Causeway Coast & Glens Borough Council

Title of Report:	**TPO Confirmation – Lands between 6-28d Plantation Road and 9-11 Glenhead Road, Ballykelly (LA01/2026/0026/TPO)**
Committee Report Submitted To:	**PLANNING COMMITTEE**
Date of Meeting:	**25th November 2026**
For Decision or For Information	**For Decision**

Linkage to Council Plan (2026-2031)	
Strategic Priority No.1	Engaging and Communicating With Our Customers
Outcome	Ensure citizens have genuine opportunities to influence Council policies, strategies, and service delivery decisions
Strategic Priority No.4	Sustainability and Managing Our Natural and Built Environment
Outcome	A Borough that contributes effectively to Northern Ireland's climate change targets with reducing carbon emissions and increasing resilience to climate impacts
Lead Officer	Principal Planning Officer

Budgetary Considerations:	
Cost of Proposal	TPO Survey £450 (excl.VAT)
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	34000 5301
Staffing Costs	Within budget/working hours

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. **Not applicable in this case.**		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

1.0 Purpose of Report

1.1 To present the TPO confirmation, with modification, for Lands between 6-28d Plantation Road and 9-11 Glenhead Road, Ballykelly.

2.0 Background

2.1 Under Sections 122 and 123 of the Planning Act (NI) 2011 and the provisions of the Planning (Trees) Regulations (Northern Ireland) 2015 the Council may make Tree Preservation Orders (TPOs) to afford statutory protection to selected trees or woodlands if their removal is likely to have a significant impact on the local environment and its enjoyment by the public.

2.2 Trees can have a high amenity value and can make an important contribution to the environment, creating a varied, interesting and attractive landscape. They can help define the character of an area and create a sense of place acting as landmark features in urban and rural areas. They also have nature conservation, historic and recreational value. Trees in the Northern Ireland landscape are limited, therefore, where they do exist their contribution is valued.

2.3 The Council may make a TPO for the purpose of protecting trees if they are considered to be of special value in terms of amenity, history or rarity, which may or may not be under threat. Therefore, to be considered for a TPO, trees must be of high amenity value and in reasonable condition. The following criteria are used when assessing the merits of a potential TPO:

- Potential Threat: Priority will be given to the protection of those trees deemed to be at immediate risk from active felling or damage from development on site. All other requests will be assessed and prioritised accordingly.
- Visibility: The extent to which the trees or woodlands can be seen by the general public will inform the assessment of whether the impact on the local environment is significant.
- Individual Impact: The mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The tree's particular importance will be assessed by reference to its size and form. Its future potential as an amenity should also be assessed, taking into account any special factors such as its screening value or contribution to the character or appearance of an area. In relation to a group of trees or woodland, an assessment will be made of the collective impact.
- Wider Impact: The significance of the trees in their local surroundings will also be assessed, taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.
- Historical Importance: Certain trees, because of their age, association with the setting of listed buildings, or the contribution they make to the special character of a conservation area, may require consideration for TPO protection.

- Rarity: There may be occasions where a tree(s) may be considered for TPO protection solely on the grounds of its rarity. The priority of the consideration will reflect the rarity of the species.

2.4 All types of tree can be protected. The Order can cover anything from a single tree to woodlands. Normally, unless a Woodland TPO is proposed, only trees over 3.5m in height are considered for a TPO. Hedges, bushes and shrubs will not be protected.

2.5 In terms of the process and timescales, a Provisional TPO is normally served first, with the final confirmation within six months, or it can be allowed to lapse if it is considered, as a result of detailed assessment, that the trees are not considered worthy of protection.

3.0 Site Context

3.1 The site is located within the Ballykelly Settlement Development Limits, within Designation BKL 03 – Ballykelly Glen LLPA and within an Area of Archaeological Potential as identified in the Northern Area Plan 2016. The site also forms part of a Major Area of Existing Open Space. Adjacent to and north-east of this TPO site is a Confirmed TPO site TPO 104: LA01/2025/0009/TPO - Lands adjacent to 56 Main Street, Ballykelly.

3.2 The features or combination of features that contribute to the environmental quality, integrity or character of this area, in regard to Designation BKL 03, are listed as:

- Located east of Plantation Road this LLPA follows the route of the Ballykelly River.
- That part of the LLPA within the town development limit comprises a backland area of dense vegetation on either side of a stream.
- The remaining area includes agricultural land on either side of the river and Ballykelly Glen SLNCI.

The river corridor LLPA will be protected from all development, which would detract from its character.

3.3 Planning permission (LA01/2025/0236/O) has been granted for a proposed dwelling on lands between 28 & 28d Plantation Road, Ballykelly and is adjacent to the TPO site. No trees within the site of LA01/2025/0236/O form part of this TPO site.

3.4 The site under consideration for a TPO comprises 12 individual trees, including: 5 Ash, 3 Sycamore, 2 Poplar, 1 Oak, and 1 Cherry and 3 tree groups including 100 trees of mixed species, 44 trees of mixed species and 4 Leyland Cypress. The trees create a backdrop, to the rear of 6 – 28d Plantation Road, of dense vegetation which contributes to the character and amenity value of Plantation Road. Additionally, the trees contribute to the character of Glenhead Road, providing amenity value on approach into Ballykelly's Settlement Development Limits.

Reason for Consideration of a TPO

3.5 Aforementioned, the TPO site will not impede on the approval for a dwelling under LA01/2025/0236/O. The site for LA01/2025/0236/O along with a portion of the TPO site was put up for sale prior to the provisional TPO Notice being served. This was brought to the Planning Department's attention following a query on the constraints of Ballykelly Glen LLPA in regard its development opportunities.

3.6 Considering the threat by way of potential development and the tree's contribution to the Designation BKL 03 – Ballykelly Glen LLPA, it is considered that a TPO would be appropriate for the trees within the site. Additionally, the existing TPO (TPO104) to the northeast of the TPO site has been considered. Together, both TPO site's trees contribute to the character and amenity value of the Ballykelly Settlement Development Limits.

3.7 A Provisional TPO was served on site on 7th July 2026 (see Appendix 1). This notice took effect immediately and provides protection for all trees on the site for a period of six months (until 5th January 2027). In line with legislation, on 7th July 2026, a copy of the Provisional TPO documentation was posted to inform interested parties and adjoining neighbours and copies of the Order were also attached to protected trees in obvious locations within the site.

3.8 The consultation process allowed comments/representations to be submitted within 28 days from the date of Notice of the Provisional TPO (up to 5th January 2027). No objections were received in this timeframe, however, the Planning Department received notification on behalf of Moran's Catering advising that two trees to the north of the Provisional TPO were dangerous due to their condition and proximity to a telecommunications mast and gas storage container. These two trees are located to the northeast of Tree Ref. T008.

Detailed Assessment of Trees

3.9 The site was surveyed on 16th November 2026 (see Appendix 2). A total of 12no. individual trees and 3no. tree groups have been surveyed. The report includes specific observations and recommendations for all trees.

3.10 On assessment of the report and in terms of recommendations for the confirmation of the TPO, it is important to note that 9no. trees and 2no. tree groups are considered to be in a healthy condition. Tree No's. 01, 03, 05 (all ash) are classified as Category 'U' and are recommended to be felled due to their poor condition. Additionally, Tree No.15 (tree group of 4 leyland trees) consist of a mature group of trees in a low quality condition and is classified as Category 'C1'. It is recommended that Tree No's. 01, 03, 05 and 15 are not protected due to their health and condition.

3.11 The remaining 9no. trees and 2no. tree groups (Tree No's. 02, 04, 06, 07, 08, 09, 10, 11, 12, 13 and 16) are in a healthy condition and create a high public

amenity value backdrop for residential dwellings along Plantation Road whilst also being along the roadside of Glenhead Road on approach into Ballykelly. These trees are considered to have high public amenity value and worthy of TPO protection.

Summary

3.12 The site contains 12no. individual trees and 3no. tree groups, eleven of which (Tree No's 02, 04, 06, 07, 08, 09, 10, 11, 12, 13 and 16) are considered to be worthy and suitable for TPO protection due to their condition and high public amenity value along Plantation Road and Glenhead Road. Six trees (Tree No's. 01, 03, 05, and 15) are not considered worthy of protection due to their poor condition.

3.13 TPO to be Confirmed, with modification, to include Tree No's 02, 04, 06, 07, 08, 09, 10, 11, 12, 13 and 16 only.

3.14 **Financial Implications**

3.15 No financial implications for the Council.

4.0 Options

4.1 **Option 1:** Resolve to confirm the TPO, with modifications, as detailed above.

Option 2: Resolve not to confirm the TPO.

5.0 Recommendation

5.1 **IT IS RECOMMENDED** that Members agree to either Option 1 or 2 above.

Appendices:

Appendix 1: Provisional TPO Notice and Map.
Appendix 2: Tree Survey Report (Inc Survey Table & Map).

THE PLANNING ACT (NORTHERN IRELAND) 2011
THE PLANNING (TREES) REGULATIONS (NORTHERN IRELAND) 2015

TREE PRESERVATION ORDER

Lands between 6-28d Plantation Road and 9-11 Glenhead Road, Ballykelly

Causeway Coast and Glens Borough Council (in this Order called "the Council") in exercise of the powers conferred upon it by sections 122, 123 and 183(1) of the Planning Act (Northern Ireland) 2011(a) makes the following order:

No person shall, except with the consent of the Council and in accordance with the conditions, if any, imposed on such consent, cut down, uproot, top, lop, wilfully damage or wilfully destroy or cause or permit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of any tree specified in Schedule 1 or comprised in a group of trees or in a woodland specified in that Schedule. the position of which trees, groups of trees or woodlands is defined in the manner indicated in Schedule 1 on the annexed maps which maps shall for the purpose of such definition prevail where any ambiguity arises between them and the specification in Schedule 1.

The Council directs that section 123 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on **7th July 2026.**

The Order is subject to the provisions of Schedule 2 and to the exemptions specified in Schedule 3.

Authorised by the Council to sign in that behalf on 7/7/26

[redacted]

Authorised Officer

On behalf of: Causeway Coast and Glens Borough Council Planning Manager

SCHEDULE 1

All those trees contained within the area outlined in red on the attached Map A.

(a)2011 c.25 (N.I.)

SCHEDULE 2

Application of provisions of the Planning Act (Northern Ireland) 2011

1.-(1) The provisions of sections 40, 58, 59, 60, 68, of the 2011 Act specified in column 1 of Part 1 of Schedule 4 of this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column 2.

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part 2 of that Schedule.

Compensation

2. Subject to the provisions of this Order any person who has suffered loss or damage in consequence of—

(a) any refusal of consent to cut down, uproot, top or lop a tree which is the subject of a tree preservation order; or

(b) the granting of any such consent subject to conditions,

shall if they make a claim to the council within the time and in the manner prescribed by paragraph 5 be entitled subject to such exceptions as may be prescribed to recover from the council compensation in respect of such loss or damage.

3. No claim may be made under this Order if the amount in respect of which the claim would otherwise have been made is less than £500.

4. No compensation shall be payable to a person:

(a) for loss of development value or other diminution in the value of the land;

(b) for loss or damage which, having regard to the statement of reasons as set out in paragraph (5)(1) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when the consent was refused or was granted subject to conditions; or

(c) for loss or damage reasonably foreseeable by that person and attributable to his or her failure to take reasonable steps to avert the loss or damage or to mitigate its extent.

5.-(1) A claim for compensation shall be in writing, stating the reasons for that claim and shall be made by serving it on the council.

(2) The time within which any such claim shall be made shall be a period of six months from the date of the decision of the council, or where an appeal has been made to the planning appeals commission against the decision of the council from the date of the decision of the commission on the appeal.

6. The Lands Tribunal shall determine any question of disputed compensation.

NOTE: Any person who, in contravention of the provisions of this Order cuts down, uproots or wilfully destroys a tree, or wilfully damages, tops or lops a tree in such a manner as to be likely to destroy it is guilty of an offence under section 126 (penalties for contravention of tree preservation orders) of the Planning Act (Northern Ireland) 2011 and liable on summary conviction to a fine not exceeding £100,000; and on conviction on indictment, to a fine. In determining the amount of fine to be imposed on a person convicted of such an offence the court must in particular have regard to any financial benefit which has accrued or appears likely to accrue to that person in consequence of the offence.

Any person who contravenes the provisions of this Order otherwise than as mentioned above, shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 4 on the standard scale.

SCHEDULE 3

This Order shall not apply to require the consent of the council to:

1. The cutting down, uprooting, topping or lopping of a tree exempted from the provisions of this Order by section 122(5) of the Planning Act (Northern Ireland) 2011 namely a tree which is dead or has become dangerous, or the cutting down, uprooting, topping or lopping of which is in compliance with obligations imposed by or under any statutory provision or so far as may be necessary for the prevention or abatement of a nuisance.

2. The cutting down, uprooting, topping or lopping of a tree—

(a) in pursuance of the power conferred on the operator by virtue of section 106 of the Communications Act 2003(a) and paragraph 19 of Schedule 2 to the Telecommunications Act 1984(b);

(b) by a statutory undertaker (defined as such by Section 250 of the Planning Act (Northern Ireland) 2011), where the land on which the tree is situated is operational land (as defined in the Planning (General Permitted Development) Order (Northern Ireland) 2015(c)) of the statutory undertaker and the work is necessary—

(i) in the interests of the safe operation of the undertaking;

(ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or

(iii) to enable the statutory undertaker, to carry out development permitted by or under the Planning (General Permitted Development) Order (Northern Ireland) 2015;

(c) where required for the purpose of carrying out development authorised by planning permission granted (other than an outline planning permission) on an application made under Part 3 of the Planning Act (Northern Ireland) 2011;

(d) which is a fruit tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;

(e) where required to enable the implementation of an order made under Articles 4(1), 5(1), 6, 14(1), 15(1), 18(1) and 68(1) of the Roads (Northern Ireland) Order 1993(d) or

(f) where that work is urgently necessary for national security purposes.

3. The pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit

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(a) 2003 c. 21

(b) 1984 c 12

(c) S R. 2015 no.70

(d) 1993 No. 3160 (N.1 15)

SCHEDULE 4
PART 1

Adaptation of sections 40, 58, 59, 60 and 68 of the Planning Act (Northern Ireland) 2011

Column 1: Provision of the 2011 Act	Column 2: Adaptation or Modification
Section 40	Substitute this section with- "Application for consent to cut down, uproot, top or lop trees 40.(1) An application for consent made to the council shall be in writing containing a statement of reasons for making the application, and specifying, by reference if necessary to a map, the trees or woodland to which the application relates and the operations for which consent is required. (2) The council may grant consent to an application either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree or trees) as the council may think fit, or may refuse consent."
Section 58(1)	Omit "-" and "(a)" For the words "planning permission to develop land" substitute "consent under a tree preservation order". Omit paragraphs (b) and (c). For the words "permission, consent, agreement or approval" substitute "consent".
Section 58(2)	Omit.
Section 58(3)	For the number "(3)" substitute "(2)".
Section 58(4)	For the number "(4)" substitute "(3)". Omit the words ",subject to subsections (5) to (7),".
Section 58(5)	Substitute this subsection with— "(4) Where an appeal is brought under this section, the commission must afford both the appellant and the council the opportunity of— (a) appearing before and being heard by the commission; or (b) submitting to the commission a written statement within such period and in respect of such matters as the commission may specify to them by notice in writing."
Section 58(6)	For the number "(6)" substitute "(5)".
Section 58(7)	Omit.
Section 59(1)	Omit the words "or as the case may be, the Department".
Section 60	After the words "section 58(1)" insert the words "as applied and modified by the Planning (Trees) Regulations (Northern Ireland) 2015".

Omit the words "either—", "(a)", and "; or" in paragraph

(a).

Omit paragraph (b).

Omit paragraph (c).

For subparagraphs "(i)" and "(ii)" substitute "(a)" and

"(b)" and for the words "permission, consent, agreement

or approval" substitute "consent".

Section 68

In the title omit the words "planning permission" and substitute "consent under a tree preservation order". Substitute the section with the following-

"(1) If it appears to a council that it is expedient to revoke or modify any consent under a tree preservation order, the council may, subject to subsections (3), (4) and (5) by order revoke or modify the consent to such extent as it considers expedient.

(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.

(3) The power conferred by this section to revoke or modify consent under a tree preservation order maybe exercised at any time before the operations for which consent has been given have been completed, but any such revocation or modification shall not affect so much of those operations as has been carried out.

(4) Where the council makes an order under this section it must serve a notice on-

(a) the person who applied for the consent;
(b) the owner and occupier of the land affected; and
(c) any other person who, in its opinion, would be affected by the order.

(5) An order under this section shall take effect on the day after that on which the council complies with the requirements of subsection (4).

PART 2

Sections 40, 58, 59, 60 & 68 of the Planning Act (Northern Ireland) 2011 as adapted or modified

Application for consent to cut down, uproot, top or lop trees

40.-(1) An application for consent made to the council shall be in writing containing a statement of reasons for making the application, and specifying, by reference if necessary to a map, the trees or woodland to which the application relates and the operations for which consent is required.

(2) The council may grant consent to an application either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree or trees) as the council may think fit, or may refuse consent.

Appeals

58.-(I) Where an application is made to a council for consent under a tree preservation order then if that consent is refused or is granted subject to conditions, the applicant may by notice in writing appeal to the planning appeals commission.

(2) Any notice under this section must be served on the planning appeals commission within4 months from the date of notification of the decision to which it relates or such other period as may be specified by development order.

(3) Where an appeal is brought under this section from a decision of a council, the planning appeals commission may allow or dismiss the appeal or may reverse or vary any part of the decision whether the appeal relates to that part thereof or not and may deal with the application as if it had been made to it in the first instance.

(4) Where an appeal is brought under this section, the commission must afford both the appellant and the council the opportunity of—

(a) appearing before and being heard by the commission; or

(b) submitting to the commission a written statement within such period and in respect of such matters as the commission may specify to them by notice in writing.

(5) If at any time before or during the determination of an appeal under this section it appears to the planning appeals commission that the appellant is responsible for undue delay in the progress of the appeal, it may-

(a) give the appellant notice that the appeal will be dismissed unless the appellant takes, within the period specified in the notice, such steps as are specified in the notice for the expedition of the appeal; and

(b) if the appellant fails to take those steps within that period, dismiss the appeal accordingly.

Matters which may be raised in an appeal under section 58

59.-(1) In an appeal under section 58, a party to the proceedings is not to raise any matter which was not before the council at the time the decision appealed against was made unless that party can demonstrate to the satisfaction of the planning appeals commission-

(a) that the matter could not have been raised before that time, or

(b) that its not being raised before that time was a consequence of exceptional circumstances.

(2) Nothing in subsection (1) affects any requirement or entitlement to have regard to-

(a) the provisions of the local development plan, or

(11) any other material consideration.

Appeal against failure to take planning decision

60. Where any such application as is mentioned in section 58(1) as applied and modified by the Planning (Trees) Regulations (Northern Ireland) 2015 is made to a council, then unless within such period as may be specified by a development order, or within such extended period as may be agreed upon in writing between the applicant and the council, the council gives notice to the applicant of its decision on the application, section 58 shall apply in relation to the application-

(a) as if the consent to which it relates had been refused by the council; and

(b) as if notification of the council's decision had been received by the applicant at the end of the period so specified, or at the end of the said extended period, as the case may be.

Revocation or modification of consent under a tree preservation order by council

68.-(1) If it appears to a council that it is expedient to revoke or modify any consent under a tree preservation order, the council may, subject to subsections (3), (4) and (5) by order revoke or modify the consent to such extent as it considers expedient.

(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.

(3) The power conferred by this section to revoke or modify consent under a tree preservation order may be exercised at any time before the operations for which consent has been given have been completed, but any such revocation or modification shall not affect so much of those operations as has been carried out.

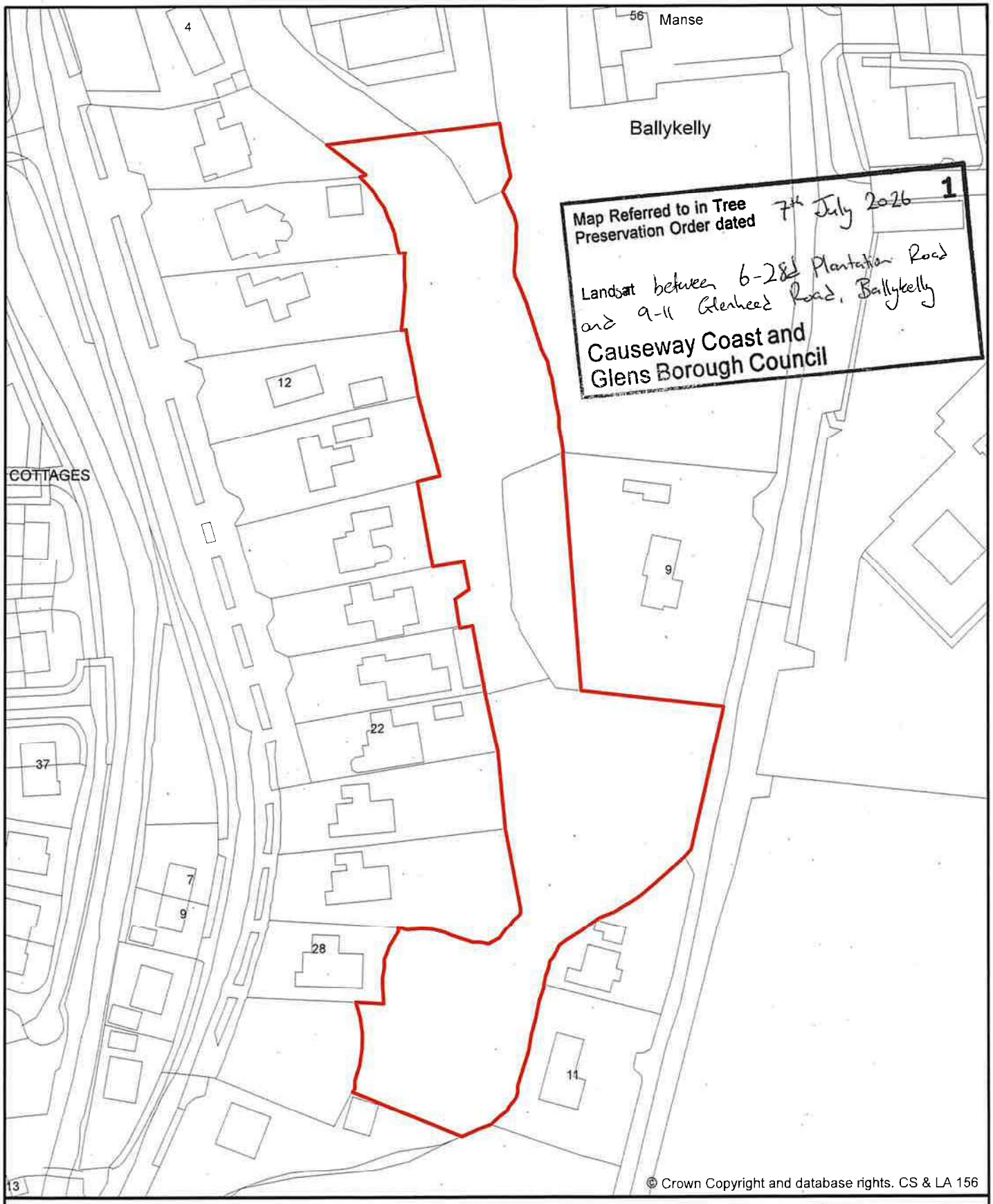
(4) Where the council makes an order under this section it must serve a notice on-

(a) the person who applied for the consent;

(b) the owner and occupier of the land affected; and

(c) any other person who, in its opinion, would be affected by the order.

(5) An order made under this section shall take effect on the day after that on which the council complies with the requirements of subsection (4)



Causeway Coast & Glens Borough Council

Map A

Tree Preservation Order (TPO) - LA01/2026/0026/TPO

Location: Lands between 6-28d Plantation Road and 9-11 Glenhead Road, Ballykelly.
Dated: 7th July 2026

Tree Preservation Order

0 20 40 Metres

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NOVEMBER 16, 2026

TREE SURVEY REPORT

Lands at Plantation Road Glenhead Road, Ballykelly

ANDREW BOE BSC (HONS) MARBORA
INDEPENDENT ARBORICULTURAL CONSULTANT
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Table of Contents

Lands at Plantation Road Glenhead Road, Ballykelly 0
Ref: **Lands at Plantation Road Glenhead Road, Ballykelly** 2
Survey details 2
Tree details 2
BS5837 Category 2
Trees suitable for retention 3
Recommendations 3
Photographic Record 4
Appendix 1. 5
Bibliography 6
Tree survey Schedule Key. 7

Ref: Lands at Plantation Road Glenhead Road, Ballykelly

Survey details

This tree survey report was requested by Causeway Coast and Glens Borough Council and concerns the tree population growing around the above site.

All information proved to the author of this report is assumed to be accurate.

The scope of this report is to complete a BS5837 2012 specification tree survey of the trees and suggest recommendations for any tree management required.

The survey was carried out using Visual Tree Assessment (VTA) methodologies from ground level only. No below ground, invasive or destructive tests where undertaken. No soil / root samples were taken for analysis.

Weather conditions during the survey were dry with a light wind.

Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 1-year period. Any alteration to the subject site, trees or any development could change the current circumstances and may invalidate this report and any recommendations made.

The report is valid only for normal weather conditions. Healthy trees or parts of healthy trees may fail in normal weather situations although the risk is significantly increased in storm conditions and as the consequences of such weather phenomena are unforeseeable the tree surveyor cannot be held liable for any such failures.

Any alteration or deletion from this report shall invalidate it as a whole.

Tree details

This area has a population of mature trees growing on a steep slope between private properties. There is no access due to density of undergrowth and trees.

There are a number of other properties of separate ownership bordering the site.

BS5837 Category

Trees have been assigned a Bs5837 category to provide an additional layer of information. A brief summary of each category can be found below.

B- Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.

C- Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits.

U- Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

See Appendix 1 for full definitions of each category.

Trees suitable for retention

Where possible, it is generally considered desirable for Category 'A' and Category 'B' trees to be retained. Category 'U' trees are not considered to be appropriate for retention.

Other factors worth consideration in long term management include:-

- Shading
- Future Pressure for Tree Removal and Pruning
- Seasonal Nuisance
- Infrastructure
- Direct Damage
- Root Protection Areas
- Future Management
- Demolition/Ground Works
- Construction Activity

Recommendations

All recommendations are as per the survey schedule below. Recommendations are based on the site at present and may change as its usage develops.

Andrew Boe *BSc (Hons) MArborA*

Photographic Record



Photograph 1. Looking North.

Appendix 1.

BS5837:2012 Table 1 – Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012]* ***4.5.7****.*			
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

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Tree survey Schedule Key.

The following information is collected for each tree.

- Sequential reference number;
- Structure;
- Species;
- Height in M;
- Stem diameter in mm;
- Branch spread in Metres.
- Life stage;
  - Y – Young,
  - SM – Semi Mature,
  - EM – Early Mature,
  - M – Mature,
  - OM – Over Mature
- Estimated remaining contribution in years.
- General observations, particularly of structural and/or physiological condition.
- Category ‘U’ or ‘A’ to ‘C’ grading with the subcategory 1, 2 or 3 reflecting arboricultural, landscape or cultural values, respectively. See Appendix 1.
- RPA. Root Protection radius in M and Root Protection Area in sqm
- Recommendations for tree work.

TPO Report

Causeway Coast and Glen's Borough Council
Plantation Road Glenhead Road, Ballykelly

Retention Category	No. trees
B	153
C	4
U	3
Total	160

Rem. Contrib.	No. trees
<10 years	7
20+ Years	153

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-BS5837 Tree Surveys, Tree Constraints Plans-
-Arboricultural Impact Assessments
-Arboricultural Method Statements Tree Protection Plans
-Arboricultural Supervision and Site Monitoring-
-Mortgage Tree Report-

Arboricultural ASSOCIATION Professional Member

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T001	Common ash *(Fraxinus excelsior)*	Tree	Height (m): 17 Stem Diam(mm): 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor and partially suppressed crown. Heavily overgrown with Ivy. Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	U	Radius: 6.0m. Area: 113 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.	No
T002	Cherry *(Prunus sp. 'Cherry')*	Tree	Height (m): 12 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Old wounds main stem	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T003	Common ash *(Fraxinus excelsior)*	Tree	Height (m): 17 Stem Diam(mm): 300 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor and partially suppressed crown. Heavily overgrown with Ivy. Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	U	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.	No
T004	Common ash *(Fraxinus excelsior)*	Tree	Height (m): 14 Stem Diam(mm): 120 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.4m. Area: 6 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T005	Common ash *(Fraxinus excelsior)*	Tree	Height (m): 15 Stem Diam(mm): 50 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: <10 years	Maturing shoots growing from old decaying stump.	U	Radius: 0.6m. Area: 1 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	Fell tree.	No
T006	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 12 Stem Diam(mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T007	Poplar *(Populus sp.)*	Tree 4 stems	Height (m): 18 4 stems (mm): 700, 700, 600, 500 Spread (m): 6N, 7E, 5S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A multi-stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 15.0m. Area: 707 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	Crown reduce by 6m.	Yes
T008	Mixed species x44 *(Mixed species)*	Group 44 trees	Height (m): 12 44 stems, avg.(mm): 250 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Ash, Willow, Birch, Poplar, Cherry, Sycamore and Oak with an understory of Holly, Lauel and Elder. Partially cleared at the North end. Very steep sloped between private property boundaries. Dense woodland group of planted trees which is largely unpassable. Normal levels of deadwood within the group. Ivy throughout. A mixture of single and multi-stemmed trees.	B1	Area: 1902 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T009	Oak *(Quercus sp.)*	Tree	Height (m): 19 Stem Diam(mm): 600 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T010	Sycamore *(Acer pseudoplatanus)*	Tree 2 stems	Height (m): 18 2 stems (mm): 500, 500 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	Twin-stemmed tree. Healthy spreading crown.	B1	Radius: 8.5m. Area: 227 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T011	Common ash *(Fraxinus excelsior)*	Tree	Height (m): 19 Stem Diam(mm): 530 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 6.4m. Area: 129 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T012	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 19 Stem Diam(mm): 600 Spread (m): 6N, 6E, 6S, 6W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes
T013	Poplar *(Populus sp.)*	Tree	Height (m): 20 Stem Diam(mm): 550 Spread (m): 7N, 7E, 7S, 7W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown.	B1	Radius: 6.6m. Area: 137 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T015	Leyland cypress x4 *(X Cuprocyparis leylandii)*	Group 4 trees	Height (m): 17 4 stems, avg.(mm): 600 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: <10 years	Normal levels of deadwood within the group. Ivy throughout. Fractured limbs - storm damage Hung up limbs.	C1	Area: 103 sq m.	Other Reference: Physiological Cond: Poor Structural Cond: Poor	No action required	No
T016	Mixed species x100 *(Mixed species)*	Group 100 trees	Height (m): 17 100 stems, avg.(mm): 500 Spread (m): 5N, 5E, 5S, 5W Crown Clearance (m): 2 Lowest Branch (m): 2(S) Life Stage: Mature Rem. Contrib.: 20+ Years	Ash, Birch, Poplar, Cherry, Sycamore and Oak with an understory of Holly, Lauel and Elder. Dense woodland group of planted trees which is largely unpassable due to steep slopes and density of vegetation. Normal levels of deadwood within the group. Ivy throughout. The edges of the group overhang adjoining properties. A mixture of single and multi-stemmed trees. No apparent thinning due to density. The Ash trees within this group are showing Ash Dieback symptoms with <20% dieback. Several areas show localised pruning back and management.	B1	Area: 6122 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required	Yes

Causeway Coast and Glen's Borough Council
Plantation Road Glenhead Road, Ballykelly

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