



<b>Title of Report:</b>	<b>TPO Confirmation – Lands at 44 and 46 Carthall Road, Coleraine (LA01/2024/0002/TPO)</b>
<b>Committee Report Submitted To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date of Meeting:</b>	<b>22<sup>nd</sup> January 2025</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

<b>Linkage to Council Strategy (2021-25)</b>	
Strategic Theme	Cohesive Leadership
Outcome	Our elected members work collaboratively and make decisions on an evidence led basis and in line with its policies.
Lead Officer	Principal Planning Officer

<b>Budgetary Considerations:</b>	
Cost of Proposal	TPO Survey £527 (excl VAT)
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	34000 5301
Staffing Costs	Within budget/working hours

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. <b>Not applicable in this case.</b>		
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 at 44 and 46 Carthall Road, Coleraine.

## **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 on southern side of Carthall Road. The site contains 8 trees and 2 groups of trees. The trees include maple, whitebeam, holly, cherry, birch, beech and cypress sorbus. Tree No's. 1 – 9 are located to the front of 44 and 46 Carthall Road with Tree No's 9 and 10 located to the rear. No's 44 and 46 Carthall Road are both residential units. The lands are located across from a provisional TPO site (TPO 91 – Lands at and adjacent to 43 and 45 Carthall Road) and west of two confirmed TPO sites (TPO 53 – Lands at No's 29 to 41 Carthall Road and TPO 09 – Carthall House). The Northern Area Plan (NAP) 2016 currently defines the lands at 44 and 46 Carthall Road as being within the Settlement Development Limit of Coleraine.
- 3.2 Roadside Tree No's 1 and 3 (both maple) are considered to be in a healthy condition and also contribute to the visual amenity of the area being visually significant as they tie in with other protected roadside trees along Carthall Road, which helps create the appearance of a corridor on approach from the countryside into the Coleraine Development Settlement Limits.

#### Reason for Consideration of a TPO

- 3.3 On 17<sup>th</sup> July 2024, a letter was submitted by a member of the public which confirmed that at least one large tree had been felled on lands at 45 Carthall Road (opposite from 44 and 46 Carthall Road) and that there was concern that additional mature trees would also be felled. Subsequent to initial consideration of this request, and in light of the immediate context of the site, it was considered that trees on both sides of Carthall Road were worthy of consideration for a TPO.
- 3.4 The Planning Section considered that a level of protection was required for the trees, based on the contribution to their local environment and character of the area by providing an attractive landscape feature and treed corridor on approach from the rural setting into Coleraine and when travelled out of the town along Carthall Road.
- 3.5 A Provisional TPO was served on site on 15<sup>th</sup> August 2024 (see Appendix 1). This notice took effect immediately and provided protection for all trees on the

site for a period of six months (until 15<sup>th</sup> February 2025). In line with legislation, a copy of the Provisional TPO documentation was also posted to inform interested parties and adjoining neighbours on 15<sup>th</sup> August 2024. Copies of the Order were also attached to protected trees in obvious locations within the site on 15<sup>th</sup> August 2024. It is established practice to place a provisional TPO on all of the site.

- 3.6 The consultation process allowed comments/representations to be submitted within 28 days from the date of Notice of the Provisional TPO (up to 12<sup>th</sup> September 2024).
- 3.7 One objection was received from a neighbour outlining concerns regarding the maintenance of Tree No. 6 (birch) located to the rear of No. 44 Carthall Road as it overhangs their property.
- 3.8 Within this period, an arboriculturist (Stephen Warren of M.Large Tree Services Ltd), carried out a detailed assessment of the trees. This has resulted in a detailed survey of all trees on site (see Appendix 3) which helps identify the current physical condition of each individual tree, allowing for consideration of whether a tree is suitable for protection.

#### Detailed Assessment of Trees

- 3.9 The site was surveyed on 25<sup>th</sup> October 2024 (see Appendix 3). A total of eleven individual trees were surveyed.
- 3.10 The report includes specific observations and recommendations for all individual trees. The report advises that very little remedial action is recommended at this time, as the trees are in a healthy condition.
- 3.11 On assessment of the report and in terms of recommendations for the confirmation of the TPO, it is important to note that only four trees on site are considered to be in a fair condition and suitable for TPO protection. Tree No's. 6 (birch) and 5 (cherry) are not considered suitable for TPO protection due to their limited amenity value. Tree No. 6 is located to the rear of No. 44 Carthall Road with restricted public views. Tree No. 5 is 8m in height is positioned to the rear of Tree No. 3 which is 10m in height. Tree No's. 1 and 3 (both maple) are considered appropriate for TPO protection as they are considered to have visual public amenity value and link with other TPO sites along Carthall Road to reinforce the tree lined visual corridor on approach into/out of Coleraine.
- 3.12 The objection letter referred to concerns regarding the maintenance of Tree No. 6 (birch)> this is a civil matter. However, this tree is not considered worthy of TPO protection due to its limited public amenity value.

#### Summary

- 3.13 The site contains two trees that are considered worthy and suitable for TPO protection. These trees have high public amenity value, being located in a

prominent location along the Carthall Road frontage, and contribute to the character of the area. The trees, when assessed with other TPO sites along Carthall Road, help provide a visual corridor on approach into/out of Coleraine and are considered worthy of TPO protection.

3.14 TPO to be Confirmed with modification to include all trees within the site with the exception of Trees 2, 4, 5, 6, 7, 8, 9 and 10.

### 3.15 **Financial Implications**

3.16 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:** Representation received

**Appendix 3:** Tree Survey Report (Inc Survey Table & Map)



**Causeway  
Coast & Glens  
Borough Council**

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

**TREE PRESERVATION ORDER**

**Lands at 44 and 46 Carthall Road, Coleraine**

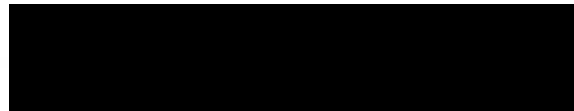
Causeway Coast and Glens Borough Council (in this Order called "the Council") in exercise of the powers conferred upon it by sections 122, 123 and 183(1) of the Planning Act (Northern Ireland) 2011(a) makes the following order:

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 **15<sup>th</sup> August 2024**.

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



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.*

## **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.I 15)



## SCHEDULE 4 PART 1

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

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Column 1: Provision of the 2011 Act    Column 2: Adaptation or Modification

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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)".
Section 58(5)	Omit the words ",subject to subsections (5) to (7),". 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 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 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.-(1) 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 within 4 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)

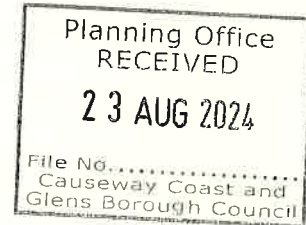
W B S Tosh MBE QPM  
14 Carthall Crescent  
Coleraine  
BT51 3LT

Mob:

E Mail:

21<sup>st</sup> August 2024

Your reference; LA01/2024/0005/TPO



Dear Sir/Madam,

**Notice of Objection Regarding Tree Preservation Order re Lands at Nos. 44 and 46 Carthall Road, Coleraine**

I am in receipt of your letter dated 15<sup>th</sup> August 2024 which arrived today.

**Please note** that I have had no previous communication or consultation with anyone regarding this subject. The reason for making the Order is stated to be **“that the trees have an amenity value”**

My Objection relates only to specific aspects of the Order in as far as it impacts upon my premises therefore by way of explanation and context I present to you the following information;

1.

- Consequent upon their recommendations a boundary security fence was erected by them between my premises and No. 44 Carthall Road, then owned by Mr David Barbour (later Councillor and Mayor).
2. In the ensuing years I have maintained shrubbery and tree growth planted by Mr Barbour by trimming or pruning when necessary. You will appreciate that over the past 22 years there has been substantial foliage growth but I emphasise that any such trimming has been minimal and always in accordance with Common Law Provision therefore limited only to overhanging or intrusive aspects that have threatened to cause damage to either my home or the fence.
  3. I now find myself in somewhat of a quandary in that this burdensome Order as currently constituted in effect impacts upon my discretion to safeguard my property within reason.

I therefore ask that account be taken of my concerns and the Order be amended to exclude specifically any reasonable action to maintain the integrity of the fence and property of 14 Carthall Crescent, Coleraine. I would welcome a visit from any Council representative particularly in view of the fact that at this time I have a very tall silver birch tree

extending to over two stories overhanging my home, in fact almost touching my roof and other shrubbery now leaning upon my garage roof. I am particularly interested in precisely how these trees **"have an amenity value"**

Please note that regrettably whoever has sought this Order together with anyone, including Causeway Coast and Glens Borough Council, will be held liable for any consequential **damage or injury** sustained.

Yours faithfully.

W B S Tosh

**TREE SURVEY REPORT**

**FOR:**

**44-46 CARTHALL ROAD, COLERAINE**

**M. LARGE TREE SERVICES LTD.**

**"Coolewell", Church Rd, Newtownabbey, BT36 6DH**

**Tel (02890) 342838 Fax (02890) 837377 E-mail [sales@mlarge.com](mailto:sales@mlarge.com)**

**Web [www.mlarge.com](http://www.mlarge.com)**

# M. LARGE TREE SERVICES LTD

## TREE SURVEY AND REPORT

SITE:

**44-46 CARTHALL ROAD, COLERAINE**

CLIENT:

Causeway Coast and Glens Borough Council

TERMS OF REFERENCE:

- **To survey and produce a report on the health and condition of trees growing on the above site.**
- **To make recommendations for tree works to ensure site safety and good arboricultural management.**
- **To provide a photographic record of the trees on the site.**

SURVEY DATE (S)

**25<sup>th</sup> October 2024**

SURVEYED BY

**Stephen Warren**



TREE SURVEY AND REPORT FOR:  
**44-46 CARTHALL ROAD, COLERAINE**

A total of eight individual trees, and two small groups have been surveyed on the site. All the trees are growing within the gardens of the properties. Specific observations and recommendations for all individual trees and groups are recorded in the attached survey schedule. All tree works carried out should follow *British Standard (BS) 3998: 2010: Tree works recommendations*.

Overall, very little remedial action is recommended at this time, as the trees are in a healthy condition. Minor pruning is suggested on trees 5, 7, and 9 to balance their crowns. Whilst an unbalanced crown is not necessarily an immediate problem, uneven weighting in a tree can increase the likelihood of wind-throw. The shortest “extent” of each crown-spread should be taken as a guide and the remaining branches pruned close to that length.

Crown cleaning is also recommended for trees 5 and 7. This consists of the removal of all unwanted material from the crown of the tree and may be regarded as the basic safety prune. It should include the removal of all dead, dying, broken or diseased material from each tree.

As the trees are growing close to houses and hard surfaces, it is advised that they are not allowed to grow excessively large. Regular monitoring and maintenance will be required to ensure the trees do not become a risk to either the properties upon which they are growing, or those adjacent.

**Stephen Warren BSc (Hons)**

## PHOTOGRAPHIC RECORD



*Photograph 1: Tree 1.*



*Photograph 2: An overview of trees 2 to 5 (including tree 7 in adjacent garden).*



*Photograph 3: Tree 6.*



*Photograph 4: Trees 7 (left) and 8.*



*Photograph 5: Tree 9 has been heavily reduced.*



*Photograph 6: Group 10. In order to provide screening between properties, these trees have not been cut as low as the rest of the hedge (marked).*

## **KEY TO SURVEY SHEETS**

- 1) TREE NO:  
REFERENCE TAG NUMBER ON TREE.
- 2) TREE SPECIES.
- 3) AGE:  
y: YOUNG.  
sm: SEMI MATURE.  
m: MATURE.  
om: OVER MATURE.
- 4) CONDITION\*:  
GOOD: A SUPERIOR TREE WITH NO VISIBLE FAULTS.  
FAIR: A HEALTHY TREE WITH ONLY MINOR DEFECTS.  
POOR: SEVERAL OR SEVERE DEFICIENCIES HEALTH.  
DEAD: DEAD OR DEATH IMMINENT. FAILURE IRREVERSIBLE.
- 5) HT: TREE HEIGHT IN METERS.
- 6) DBH: DIAMETER AT BREAST HEIGHT (1.3m).
- 7) CROWN SPREAD:  
THE DISTANCE IN METRES FROM THE CENTRE OF THE TREE TO THE NORTH, SOUTH, EAST, AND WEST.
- 8) OBSERVATIONS:  
COMMENTS REGARDING THE GENERAL HEALTH AND CONDITION OF THE TREE.
- 9) RECOMMENDATIONS:  
ACTION TO BE TAKEN ON THE BASIS OF OBSERVATIONS.
- 10) BS5837 TREE CATEGORIZATION RATING (SEE TABLE 1).
- 11) TPO RECOMMENDATION.

***\*Please note:***

***The condition of a tree is based on its physiological health when inspected, and does not include any external environmental factors (such as restrictions to root growth) or predicted development of issues (such as spread of existing decay). Therefore, a direct correlation between the condition of a tree and its category SHOULD NOT BE ASSUMED. As an extreme example, a tree may in theory be described as in "good" condition, but still have a low Categorisation Rating (10).***

Table 1 Adapted from BS 5837: 2012 (p.9)

Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b>			
<b>Category U</b> 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	<ul style="list-style-type: none"> <li>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)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>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</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve;</p>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b> 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)
<b>Category B</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
<b>Category C</b> 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

No		Species	Age	Cdtn	Ht (m)	DBH (cm)	RPR (m)	RPA (m <sup>2</sup> )	Crown Spread (m)				Observations	Recommendations	Cat	TPO
									N	S	E	W				
T	1	Maple	sm	Fair	9	34	4.08	52	4	4	4	4	This single stemmed tree has a healthy crown. There are minor inclusions at several fork unions throughout the crown. The tree is overhanging an adjacent property.	No action is required at this time.	B	Yes
T	2	Whitebeam	sm	Fair	8	31	3.72	43	4	5	4	4	This single stemmed tree is forking at 1.3m. It has a healthy crown that contains minor deadwood.  The tree is growing at the edge of a driveway. There is wounding at the base, and to the lower part of the stem.	No action is required at this time.	C	No
T	3	Maple	sm	Fair	10	26	3.12	31	3	3	4	1	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown.	No action is required at this time.	B	Yes
G	4	Holly	y	Fair	to 3	to 10	1.20	5	to 3				This group contains two twin-stemmed, and one multi-stemmed trees. They are each in a healthy condition, but have previously been topped.	No action is required at this time.	C	No

No		Species	Age	Cdtn	Ht (m)	DBH (cm)	RPR (m)	RPA (m <sup>2</sup> )	Crown Spread (m)				Observations	Recommendations	Cat	TPO
									N	S	E	W				
T	5	Cherry	m	Fair	8	52	6.24	122	3	6	5	3	<p>This single stemmed tree is forking into multiple stems at 1.5m. The tree has a healthy but unbalanced and partially suppressed crown that contains minor deadwood and crossed/fused branches throughout.</p> <p>It has previously been crown-lifted and pruned back from the adjacent property.</p>	Crown clean. Reduce endweight to balance crown.	B	Yes
T	6	Birch	y	Fair	8	21	2.52	20	3	3	3	3	<p>This single stemmed tree has a healthy, partially suppressed crown. It is overhanging an adjacent property, and has previously been reduced.</p>	No action is required at this time.	B	Yes
T	7	Birch	sm	Fair	11	42	5.04	80	5	4	4	4	<p>This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. It is partially overgrown with ivy.</p> <p>The tree is growing at the edge of a driveway, and has a restricted root system as a result. The location will have an adverse effect on the long-term health of this tree.</p>	Cut ivy. Crown clean. Crown reduce by 3m.	C	No



No		Species	Age	Cdtn	Ht (m)	DBH (cm)	RPR (m)	RPA (m <sup>2</sup> )	Crown Spread (m)				Observations	Recommendations	Cat	TPO
									N	S	E	W				
T	8	Cherry	m	Poor	8	52	6.24	122	3	5	4	4	<p>This single stemmed tree is forking at 1.3m. It has previously been heavily reduced, and has regrown. The foliage shows a loss of vigour, especially on the north side where dieback is also visible. There is epicormic growth at points of branch loss.</p> <p>As the tree is growing at the edge of a driveway. There is no evidence of swelling, lifting, or cracking in the surface of the drive, indicating the root system is unbalanced. Exposed roots are visible in the lawn, and damage has occurred.</p>	Thin crown by 10%. Reduce endweight to balance crown. Monitor vigour.	C	No
T	9	Beech	sm	Fair	5	25 & 19	3.77	45	1	2	1	1	<p>This twin-stemmed tree has healthy foliage, but has previously been heavily reduced.</p>	No action is required at this time.	C	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	RPR (m)	RPA (m <sup>2</sup> )	Crown Spread (m)				Observations	Recommendations	Cat	TPO	
								N	S	E	W					
G	10	Cypress, Sorbus	m	Poor	to 6	to 30	3.60	41	to 2				<p>This group contains two cypress trees and two sorbus (Bastard service). They have been grouped as they are part of a longer hedge, but have been topped slightly higher to provide screening between properties. They are growing on the boundary of the site.</p> <p>There is re-growth on both sorbus trees and the eastern cypress, but the remaining tree has no foliage. All of the trees are heavily overgrown with ivy.</p> <p>The height of the sorbus re-growth will require regular maintenance, as will the lateral growth of the cypress. These trees should be managed as a hedge.</p>	<p>No action is required at this time. Height and lateral growth should be cut back as required.</p>	C	No



**Key:**

- 15 Tree Location, category and reference number.
- Tree Category (see table 1 from BS 5837: 2012; p.9)
- B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
  - C Trees of low quality with an expected remaining life expectancy of at least 10 years.
  - U Trees which cannot realistically be retained for more than 10 years, or which should be felled to maintain site safety.
- Crown-spread
  - Woodland / Group

Lands at: 44 & 46 Carthall Road, Coleraine  
 for: Causeway Coast & Glens Borough Council  
 Tree crown spreads drawn by SW

<i>Drawn by</i>	CSS	<i>Date</i>	October 2024
<i>Scale</i>	1/500	<i>Dwg. No.</i>	82129

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