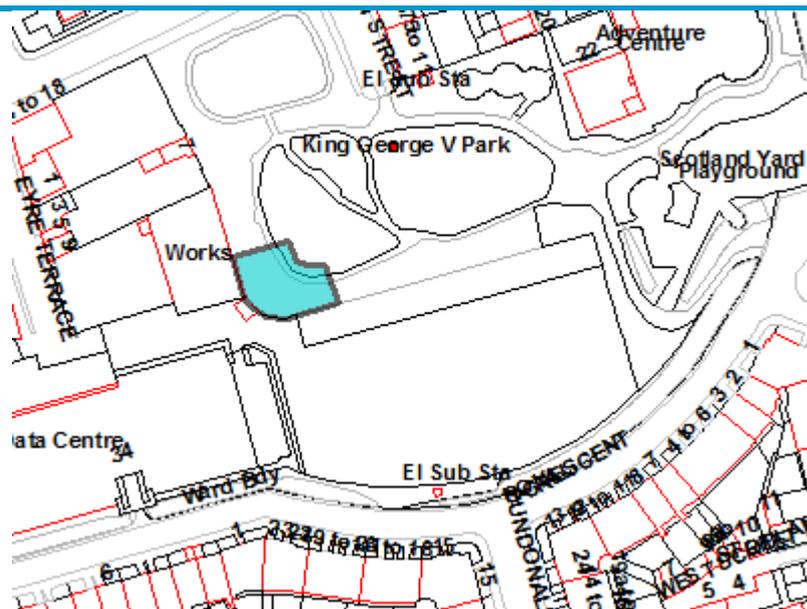
Planning authorities are expected to treat our comments as a material consideration, and this advice should be taken into account in your decision making. Our view is that the proposals do not raise historic environment issues of national significance and therefore we do not object. However, our decision not to object should not be taken as our support for the proposals. This application should be determined in accordance with national and local policy on development affecting the historic environment, together with related policy guidance.

Further Information

This response applies to the application currently proposed. An amended scheme may require another consultation with us.

Guidance about national policy can be found in our 'Managing Change in the Historic Environment' series available online at www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/. Technical advice is available through our Technical Conservation website at www.engineshed.org.

Location Plan



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