



Title of Report:	TPO Confirmation – Lands at and adjacent to No. 56 Main Street, Ballykelly (LA01/2025/0009/TPO)
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	28th January 2026
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 £400 (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 and adjacent to 56 Main Street, 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 trees 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 the southern side of Main Street, and to the west of Glenhead Road in Ballykelly. The current TPO site does not include the dwelling, no.56 Main Street, known as The Manse, its immediate curtilage, or its driveway off Main Street. However, the recent tree survey incorporated the land associated with the dwelling for completeness. The surveyed site has a total of 29 trees or tree groups, the majority of which are located in the paddock area to the front of the site as individual specimens. The site contains a variety of trees, including oak, beech, lime, hornbeam, goat willow, and apple and pear trees beside the dwelling. Tree no's 1-22 lie generally to the front and side of the dwelling, while trees no's 23-29 lie along the side and rear boundaries, with the rear largely devoid of trees except along the western boundary. The communal boundary to the west is with Moran's Filling Station and Shop. The original trees have been protected since 2005 under TPO38, with the Church (as the owner of the property) undertaking substantial planting to the front of the dwelling since then. Consents for Works to trees were granted in 2008, 2009, and 2012, and a number of trees are replacement planting arising from these consents. The owner has undertaken additional planting independently, particularly to the front of the site, and the site overall displays a good variety of tree species.

Northern Area Plan

- 3.2 The Northern Area Plan (NAP) 2016 defines the surveyed lands as within the Ballykelly Settlement Development Limit, and part is zoned as Housing Zoning BKH 14. The site also lies within the Local Landscape Policy Area (LLPA) BKL 03: Ballykelly Glen. Housing Zoning BKH 14 covers 1.07ha and its key site requirements include:
 - Development shall be within the range of 15 to 25 dwellings per hectare.
 - The site is within the Ballykelly LLPA; and
 - The design of any future development shall have regard to the landscape character of the area.
- 3.3 The Manse is an attractive one and a half storey villa, constructed in the mid-1800s, and it and the trees together have landscape and visual merit. The LLPA comprises land within the development limit and beyond and follows the route of the Ballykelly River, along which there is generally dense vegetation on

either side, particularly outside the development limit. The site's western boundary forms part of this corridor.

3.4 The housing zoning's key site requirements and the site's inclusion in the LLPA acknowledged the landscape value of the site and its contribution to the character of Ballykelly. The new planting in the front paddock to the Manse has further enhanced the streetscape since the confirmation of the original TPO. Elsewhere in the site, the location of the protected trees along the western boundary will not impact on the implementation of the zoning's key site requirements.

Reason for Consideration of a TPO

3.5 The review of the TPO was considered appropriate, given the time of the original provisional TPO in 2005, the consented works, and additional planting. This allowed for a qualified Arboriculturist to be 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.

3.6 A Provisional TPO was served on site on 23rd October 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 23rd April 2026). In line with legislation, a copy of the Provisional TPO documentation was also 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 on 23rd October 2025.

3.7 The consultation process allows comments/representations to be submitted within 28 days from the date of Notice of the Provisional TPO (up to 20th November 2025).

Detailed Assessment of Trees

3.8 The tree survey (see Appendix 2) dated 10th September 2025 identifies a total of 29 individual trees/tree groups surveyed. The report includes specific observations and recommendations for all trees. Of these 29 trees/tree groups, 24 lie within the original TPO site, and 5 lie in the immediate vicinity of the dwelling (T001-T005 inclusive).

3.9 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, with a remaining life expectancy of at least 20 years, and suitable for TPO protection. Tree no's. 21 (a group mix of Ash, Hawthorn, Holly and Prunus), 27 (a group of 3 Ash), 28 (Ash) and 29 (Prunus) are not deemed suitable for protection due to their poor condition. The remaining trees are considered appropriate for TPO protection as they are in a healthy condition. They are considered to have visual public amenity value for users of Main Street and Glenhead Road, Dukes Lane, and Plantation Road, Ballykelly and contribute to the landscape setting of Ballykelly generally. The

five trees/groups around the dwelling (Tree no's. 1–5) are not considered suitable for TPO due to proximity to the dwelling, and their species, for example fruit trees, and Eucalyptus.

3.10 There were no objections received regarding the serving of a TPO on lands at no. 56 Main Street, Ballykelly.

Summary

3.11 The TPO site contains 29 trees/groups, of which 20 are considered to be worthy and suitable for TPO protection. These trees have high public amenity value, being located in a prominent location along Main Street, and contribute to the character of the wider area.

3.12 The TPO to be Confirmed with Modification to include all trees within the site with the exception of Tree no's 1, 2, 3, 4, 5, 21, 27, 28 and 29.

4.0 Financial Implications

4.1 No financial implications for the Council.

5.0 Options

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

Option 2: Resolve not to confirm the TPO.

6.0 Recommendation

6.1 **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)

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

TREE PRESERVATION ORDER

Lands at and adjacent to 56 Main Street, 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 **23rd October 2025**.

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 **23rd October 2025**


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

(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

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)".

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."

For the number "(6)" substitute "(5)".

Omit.

Omit the words "or as the case may be, the Department".

Section 58(6)

After the words "section 58(1)" insert the words "as applied and modified by the Planning (Trees) Regulations (Northern Ireland) 2015".

Section 58(7)

Section 59(1)

Section 60

Section 68

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".

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.

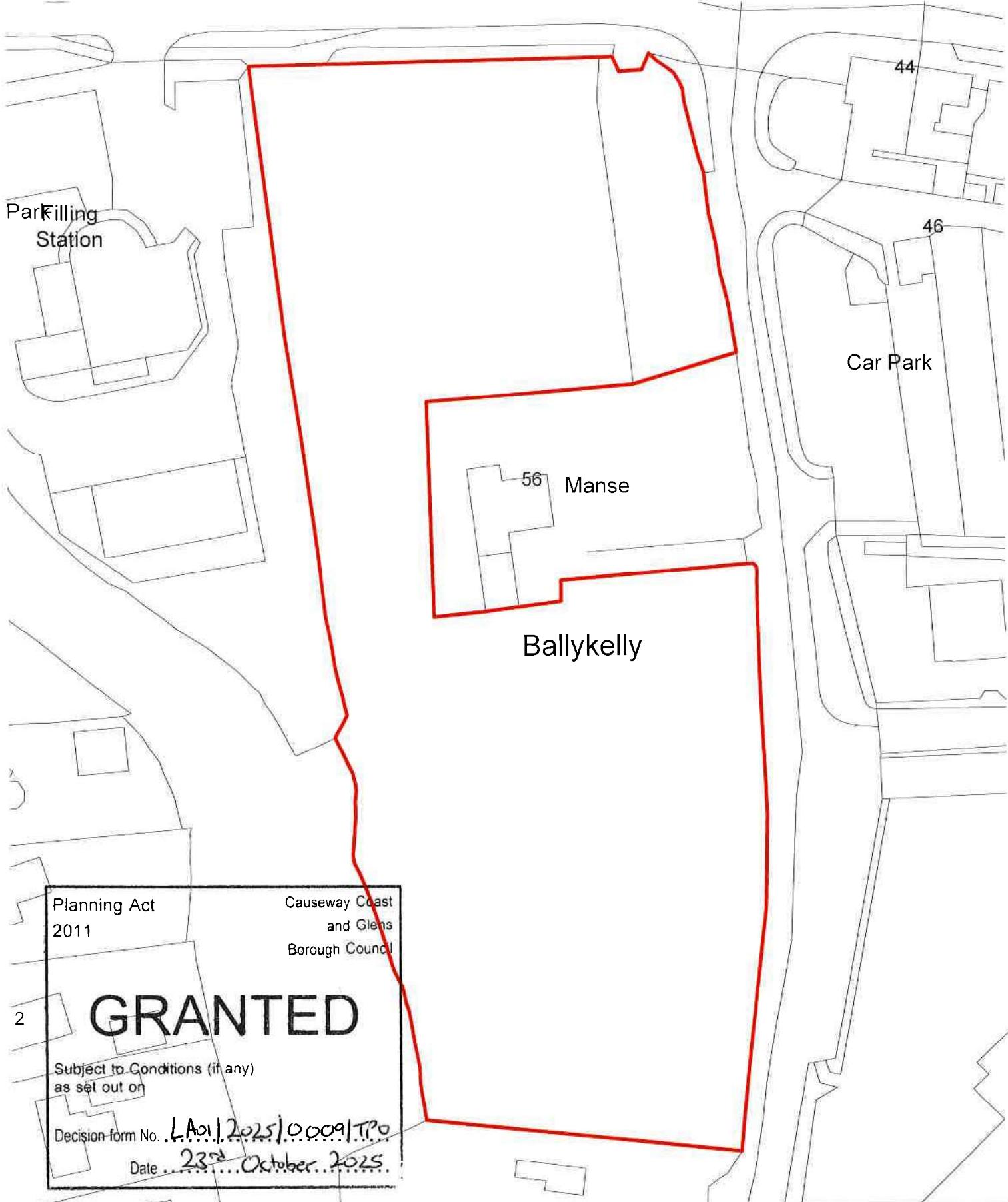
(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.

(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 Boundary

**Tree Preservation Order (TPO)
Lands at and adjacent to 56 Main Street, Ballykelly**

23rd October 2025

0 10 20 Metres



SEPTEMBER 10, 2025

TREE SURVEY REPORT

Lands at 56 Main Street, Ballykelly–Causeway Coast and Glens
Borough Council

ANDREW BOE BSC (HONS) MARBORA
INDEPENDENT ARBORICULTURAL CONSULTANT
Tel: / Email:

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Ref: Lands at 56 Main Street, 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 were 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 were 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.

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	<ul style="list-style-type: none"> 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 	
<i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see [BS5837:2012] 4.5.7.</i>		
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)	<p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p>
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	<p>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</p> <p>Trees with material conservation or other cultural value</p>
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	<p>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</p> <p>Trees with no material conservation or other cultural value</p>

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Tree survey Schedule Key.

The following information is collected for each tree.

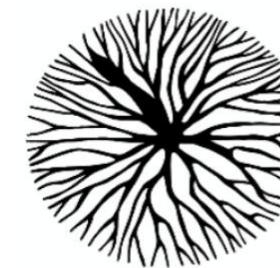
- Sequential reference number;
- Structure;
- Species;
- Height in M;
- Stem diameter in mm;
- Branch spread in Metres.
- Life stage;
 - Y – Young,
 - SM – Semi Mature,
 - EM – Early Mature,
 - M – Mature,
 - OM – Over Mature
- Estimated remaining contribution in years.
- General observations, particularly 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.

BS5837 Report

Causeway Coast and Glen's Borough Council
Lands at 56 Main Street, Ballykelly

Retention Category	No. trees
B	26
C	20
U	4
Total	50

Rem. Contrib.	No. trees
<10 years	4
10+ Years	20
20+ Years	26



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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-

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T001	Eucalyptus (<i>Eucalyptus sp.</i>)	Tree	Height (m): 18 Stem Diam(mm): 600 Spread (m): 8N, 6E, 6S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T002	Goat willow (<i>Salix caprea</i>)	Tree	Height (m): 5 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A multi-stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T003	Chinese privet (<i>Ligustrum lucidum</i>)	Tree	Height (m): 4 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A multi-stemmed tree. Healthy spreading crown.	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T004	Pear (<i>Pyrus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 200 Spread (m): 2N, 2E, 2S, 2W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T005	Apple x2 (<i>Malus sp.</i>)	Group 2 trees	Height (m): 3 2 stems, avg.(mm): 120 Spread (m): 2N, 2E, 2S, 2W Life Stage: Early Mature Rem. Contrib.: 20+ Years	Healthy spreading crowns.	B1	Area: 44 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T006	Spruce (<i>Picea sp.</i>)	Tree	Height (m): 20 Stem Diam(mm): 600 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Heavily overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T007	Lime (<i>Tilia sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 150 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 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
T008	Lime (<i>Tilia sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 300 Spread (m): 3N, 4E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T009	Prunus (<i>Prunus sp.</i>)	Tree	Height (m): 5 Stem Diam(mm): 150 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T010	Common alder (<i>Alnus glutinosa</i>)	Tree	Height (m): 12 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T011	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 10 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T012	Hornbeam (<i>Carpinus betulus</i>)	Tree	Height (m): 5 Stem Diam(mm): 220 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.8m. Area: 10 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T013	Common alder (<i>Alnus glutinosa</i>)	Tree	Height (m): 6 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T014	Cockspur hawthorn (<i>Crataegus crus-galli</i>)	Tree	Height (m): 4 Stem Diam(mm): 130 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A multi-stemmed tree. Healthy spreading crown.	B1	Radius: 1.6m. Area: 8 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T015	Lime (<i>Tilia sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 250 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T016	Lime (<i>Tilia sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 220 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.0m. Area: 28 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T017	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 18 Stem Diam(mm): 1000 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property. Deadwood in the crown. Minor decay pockets around the base.	B1	Radius: 12.0m. Area: 452 sq m.	Other Reference: 19 Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T018	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 6 Stem Diam(mm): 170 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 2.0m. Area: 13 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T019	Copper beech (<i>Fagus sylvatica purpurea</i>)	Tree	Height (m): 5 Stem Diam(mm): 170 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 2.0m. Area: 13 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T020	Oak (<i>Quercus sp.</i>)	Tree	Height (m): 8 Stem Diam(mm): 300 Spread (m): 3N, 3E, 4S, 3W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T021	Common ash x3 (<i>Fraxinus excelsior</i>) Common hawthorn x13 (<i>Crataegus monogyna</i>) Holly x2 (<i>Ilex sp.</i>) Prunus (<i>Prunus sp.</i>)	Group 19 trees	Height (m): 6 19 stems, avg.(mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Scrappy hedge with maturing shoots off stumps and single stemmed trees self seeded.	C1	Area: 298 sq m.	Other Reference: 13, Physiological Cond: Fair Structural Cond: Poor	No action required.	No
T022	Hornbeam (<i>Carpinus betulus</i>)	Tree	Height (m): 15 Stem Diam(mm): 450 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property.	B1	Radius: 5.4m. Area: 92 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T023	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 18 Stem Diam(mm): 970 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property. Deadwood in the crown. Minor decay pockets around the base.	B1	Radius: 11.6m. Area: 423 sq m.	Other Reference: 12 Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T024	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 18 Stem Diam(mm): 900 Spread (m): 8N, 8E, 8S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property. Deadwood in the crown. Minor decay pockets around the base. Partially overgrown with ivy.	B1	Radius: 10.8m. Area: 366 sq m.	Other Reference: 11 Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T025	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 18 Stem Diam(mm): 1000 Spread (m): 8N, 8E, 10S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property. Deadwood in the crown. Minor decay pockets around the base. Partially overgrown with ivy.	B1	Radius: 12.0m. Area: 452 sq m.	Other Reference: 10 Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Measurements2	Recommendations	TPO
T026	Common beech (<i>Fagus sylvatica</i>)	Tree	Height (m): 5 Stem Diam(mm): 160 Spread (m): 3N, 3E, 3S, 3W Life Stage: Semi Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 1.9m. Area: 11 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	Yes
T027	Common ash x3 (<i>Fraxinus excelsior</i>)	Group 3 trees	Height (m): 16 3 stems, avg.(mm): 500 Spread (m): 6N, 6E, 6S, 6W Life Stage: Mature Rem. Contrib.: <10 years	Poor crowns with loss of vigour. Major deadwood in the crown. Pests and Diseases: Ash Dieback Infection Level 2: 25% to 50%	U	Area: 455 sq m.	Other Reference: 7, Physiological Cond: Poor Structural Cond: Poor	Fell trees.	No
T028	Common ash (<i>Fraxinus excelsior</i>)	Tree	Height (m): 14 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour. 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
T029	Prunus (<i>Prunus sp.</i>)	Tree	Height (m): 3 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Life Stage: Young Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown.	C1	Radius: 1.2m. Area: 5 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair	No action required.	No

