Wildlife Protection Plan prepared in relation to a Discharge of Conditions Application for the demolition of the Simonside Arms and planning permission for the proposed erection of 13 no. residential dwellings and associated access and landscaping on land at 97 Newcastle Road, South Shields, NE34 9AA.

Application Ref: ST/0218/23/FUL

Appeal Ref: APP/A4520/W/24/3340346

On behalf of Florence Property Developments Ltd

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ORIGIN PLANNING SERVICES
Unit 408, Hub 2
Hartlepool Innovation Centre,
Queen Meadow Business Park,
TS25 5TG
info@originplanning.co.uk

RTPI Chartered Town Planners

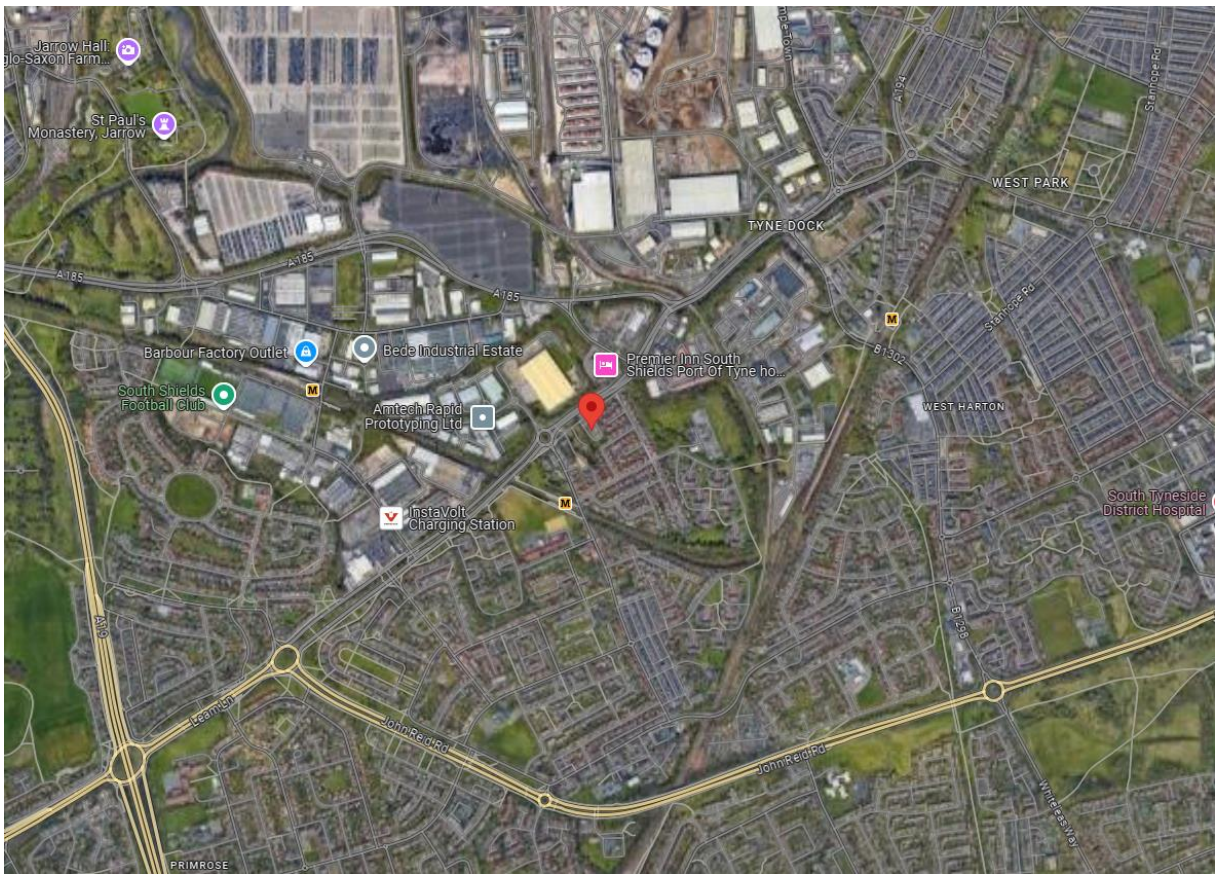
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1.0 Introduction

1.1 Origin Planning Services (the 'Agent') has been appointed by Florence Property Developments Ltd (the 'Applicant') to provide a Wildlife Protection Plan for their Discharge of Conditions Application for the demolition of the Simonside Arms and planning permission for the proposed erection of 13 no. residential dwellings and associated access and landscaping on land at 97 Newcastle Road, South Shields, NE34 9AA.

1.2 The location of the site in relation to the wider area is shown in Figure 1, below.



2.0 Site Location and Description

2.1 The approved development site comprises a roughly rectangular piece of land located at 97 Newcastle Road, South Shields, NE34 9AA. The proposed development site comprises of approximately 3500 square metres, currently holding a vacant public house.

2.2 The development site is located in an area largely characterised by residential development, with the development site being surrounded by housing on 3 sides and by Newcastle Road towards the North-West side.

2.3 The site is located, approximately, 2.5 miles to the South-West of South Shields town centre, with access to sustainable modes of transport – such as buses and the metro system. The Newcastle Road-Simonside Arms and the Newcastle Road-Colman Avenue bus stops are located closely to the site, along with the Simonside metro station- which is located to the south-west of the site. These provide transport links to the surrounding towns and cities, including other areas of South Shields, Newcastle and Sunderland.

3.0 Aims and Objectives

3.1 This Wildlife Protection Plan (WPP) outlines strategies and actions to ensure the protection and conservation of wildlife during development. The primary objective is to minimise the impact of the construction works on local ecosystems, preserve biodiversity, and ensure compliance with relevant wildlife legislation and best practices.

3.2 The following section outlines the reasonable measures that will be implemented during both the construction phase and the operation of the development.

4.0 Risk of Encountering Wildlife

4.1 The small amount of grassland on site has limited potential to support both foraging and commuting bats, although the line of trees may provide a commuting route into the wider area.

4.2 The scattered scrub and trees have the potential to support nesting bird species, whilst foraging opportunities are present although minimal. No evidence of nesting birds has been recorded within the building, although there are some features which may be suitable for nesting.

4.3 There are no ponds present within the site. A single pond was apparent from a review of aerial imagery and Ordnance Survey maps within 500m (see appendices) which is located ~10m south west of the site within an adjacent residential garden.

4.4 There is potential for the national priority species hedgehog and common toad, to be present within the site on occasion.

4.5 As shown above, as there is some potential for wildlife to be present on site during construction, the below measures will be implemented.

5.0 Mitigation Measures

5.1 To minimize harm to wildlife during the project, the following mitigation measures will be implemented:

5.2 Work Protocols

- Prior to any works commencing on site, all staff working on site will be made aware of the potential presence of amphibians and reptiles on or surrounding the site and their respective status as potential UK and European Protected Species.

- For any storage of materials, the following measures will take place:

    - Wherever practical, materials due to be stored on ground will be stored in skips, pallets or raised off the ground.
    - Where off ground storage is not feasible, materials will be stored on site for a minimum amount of time possible and placed on sheeting.

- All transport/spreading or bunding of topsoil will be done during daylight hours only.

5.3 Habitat Preservation

- Avoid the destruction of key habitats where possible.
- Maintain wildlife corridors to allow movement between habitats.
- If habitat removal is unavoidable, replace or restore affected areas after project completion.

5.4 Protected Species Measures

- Bats: Where possible no work will occur near roosts during breeding seasons.
- Nesting Birds: Where possible clearance of vegetation will be avoided during nesting season (March to August). If nesting birds are present, works will be delayed until fledging.
- Amphibians and Reptiles: Where possible areas of potential amphibian and reptile habitats will be cleared outside of their active periods. Protective fencing will be installed where possible.

5.5 Timing of Works

- Where possible, works will be scheduled to avoid sensitive periods for wildlife (e.g., breeding seasons, migration periods).

5.6 Construction Best Practices

- Where possible/necessary implement silt traps and barriers to prevent contamination of watercourses.
- Minimise noise and lighting in sensitive areas to reduce disturbance to wildlife.
- Ensure all construction personnel are trained on wildlife protection protocols.
- Any excavations left open overnight will have a means of escape for mammals that may become trapped in the form of a ramp at least 300mm in width and angled no greater than 45°.
- Retained trees will be protected from damage in line with the recommendations in BS5837:2012.

6.0 Monitoring and Reporting

- Regular site inspections will be carried out.
- Monitoring will include checking for any unforeseen wildlife impacts and ensuring that mitigation measures are effectively implemented.

7.0 Contingency Measures

7.1 In case of unexpected wildlife encounters or issues (e.g., discovery of unrecorded protected species), the project will pause until advice is sought from a qualified ecologist and appropriate action is taken.

8.0 Communication Plan

- A clear communication strategy will be implemented to ensure that all stakeholders, including contractors, local authorities, and environmental agencies, are informed about wildlife protection measures and any changes to the plan.
- Any incidents or breaches of the wildlife protection plan will be reported to the appropriate authorities immediately.

9.0 Post-Construction Measures

9.1 Building of structures at ground level will aim to minimise the number of gaps where wildlife could enter, and these structures will be completed as soon as feasible.

9.2 All materials when transported on site are to be lifted rather than dragged along the ground.

The following Design Principles will be adhered to where possible, to Reduce Post Construction Impacts:

- Avoid any vertical kerbs, walls and fences that form a hard barrier flush with ground level.
- Main ground surfaces will be hard standing, tree planting and amenity grassland, which allows easy dispersal.
- An image of a variety of wildlife will be displayed on the display board in the shed, stating that if any of these are seen in and around the site, they shall phone an ecological consultant (of which a telephone number will be provided).

10.0 Timeline of Construction

10.1 The below table shows a suggested timeline of construction.

Date	Works
October 28th – 4th November	Site Set-up
November - January	Groundworks and Site Preparation
January - April	Superstructure
April – June	Internal Works
June - July	External Works
July - August	Final Phase

11.0 Summary and Conclusion

11.1 This Wildlife Protection Plan aims to balance the needs of the development on land at 97 Newcastle Road, South Shields, NE34 9AA, with the responsibility to protect local wildlife and habitats. By following the outlined measures, the project can proceed in an environmentally responsible manner while minimising harm to wildlife.