

## NORTH TYNESIDE COUNCIL

<b>APPLICATION No.</b>	24/00967/FUL
<b>LOCATION</b>	Land Adjacent To Tynemouth Electricity Substation Within Northern Electric Depot New York Road North Shields Tyne And Wear
<b>PROPOSAL</b>	Siting of a battery storage facility, ancillary equipment, fencing and new vehicle access point and associated landscaping
<b>RECOMMENDATION</b>	Request additional information.
<b>DATE</b>	2 <sup>nd</sup> October 2024

### Reasons for Recommendation

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site is not within conservation area and there are no trees subject to a Tree Preservation Order covering the site. However, the access route to the site does cross over a designated wildlife corridor subject to Local Plan Policy DM5.7 and is in close proximity to Silverlink Biodiversity Park Local Wildlife Site (LWS). The development within the wildlife corridor and removal of vegetation and trees to provide the access road from Silver Fox Way would be contrary to the approach outlined in Policy DM5.7, S5.4 and DM5.5 of the Local Plan (2017) to conserve and enhance wildlife corridors and minimise fragmentation of wildlife links.

The supporting Arboricultural Impact Assessment (JSL4810\_770) classifies the group of trees (G1) to be removed to allow access to the site as C2, in accordance with BS5837. Whilst this understandable given the semi-mature age of the trees they should be classified as B2. This is based on them being part of a landscaping belt that is maturing and should have a lifespan well beyond 20 years, are of moderate quality, and are expected to make a lasting contribution to the area as a collective rather than as individuals. The trees provide an important landscape feature, that will only improve with age and in accordance with Policy DM5.9 the Council seeks to protect and enhance the overall condition of trees and woodland within the borough. The loss of the trees as currently proposed in the application would have a harmful impact on the wildlife corridor, biodiversity and contrary to the Council approach to trees and woodland management.

It is appreciated that efforts have been made to originally obtain access to the site from Merlin Way and it is recommended that access is secured from the existing route to the north of the site to minimise its impact on the surroundings.