

COMMUNITY UPDATE

FEBRUARY 2021

Clarification on Trees and Building Heights

We are aware that some of the information currently presented on a Fettes Row and Royal Crescent Association-backed website is inaccurate and misleading and we would like to provide some clarification.

It is not correct to state that our three planning applications are a threat to many trees being removed, as part of the development. The largest single number of trees being removed is in Eyre Place which is covered by a previous Planning Consent already agreed by the Council.

Some other trees are being removed due to the development, but the information on the website has been presented in a misleading way. In Dundas Street, trees are being removed for two important reasons. Firstly, they will not survive the demolition of the existing buildings, and secondly to restore Dundas Street's original building line.

In King George V Park there will be a small number of trees removed to create a new entrance to link the new route from Dundas Street to the park. The Council has confirmed these trees have a limited lifespan and would need to be removed in due course. Our team has also sought to protect the trees at Fettes Row and Royal Crescent as much as possible to protect the outlook in this location, and the continuous screen of tree cover will be retained.

We have also made a commitment to a 25-year Tree Management Plan throughout our site, as well as helping the Council deliver improved tree management within King George V Park. The number of trees to be removed in the park is entirely a Council matter. However, along with other investment in the park, we hope to carry out works that will improve both tree cover and the park itself. It should be noted that any additional tree planting and park improvements are not being done to facilitate our development.

In total, 68 new trees are being planted – plus however many are needed for King George V Park. We have stated before that a number of the trees need to be removed on health and safety grounds, and some are internal within the site and have no impact on the local community. We expect the development to either have a neutral impact on tree removal – or potentially a positive one.

The other matter we would like to address is that great efforts have been made to minimise the impact of the development for residents in Fettes Row and Royal Crescent. This includes keeping the buildings at the same height or lower than the adjacent buildings. With regards to the impact on the park, we have conducted detailed and independent overshadowing studies that show the buildings closest to the park are not only fully compliant with Council guidelines but actually improve some aspects of overshadowing.

We appreciate that with any development there is change and we are acutely aware of the difficulties encountered with previous proposals and we respect residents' right to comment on the proposals. All we are seeking is a fair hearing and a decision taken on the basis of Council and Scottish Government planning policies. We have consulted the local community more than it has been consulted on for any other development in the area. All we ask is that local residents consider the facts regarding the proposals, not the misleading inaccuracies set out in the Fettes Row and Royal Crescent Association-backed website.