Causeway Coast & Glens Borough Council

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|---|---|
| **Title of Report:** | **TPO Confirmation – Lands at 2 Bann View Place and Lands adjacent to 56 Portstewart Road, Coleraine (LA01/2025/0004/TPO)** |
| **Committee Report Submitted To:** | **PLANNING COMMITTEE** |
| **Date of Meeting:** | **22nd October 2025** |
| **For Decision or For Information** | **For Decision** |

| **Linkage to Council Strategy (2021-25)** | |
|---|---|
| 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 |

| **Budgetary Considerations:** | |
|---|---|
| Cost of Proposal | TPO Survey £490 (excluding 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 at 2 Bann View Place and Lands adjacent to 56 Portstewart 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 within the Settlement Development Limit (SDL) of Coleraine. No. 2 Bann View Place is a residential unit with trees located in the front garden. These trees are visible from Portstewart Road. The lands adjacent to 56 Portstewart Road are not associated with a residential unit, however, they do contribute to the landscape at Bann View Place.

3.2 The Bann View Place residential development was approved under application LA01/2017/1201/F. Prior to this development, the site comprised one residential unit (No. 58 Portstewart Road).

3.3 The site under consideration for a TPO comprises 13 individual trees: 4 common beech, 2 Norway spruce, 1 rowan, 1 Sitka spruce, 1 larch, 1 holly, 1 cherry and 2 sycamores.

3.4 The Northern Area Plan 2016 identifies Lands at 2 Bann View Place and Lands adjacent to 56 Portstewart Road as being located within the Coleraine SDL.

<u>Reason for Consideration of a TPO</u>

3.5 Following a review of TPO/2005/0018 the Council's Planning Department 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 along Portstewart Road, Coleraine.

3.6 A Provisional TPO was served on site on 29th August 2025 (see Appendix 1). This notice took effect immediately and provided protection for all trees on the site for a period of six months (until 27th February 2026). In line with legislation, a copy of the Provisional TPO documentation was also posted to inform interested parties and adjoining neighbours on 29th August 2025. Copies of the Order were also attached to protected trees in obvious locations within the site on 29th August 2025.

3.7 The consultation process allowed comments/representations to be submitted within 28 days from the date of Notice of the Provisional TPO (up to 26th September 2025).

3.8 Within this period a qualified Arboriculturist was appointed to carry out a detailed assessment of the trees, identifying 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 11th August 2025 (see Appendix 2). A total of 13 individual trees were included in the survey. 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 the majority of trees are considered to be in a fair condition and suitable for TPO protection, with the exception of Tree No. 7 (larch) which is considered to be in of a poor physiological and structural condition. The remaining trees are considered appropriate for TPO protection as they are in healthy condition and are considered to have visual public amenity value for road users along Portstewart Road, Coleraine.

3.11 There were no objection letters received regarding the serving of a TPO on Lands at 2 Bann View Place and Lands adjacent to 56 Portstewart Road.

Summary

3.12 The site contains 13 individual trees. Tree No. 7 (larch) is not considered to be worthy or suitable for TPO protection. The remaining 12 trees are considered worthy due to their high public amenity value, being located in a prominent location along Portstewart Road and contribute to the character of the area.

3.13 TPO to be Confirmed, with modification, to include all trees within the site with the exception of Tree No.7.

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.

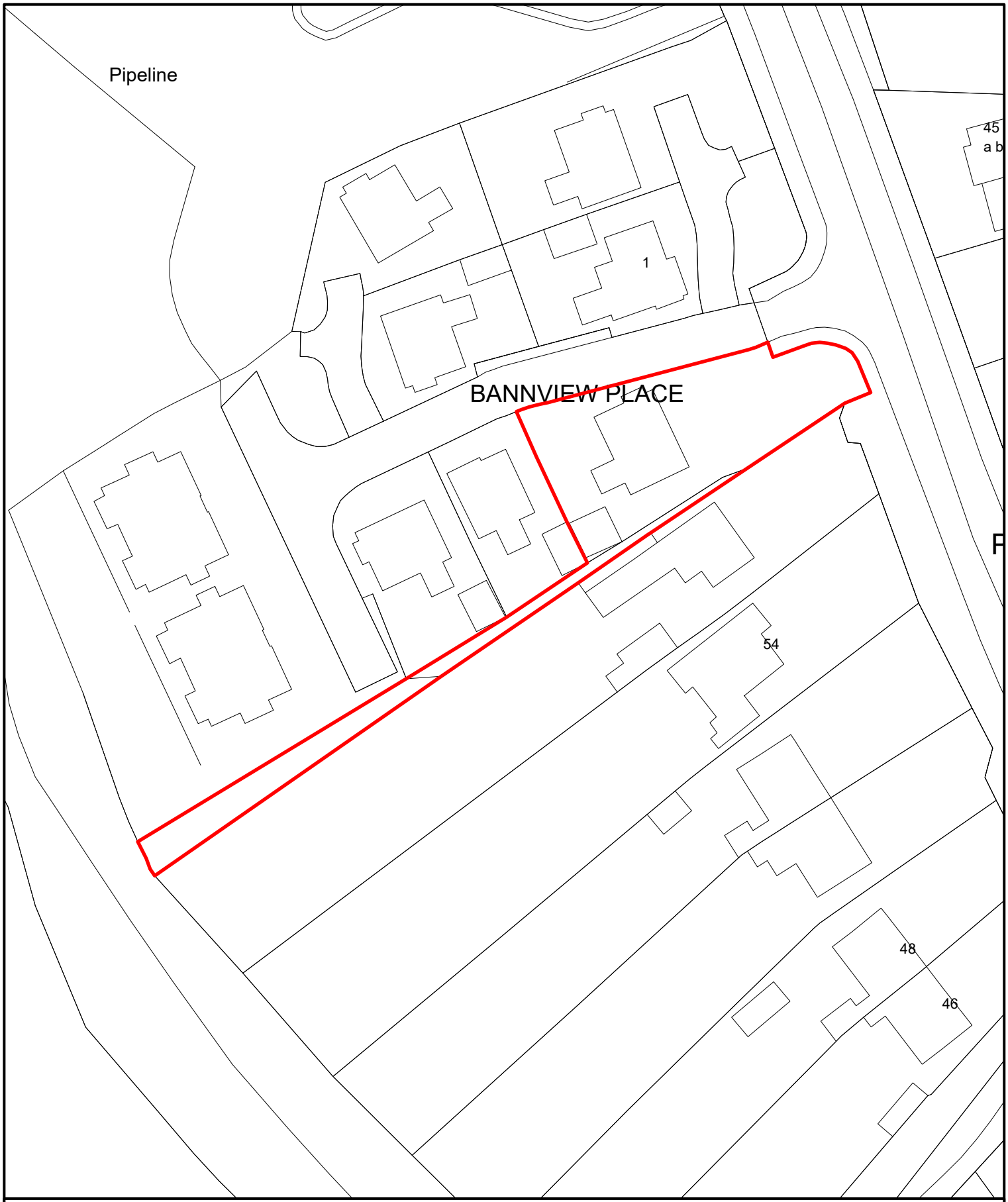
**Option 2:** Resolve not to confirm the TPO.

## 5.0 Recommendation

5.1 **IT IS RECOMMENDED** that Members note the content of the report and 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)




Causeway Coast & Glens Borough Council

**Tree Preservation Order (TPO)**
**Lands at 2 Bann View Place and**
**Lands adjacent to 56 Portstewart Road, Coleraine**

**29th August 2025**

N

Map A

Tree Preservation Order Boundary

0 10 20 Metres

AUGUST 11, 2025

# TREE SURVEY REPORT

## 58 Portstewart Rd Coleraine –Causeway Coast and Glens Borough Council

*ANDREW BOE BSC (HONS) MARBORA*
INDEPENDENT ARBORICULTURAL CONSULTANT
Tel: [redacted] / Email: [redacted]

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# Ref: 58 Portstewart Rd Coleraine

## 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

All of the trees found are considered common and no specimen trees where found.

The trees within the property are a mixture of age brackets.

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.

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.

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.

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.

Photograph 2.

# Bibliography

Web Information & Bibliography Web Information

Health and Safety
Executive - http://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm

Arboricultural Association – http://www.trees.org.uk/index.php Bibliography

- British Standards 3998 (2010) Tree Work - Recommendations UK; British Standards Intuition

- British Standards 5837 (2012) Trees in relation to design, demolition and construction. Recommendations; British Standards Intuition

- Lonsdale, D (1999) Principle of Tree Hazard Assessment and Management Edinburgh; Forestry Commission

- Mattheck, C (2007) Field Guide for Visual Tree Assessment Germany; Karlsruhe Research Centre

- Shigo, A.L (1991) Modern Arboriculture USA; Shigo and Trees, Association

- Sterry, P (2007) Collins Complete British Trees London; Collins

- Strouts, R.G (2000) Diagnosis of ill-health in trees Edinburgh; Forestry Commission

- Weber,K & Mattheck, C (2003) Manual of wood decay UK; Arboricultural Association

## 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.

# BS5837 Report

Causeway Coast and Glen's Borough Council

58 Portstewart rd Coleraine TPO/2005/0018

| Retention Category | No. trees |
|---|---|
| B | 12 |
| C | 1 |
| Total | 13 |

| Rem. Contrib. | No. trees |
|---|---|
| <10 years | 1 |
| 10+ Years | 1 |
| 20+ Years | 11 |


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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 beech *(Fagus sylvatica)* | Tree | Height (m): 16<br>Stem Diam(mm): 800<br>Spread (m): 6N, 6E, 6S, 6W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Over Mature<br>Rem. Contrib.: 20+ Years | On boundary<br>A multi-stemmed tree.<br>Healthy spreading crown.<br>Deadwood in the crown.<br>Partially overgrown with Ivy. | B1 | Radius: 9.6m.<br>Area: 290 sq m. | Other Reference:<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T002 | Norway spruce *(Picea abies)* | Tree | Height (m): 13<br>Stem Diam(mm): 280<br>Spread (m): 2N, 2E, 1S, 2W<br>Crown Clearance (m): 3<br>Lowest Branch (m): 2(S)<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 3.4m.<br>Area: 36 sq m. | Other Reference:<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T003 | Norway spruce *(Picea abies)* | Tree | Height (m): 13<br>Stem Diam(mm): 200<br>Spread (m): 3N, 2E, 1S, 3W<br>Crown Clearance (m): 3<br>Lowest Branch (m): 2(S)<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 2.4m.<br>Area: 18 sq m. | Other Reference:<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T004 | Common beech *(Fagus sylvatica)* | Tree | Height (m): 16<br>Stem Diam(mm): 1000<br>Spread (m): 6N, 6E, 6S, 6W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Over Mature<br>Rem. Contrib.: 20+ Years | On boundary<br>Becomes a multi-stemmed tree at 3m.<br>Healthy spreading crown.<br>Deadwood in the crown.<br>Partially overgrown with Ivy. | B1 | Radius: 12.0m.<br>Area: 452 sq m. | Other Reference: TPO007<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |

| Ref. | Species | Full Structure | Measurements | Survey Notes | Retention Category | RPA | Measurements2 | Recommendations | TPO |
|---|---|---|---|---|---|---|---|---|---|
| T005 | Rowan *(Sorbus aucuparia)* | Tree | Height (m): 8<br>Stem Diam(mm): 200<br>Spread (m): 2N, 2E, 2S, 2W<br>Crown Clearance (m): 1<br>Lowest Branch (m): 1(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: 20+ Years | On boundary<br>A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 2.4m.<br>Area: 18 sq m. | Other Reference: Tpo015<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T006 | Sitka spruce *(Picea sitchensis )* | Tree | Height (m): 13<br>Stem Diam(mm): 220<br>Spread (m): 2N, 2E, 2S, 2W<br>Crown Clearance (m): 1<br>Lowest Branch (m): 1(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: 10+ Years | A Single stemmed tree.<br>Healthy spreading crown. | B1 | Radius: 2.6m.<br>Area: 21 sq m. | Other Reference: TPO016<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T007 | Larch *(Larix sp.)* | Tree | Height (m): 13<br>Stem Diam(mm): 200<br>Spread (m): 2N, 2E, 2S, 2W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: <10 years | A Single stemmed tree.<br>Poor crown.<br>Partially suppressed crown. | C | Radius: 2.4m.<br>Area: 18 sq m. | Other Reference: TPO018<br>Physiological Cond: Poor<br>Structural Cond: Poor<br>Bat Habitat: | Monitor vigour | Yes |
| T008 | Holly *(Ilex sp.)* | Tree | Height (m): 9<br>Stem Diam(mm): 200<br>Spread (m): 3N, 2E, 2S, 2W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 2.4m.<br>Area: 18 sq m. | Other Reference: Tpo019<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T009 | Cherry *(Prunus sp. 'Cherry')* | Tree | Height (m): 14<br>Stem Diam(mm): 300<br>Spread (m): 3N, 3E, 3S, 3W<br>Crown Clearance (m): 3<br>Lowest Branch (m): 2(S)<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 3.6m.<br>Area: 41 sq m. | Other Reference: Tpo020<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T010 | Common beech *(Fagus sylvatica)* | Tree | Height (m): 15<br>Stem Diam(mm): 500<br>Spread (m): 5N, 6E, 5S, 5W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Partially suppressed crown.<br>Partially overgrown with Ivy. | B1 | Radius: 6.0m.<br>Area: 113 sq m. | Other Reference: Tpo021<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T011 | Common beech *(Fagus sylvatica)* | Tree | Height (m): 11<br>Stem Diam(mm): 300<br>Spread (m): 3N, 3E, 2S, 3W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: 20+ Years | A Single stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 3.6m.<br>Area: 41 sq m. | Other Reference: Tpo024<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |

| Ref. | Species | Full Structure | Measurements | Survey Notes | Retention Category | RPA | Measurements2 | Recommendations | TPO |
|---|---|---|---|---|---|---|---|---|---|
| T012 | Sycamore *(Acer pseudoplatanus)* | Tree | Height (m): 14<br>Stem Diam(mm): 300<br>Spread (m): 4N, 4E, 4S, 4W<br>Crown Clearance (m): 2<br>Lowest Branch (m): 2(S)<br>Life Stage: Early Mature<br>Rem. Contrib.: 20+ Years | On bank.<br>A multi-stemmed tree.<br>Healthy but partially suppressed crown. | B1 | Radius: 3.6m.<br>Area: 41 sq m. | Other Reference: Tpo025<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |
| T013 | Sycamore *(Acer pseudoplatanus)* | Tree | Height (m): 16<br>Stem Diam(mm): 600<br>Spread (m): 5N, 4E, 3S, 5W<br>Crown Clearance (m): 3<br>Lowest Branch (m): 3(S)<br>Life Stage: Mature<br>Rem. Contrib.: 20+ Years | On bank.<br>By river.<br>A multi-stemmed tree.<br>Healthy but partially suppressed crown.<br>Minor deadwood in the crown. | B1 | Radius: 7.2m.<br>Area: 163 sq m. | Other Reference: Tpo026<br>Physiological Cond: Fair<br>Structural Cond: Fair<br>Bat Habitat: | No action required | Yes |

# 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**<br>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)<br>• Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline<br>• 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<br>*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**<br>**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**<br>**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**<br>**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 | |

Causeway Coast and Glen's Borough Council
58 Portstewart rd Coleraine TPO/2005/0018

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