

Confirmation of Provisional Tree Preservation Order (TPO) at Former Gorteen Hotel Lands, Limavady	22nd February 2017
PLANNING COMMITTEE	

Linkage to Council Strategy (2015-19)	
Strategic Theme	Outcome
Leader and Champion	<ul style="list-style-type: none"> Our Elected Members will provide civic leadership to our citizens working to promote the Borough as an attractive place to live, work, invest and visit.
Protect the environment in which we live	<ul style="list-style-type: none"> All environments in the area will benefit from pro-active decision making which protects the natural features, characteristics and integrity of the Borough.
Lead Officer	Principal Planning Officer/Local Development Plan Manager
Cost: (If applicable)	N/A

For Decision

1.0 Background

- 1.1 Sections 122 and 123 of the Planning Act (NI) 2011 and the provisions of the Planning (Trees) Regulations (Northern Ireland) 2015 enable Council to 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.
- 1.2 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.
- 1.3 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.

1.4 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.

1.5 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.

2.0 Detail: Former Gorteen Hotel Lands, Limavady

2.1 In light of the above criteria, the site of the former Gorteen House Hotel, Limavady which is bounded by Roemill Road and Woodland Walk to the North and Ballyquinn Road to the east, includes trees considered worthy of TPO protection (see map at Appendix 1). The site includes a significant level of mature trees along the attractive tree lined entrances, site boundaries and in the former grounds of the hotel, with an important woodland grouping to the northeast corner of the site (junction between Roemill Road and Ballyquinn Road). It is considered that all of these trees significantly contribute to the visual amenity and character of the local area.

Planning Context

2.2 The Northern Area Plan 2016 currently defines the site as Whiteland within the Settlement Development Limits of Limavady, with the surrounding lands to the west and south zoned for Housing, under Zonings LYH12 and LYH13 respectively. This planning context has resulted in a number of recent planning applications for housing developments being submitted on the surrounding lands.

Reason for TPO Protection

- 2.3 There is an existing Tree Preservation Order (Ref TPO/2005/0036) just outside of the site, under zoning LYH12 to the west, confirmed around the time of the Draft Northern Area Plan 2016 launch in June 2005. However, at this time, there was no level of protection afforded to the current lands in question, presumably as the site was not zoned for housing and was in use as a hotel. Therefore there was no perceived threat to the trees.
- 2.4 Circumstances have since changed. The hotel is now demolished. Planning Section considered that, given the extent of the existing trees on site, and their high amenity value to the surrounding area, alongside the potential threat and pressure from development, a level of protection was now required. A Provisional TPO was therefore served on the site on 1st September 2016.
- 2.4 This notice took effect immediately and provided protection for all trees on site for a period of six months until 1st March 2017.
- 2.5 A copy of the Provisional TPO documentation (see Appendix 2) was sent to the landowner, and copies of the Order were attached to protected trees in obvious locations within the site. On 2nd September 2016 the adjoining neighbours from No's 14-37 Woodland Walk and the relevant properties between No's 6-12 Glenlea Park, were also notified.
- 2.6 The consultation process allows comments and representations to be made in writing to the Council, within 28 days from the date of notice of the Provisional TPO, (i.e. 30th September 2016). No representations have been received.
- 2.6 Within this period Planning Section had the opportunity to have a detailed assessment carried out by a qualified Arboriculturist (see Report at Appendix 3). This has resulted in a detailed survey of all trees on site which helps identify the physical condition of each individual tree, allowing for consideration of what level of protection is required.

Detailed Assessment of Trees

- 2.7 'Arbor Consulting' surveyed approximately 236 trees on the identified site (see map at Appendix 1). The trees surveyed consist of the following species: Lime, Scots Pine, Spruce, Oak, Ash, Beech, Sycamore, Elm, Norway Maple, Horse Chestnut, Silver Birch, Wild Cherry, Holly, Corsican Pine and Lawson Cypress. The survey also includes a visually important Woodland Grouping of approximately 65 trees (W26) at the northeast junction of Ballyquinn and Roemill Road, which comprises a standing of Beech, Ash, Larch, Sycamore and Corsican Pine trees of even age.
- 2.8 Of the 236 trees on site, 30 trees have been identified for felling as they are dead, diseased, significantly damaged or partially felled. A further 29 trees are considered to be of poor quality with many either of poor form, suppressed or poorly pruned. It is important to note that, whilst these poor quality trees would

not be suitable for TPO protection, they can still provide a level of contribution and remain on site.

- 2.9 In relation to the location of the 30 trees identified to be felled, the majority of them are located away from the adjoining road network, at the internal southwest corner of the site. This includes approximately 10 mature Beech trees (No's 154, 156-164). Many of these trees have suffered damage with some severe bark stripping which means that they would have to be felled to maintain site safety. Other trees in the vicinity have also suffered damage from the process of the demolition of the former Gorteen House Hotel, with some trees suffering poor pruning regimes in order to facilitate access for demolition traffic.

Summary

- 2.10 In summary, the vast majority of trees on site (179 trees), are considered worthy of TPO protection. Importantly, these trees are located at sections of the site which have high public amenity value, being the most visually prominent sections of the site along the Northern and Eastern boundaries, including the Woodland Grouping (W26), and also along the two access points into the site. The trees at these locations provide an important and valued contribution to the local environment and character of the area, creating an attractive landscape within the urban setting of Limavady and are, therefore, worthy of TPO protection.
- 2.11 Council can decide whether or not the Order should be confirmed, and if confirmed, either with modifications or without modifications as the case may be.

3.0 Options

- 3.1 Given the detailed specialist report carried out it is recommended that the TPO is confirmed with modifications, to protect all trees on site with the exception of those recommended for felling or that are in poor condition: (Tree Numbers; 3, 4*, 12, 14*, 23, 27, 31, 50, 54*, 65, 82, 84*, 86*, 89, 99*, 100*, 104, 105*, 106-108, 109*, 111, 112*, 113*, 116*, 117*, 119, 128*, 130, 131*, 133-135, 136*, 137, 138*, 140* 142-143, 145, 147*, 149, 151, 154*-164*, 165 & 172) (*Those trees with an asterisk have been recommended for felling because of their condition).
- 3.2 Confirmation of the TPO with the above modifications would ensure the protection of the existing healthy trees on site and help towards the continuity of the important landscape amenity and character afforded by the trees on site.

Option 1: Agree to confirm the TPO as detailed above at paragraph

Option 2: Agree not to confirm the TPO.

4.0 Recommendation

- 4.1 **IT IS RECOMMENDED** that Members agree either Option 1 or 2 above.

Appendices:

Appendix 1: TPO Map

Appendix 2: Provisional TPO Notice

Appendix 3: Arboriculturalist Report





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

TREE PRESERVATION ORDER

**On Lands At Former Gorteen House Hotel Site, Adjacent To Roemill Road Ballyquinn
Road And No's 14-37 Woodland Walk, Limavady**

The Council in pursuance of the powers conferred upon it by sections 122 and 123 of the Planning Act (Northern Ireland) 2011 HEREBY ORDERS that no person shall, except with the consent of the Council and in accordance with the conditions, if any, imposed on such consent, uproot, wilfully damage, cut down, top, lop, or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees or woodlands is defined in the manner indicated in the First Schedule on the annexed maps which maps shall for the purpose of such definition prevail where any ambiguity arises between them and the specification in the First Schedule.

The Council HEREBY ORDERS that section 123 (provisional tree preservation orders) shall apply to this Order and accordingly, this Order shall take effect provisionally on 1st September 2016.

The Order is subject to the provisions of the Second Schedule and to the exemptions specified in the Third Schedule.

Authorised by the Council to sign on behalf on 1st September 2016

S. Mulhern

Authorised Officer

On behalf of: Causeway Coast and Glens Planning Manager

FIRST SCHEDULE

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



SECOND SCHEDULE

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

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.

Appeal against refusal of consent

3. (1) Where an application to the Council for consent is refused or is granted subject to conditions, the applicant, if he is aggrieved by the Council's decision, 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.

Appeal in default of decision

4. Where an application for consent is made to the Council, then unless within two months from the date of its receipt, 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, the provisions of paragraph 3 shall apply in relation to the application as if consent had been refused by the Council and as if notification of the

THE HISTORY OF THE

ROYAL SOCIETY OF LONDON

IN THE SEVENTEENTH CENTURY

BY JOHN VAN DER HAEGHE

EDITED BY JOHN VAN DER HAEGHE

WITH AN INTRODUCTION BY JOHN VAN DER HAEGHE

AND A HISTORY OF THE SOCIETY'S WORKS

BY JOHN VAN DER HAEGHE

AND A HISTORY OF THE SOCIETY'S WORKS

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Council's decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

Revocation or modification of consent

5. (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).

Compensation

6. 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 he makes a claim to the Council within the time and in the manner prescribed by paragraph 9 be entitled subject to such exceptions as may be prescribed to recover from the Council compensation in respect of such loss or damage.
7. 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.
8. No compensation shall be payable to a person:-
- (a) for loss of development value(a) 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 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.
9. (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.

10. 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 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 shall in particular have regard to any financial benefit which has accrued or appears likely to accrue to him in consequence of the offence.

- (a) "development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it

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.

THIRD SCHEDULE

This Order shall not apply to require the consent of the Council to:-

1. The cutting down, topping, lopping or uprooting 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, topping, lopping or uprooting 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, topping, lopping or uprooting of a tree—
 - (a) in pursuance of the power conferred on the operator by virtue of section 106 of the Communications Act 2003 and paragraph 19, Schedule 2 to, the Telecommunications Act 1984;
 - (b) by a statutory undertaker, (defined as such in 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 (NI) 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 a

planning permission granted (other than an outline planning permission) on an application made under Part 3 of the Planning Act (Northern Ireland) 2011;

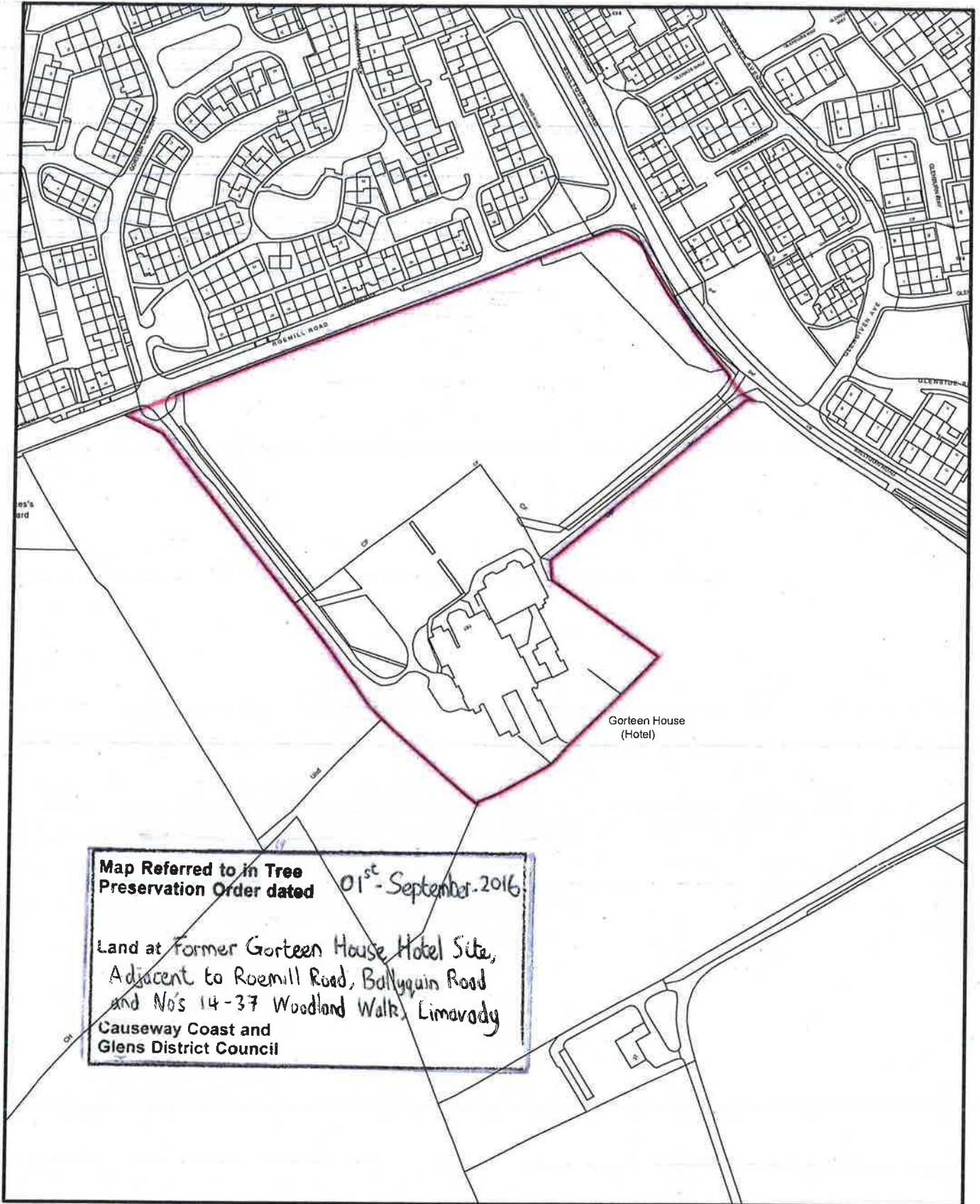
(d) which is a fruit tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;

(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; 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.





Map A

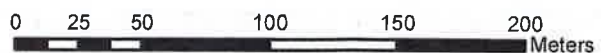
Tree Preservation Order



On Lands at Former Gorteen House Hotel Site, Adjacent to Roemill Road, Ballyquin Road and No's 14-37 Woodland Walk, Limavady.



Provisional Tree Preservation Order Boundary







ARBORICULTURAL INSPECTION

LANDS AT THE FORMER GORTEEN HOUSE HOTEL, ROEMILL ROAD/
BALLYQUIN ROAD, LIMA VADY

Prepared for:
Causeway Coast and Glens Borough Council

Prepared by:
Paul Hawksford
Principal Arboriculturist

Date:
06 September 2016

Instruction Ref. 09CCGBC06

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1.0 TERMS OF REFERENCE

1.1 Introduction:

The following report has been commissioned by Causeway Coast and Glens Borough Council as an arboricultural inspection at the former Gorteen House Hotel, Roemill Road/Ballyquin Road, Limavady. As part of our inspection, we have been asked to express an opinion on whether the trees are suitable for statutory protection (TPO).

1.2 Inspection:

The trees have been inspected from ground level. Tree height, age range and crown spread are approximate. Information regarding the trees can be found at the Tree Inspection Schedules at Appendix A to this report. The tree positions and crown spreads have been plotted using AutoCAD 2012 and the drawing has been set to print at A1 (Appendix C). Photographic data is provided at Appendix B.

In order for us to express an opinion on the suitability of the inspected trees for statutory protection (TPO), we have employed the use of two relevant valuation systems, namely 'TEMPO' (Tree Evaluation Method for Preservation Orders) and the 'Tandridge District Council Tree Preservation Order (TPO) - Survey and Decision Guide'. Both systems are designed as a field guide to decision-making.

1.3 Trees and Building Subsidence:

Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, was not included in the contract brief and is not, therefore, considered in any detail in this report. ARBOR CONSULTING cannot be held responsible for damage arising from soil shrinkage or heave due to water abstraction by trees.

2.0 WILDLIFE LEGISLATION

The **Wildlife and Natural Environment Act (Northern Ireland) 2011** as amended by the **Wildlife (Northern Ireland) Order 1985** form the basis for legislation protecting Northern Ireland's flora and fauna. Nesting birds and all species of bat are afforded statutory protection; it is an offence to:

- Intentionally kill, injure or take a bat
- Sell, hire, barter or exchange a bat, dead or alive
- Be in possession or control of a bat or anything derived from them
- Disturb a nesting bird

For more information, refer to <http://www.legislation.gov.uk/nia/2011/15/contents>

3.0 COMMENTS

Many of the mature beech trees located at the southern corner of the site have suffered browsing damage. The bark stripping (ring-barking) is quite severe in some cases and the trees will unfortunately require remedial works to ensure that site safety is maintained.

A number of trees close to the former hotel have undergone significantly poor pruning regimes in order to facilitate access for demolition traffic.

The woodland area (W26) is classified as even-aged and further planting would help to improve overall diversity.

4.0 CONCLUSIONS

All remedial works must conform rigorously to British Standard 3998 (2010) 'Tree Work - Recommendations'.

In terms of the correct pruning positions in relation to the 'branch bark ridge' and final pruning cuts, reference should be made to the current CE and UK standards and 'Natural Target Pruning' (NTP) methodologies (please refer to **Fig.1**).

All trees to be retained should be further inspected annually by an Arboriculturist in order to assess the significance of any future physiological, morphological or environmental changes (review years) and unless otherwise stated in the Tree Inspection Schedules at Appendix A.

5.0 TIMBER VALUATION

A commercial timber valuation was estimated for the trees at this site.

Valuation £0.00

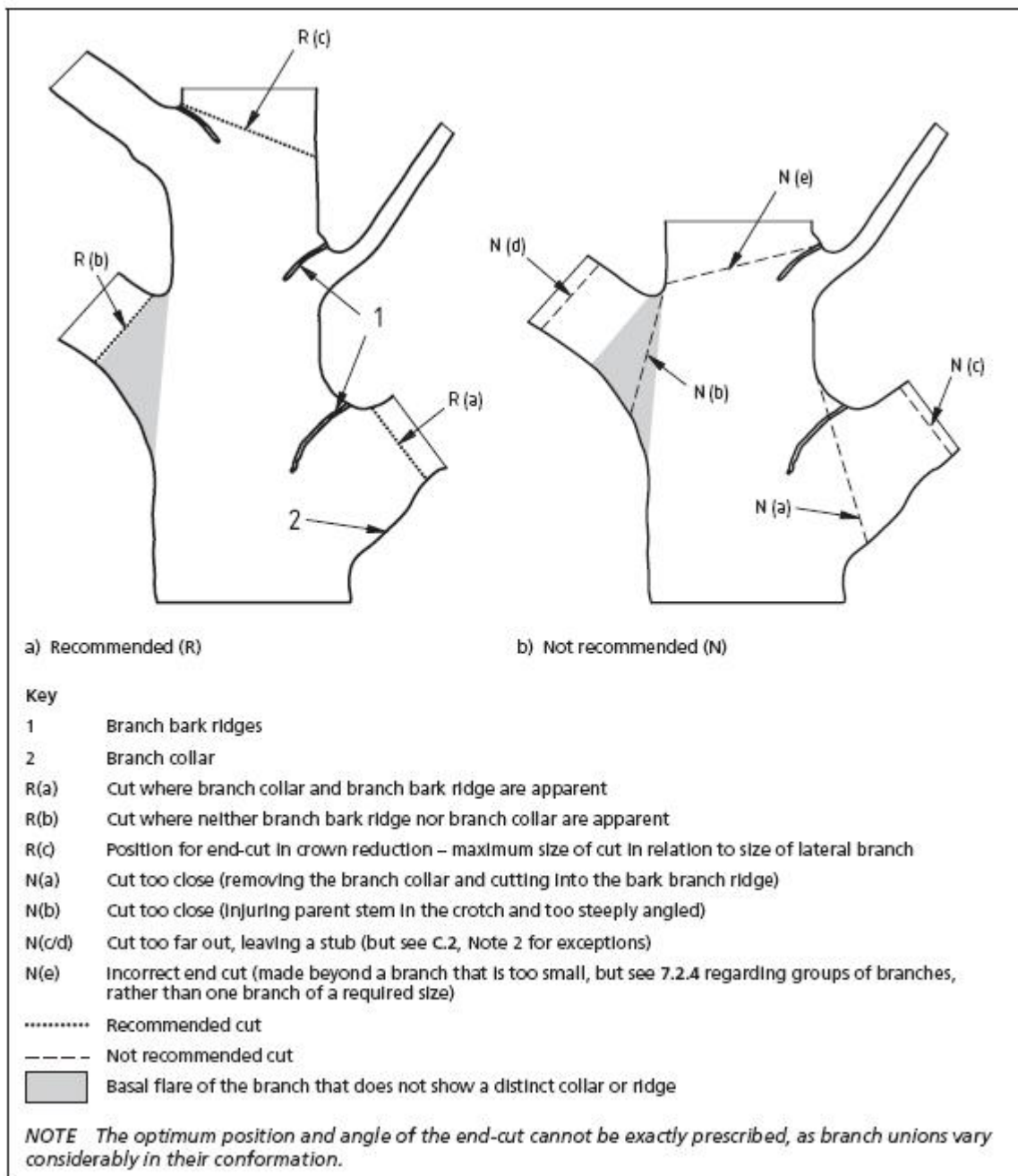


Fig. 1 Position of Final Cuts: British Standard 3998 (2010) 'Tree Work - Recommendations'

6.0 LIMITING CONDITIONS/DISCLAIMERS

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection:
2) There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future.

Paul Hawksford
Principal Arboriculturist
ARBOR CONSULTING

- 06 September 2016 -

APPENDIX A
TREE INSPECTION SCHEDULES

TREE INSPECTION SCHEDULE for SITE 'B'

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SITE:	LANDS AT FORMER GORTEEN HOUSE HOTEL, ROEMILL ROAD/BALLYQUIN ROAD, LIMAVADY
CLIENT:	CAUSEWAY COAST & GLENS BOROUGH COUNCIL
BRIEF:	TO CARRY OUT A TREE INSPECTION AT THE ABOVE SITE

SURVEYOR:	P. HAWKSFORD
ASSESSMENT DATE:	6 SEPTEMBER 2016
VIEWING CONDITIONS:	SUNSHINE
JOB REFERENCE:	09CCGBC06

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NO.	TYPE	SPECIES (COMMON NAME)	RADIAL CROWN SPREAD (m)				STEM/ MULTI- STEM* DIA. (mm)	HEIGHT (m)	AGE RANGE/ LIFE STAGE	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	TPO SUITABILITY
			N	E	S	W							
1	T	Lime	5	6	7	6	890	20>	EM	G	• No visible defects	• No action	Yes
2	T	Lime	7	5	4	6	870	20>	EM	G	• No visible defects	• No action	Yes
3	T	Scots Pine	4	2	5	1	360	15	SM	G	• Suppressed with poor form	• No action	No
4	T	Spruce	4	4	3	3	310	16	SM	MD	• Biologically moribund	• Fell	No
5	T	Lime	5	6	4	5	450	15	EM	G	• No visible defects	• No action	Yes
6	T	Lime	7	4	4	6	470	17	EM	G	• Small diameter deadwood	• No action	Yes
7	T	Lime	7	8	6	3	480	17	EM	G	• No visible defects	• No action	Yes
8	T	Scots Pine	2	4	2	4	440	15	EM	G	• Small diameter deadwood	• No action	Yes
9	T	Lime	3	5	4	6	460	15	EM	G	• No visible defects	• No action	Yes
12	T	Scots Pine	1	1	1	1	280	15	SM	G	• Suppressed with poor form	• No action	No
13	T	Lime	2	5	5	6	480	16	EM	G	• No visible defects	• No action	Yes
14	T	Scots Pine	-	-	-	-	380	14	SM	D	• Dead tree	• Fell	No
15	T	Scots Pine	2	3	3	3	360	15	SM	G	• Large diameter deadwood	• No action	Yes

HEADINGS & ABBREVIATIONS

NO. REFERENCE NUMBER. REFER TO PLAN
TYPE: T=TREE, G=GROUP OF TREES, W=WOODLAND
SPECIES: COMMON NAME
AGE RANGE/LIFE STAGE: Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT: ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
RADIAL CROWN SPREAD: MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
STEM DIA/MULTI-STEM DIA: STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY: A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD

SITE:	LANDS AT FORMER GORTEEN HOUSE HOTEL, ROEMILL ROAD/BALLYQUIN ROAD, LIMAVADY
CLIENT:	CAUSEWAY COAST & GLENS BOROUGH COUNCIL
BRIEF:	TO CARRY OUT A TREE INSPECTION AT THE ABOVE SITE

SURVEYOR:	P. HAWKSFORD
ASSESSMENT DATE:	6 SEPTEMBER 2016
VIEWING CONDITIONS:	SUNSHINE
JOB REFERENCE:	09CCGBC06

NO.	TYPE	SPECIES (COMMON NAME)	RADIAL CROWN SPREAD (m)				STEM/ MULTI- STEM* DIA. (mm)	HEIGHT (m)	AGE RANGE/ LIFE STAGE	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	TPO SUITABILITY
			N	E	S	W							
16	T	Lime	2	4	4	5	470	15	EM	G	• No visible defects	• No action	Yes
17	T	Lime	1	1	2	2	390	15	SM	G	• Small diameter deadwood	• No action	Yes
18	T	Scots Pine	1	2	1	2	380	16	SM	G	• Small diameter deadwood	• No action	Yes
19	T	Scots Pine	3	1	1	3	320	16	SM	G	• Small diameter deadwood	• No action	Yes
20	T	Lime	4	4	3	5	370	13	SM	G	• No visible defects	• No action	Yes
21	T	Lime	5	5	4	5	480	15	EM	G	• No visible defects	• No action	Yes
22	T	Lime	7	7	6	4	560	19	EM	G	• Small diameter deadwood	• No action	Yes
23	T	Lime	4	3	2	4	270	14	SM	M	• Suppressed with poor form	• No action	No
24	T	Corsican Pine	4	5	6	5	480	18	EM	G	• No visible defects	• No action	Yes
25	T	Lime	5	6	5	4	470	15	EM	G	• No visible defects	• No action	Yes
26	W	Corsican Pine x 28, Sycamore x 13, Beech x 19, Larch x 4, Ash x 1	4	4	4	4	600	12-20>	SM-EM	G	• Woodland compartment adjacent to the Ballyquin Road and Roemill Road • The JNCC classification for this woodland is 'even-aged' and further tree planting using indigenous species may be necessary to improve overall diversity	• Consider new tree planting	Yes
27	T	Beech	9	6	9	7	870	20>	EM	G	• Early stages of basal heartwood decay caused by the white-rot pathogen <i>Ganoderma australe</i>	• Monitor extent of sound wood	No
28	T	Sessile Oak	7	4	4	4	480	16	EM	G	• Ivy clad stem	• Sever ivy	Yes
29	T	Beech	5	6	5	2	590	18	EM	G	• Ivy clad stem	• Sever ivy	Yes
30	T	Ash	7	2	7	4	450	17	EM	G	• Ivy clad stem	• Sever ivy	Yes
31	T	Beech	9	6	7	7	750	18	EM	G	• Heartwood decay at a longitudinal crack within the main stem at 5m (white-rot pathogen <i>Polyporus squamosus</i>)	• Monitor extent of sound wood	No
32	T	Beech	6	5	6	5	820	16	EM	G	• Minor basal bark abrasions	• No action	Yes

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BRIEF:	TO CARRY OUT A TREE INSPECTION AT THE ABOVE SITE

SURVEYOR:	P. HAWKSFORD
ASSESSMENT DATE:	6 SEPTEMBER 2016
VIEWING CONDITIONS:	SUNSHINE
JOB REFERENCE:	09CCGBC06

NO.	TYPE	SPECIES (COMMON NAME)	RADIAL CROWN SPREAD (m)				STEM/ MULTI- STEM* DIA. (mm)	HEIGHT (m)	AGE RANGE/ LIFE STAGE	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	TPO SUITABILITY
			N	E	S	W							
33	T	Scots Pine	6	7	6	6	590	18	EM	G	<ul style="list-style-type: none"> Minor basal bark abrasions Large diameter deadwood and broken branches 	<ul style="list-style-type: none"> Remove deadwood and broken branches 	Yes
34	T	Beech	6	7	7	5	450	13	EM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> No action 	Yes
35	T	Ash	6	5	7	3	420	16	EM	G	<ul style="list-style-type: none"> No visible defects 	<ul style="list-style-type: none"> No action 	Yes
36	T	Ash	7	4	5	7	450	17	EM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> Sever ivy 	Yes
37	T	Scots Pine	6	7	6	6	480	16	EM	G	<ul style="list-style-type: none"> Minor basal bark abrasions (browsing damage) 	<ul style="list-style-type: none"> No action 	Yes
38	T	Beech	7	5	5	3	460	13	EM	G	<ul style="list-style-type: none"> Minor basal bark abrasions (browsing damage) 	<ul style="list-style-type: none"> No action 	Yes
39	T	Beech	4	5	4	5	410	14	EM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> Sever ivy 	Yes
40	T	Scots Pine	8	6	8	5	820	20>	M	G	<ul style="list-style-type: none"> Large diameter deadwood 	<ul style="list-style-type: none"> No action 	Yes
41	T	Sycamore	5	5	5	3	580	17	EM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> No action 	Yes
42	T	Sycamore	5	5	4	4	350	13	SM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> No action 	Yes
43	T	Sycamore	5	7	4	3	450	14	EM	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> No action 	Yes
44	T	Ash	8	9	8	7	740	20>	EM	M	<ul style="list-style-type: none"> Partial crown dieback 	<ul style="list-style-type: none"> No action 	Yes
45	T	Sycamore	4	5	6	2	300	9	SM	M	<ul style="list-style-type: none"> Partially suppressed 	<ul style="list-style-type: none"> No action 	Yes
46	T	Sycamore	4	4	6	3	510	14	EM	G	<ul style="list-style-type: none"> No visible defects 	<ul style="list-style-type: none"> No action 	Yes
47	T	Ash	8	7	7	6	550	20>	EM	G	<ul style="list-style-type: none"> Basal bark abrasions and ivy clad stem 	<ul style="list-style-type: none"> Sever ivy 	Yes
48	T	Sycamore	8	7	5	3	470	20>	EM	G	<ul style="list-style-type: none"> Large diameter deadwood 	<ul style="list-style-type: none"> No action 	Yes
49	T	Sycamore	7	4	9	4	830	20>	EM	G	<ul style="list-style-type: none"> Large diameter deadwood 	<ul style="list-style-type: none"> No action 	Yes
50	T	Elm	3	1	1	2	300	5	SM	G	<ul style="list-style-type: none"> Poor form 	<ul style="list-style-type: none"> No action 	No
51	T	Ash	9	9	7	9	1080	20>	M	G	<ul style="list-style-type: none"> Ivy clad stem 	<ul style="list-style-type: none"> No action 	Yes
52	T	Sycamore	9	5	4	5	640	18	EM	G	<ul style="list-style-type: none"> Minor basal bark abrasions (browsing damage) 	<ul style="list-style-type: none"> No action 	Yes
53	T	Sycamore	5	6	7	3	550	15	EM	G	<ul style="list-style-type: none"> Minor basal cavity 	<ul style="list-style-type: none"> No action 	Yes
54	T	Sycamore	5	2	2	4	320	15	SM	MD	<ul style="list-style-type: none"> Biologically moribund 	<ul style="list-style-type: none"> Fell 	No

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			N	E	S	W							
55	T	Corsican Pine	9	9	9	8	860	20>	M	G	• Large diameter deadwood	• No action	Yes
56	T	Scots Pine	2	2	8	3	300	15	SM	M	• Suppressed	• No action	Yes
57	T	Beech	5	3	4	4	590	10	EM	G	• Minor basal cavity	• No action	Yes
58	T	Scots Pine	4	2	3	4	300	17	SM	M	• Minor basal bark abrasions (browsing damage)	• No action	Yes
59	T	Scots Pine	5	3	3	4	330	13	SM	M	• Minor basal bark abrasions (browsing damage) • Large diameter deadwood	• No action	Yes
60	T	Scots Pine	4	5	6	3	460	20>	EM	G	• Large diameter deadwood	• No action	Yes
61	T	Scots Pine	7	6	7	8	400	17	EM	G	• Small diameter deadwood	• No action	Yes
62	T	Ash	9	9	9	8	690	19	EM	G	• Large diameter deadwood	• No action	Yes
63	T	Sycamore	7	4	3	4	410	14	EM	G	• No visible defects	• No action	Yes
64	T	Norway Maple	5	7	9	6	580	20>	EM	G	• Minor branch cavity at 3m	• No action	Yes
65	T	Horse Chestnut	4	3	2	3	260	10	SM	G	• Suppressed • Bark necrosis	• No action	No
66	T	Scots Pine	5	6	5	5	560	20>	EM	G	• Ivy clad stem • Large diameter deadwood	• Sever ivy	Yes
67	T	Scots Pine	4	4	3	3	340	15	SM	G	• Small diameter deadwood	• No action	Yes
68	T	Horse Chestnut	5	4	3	3	380	12	SM	G	• Minor basal wound	• No action	Yes
69	T	Beech	7	5	8	6	630	20>	EM	G	• Basal wounds at 1.5m	• No action	Yes
70	T	Beech	7	6	6	7	560	19	EM	G	• Minor cavity at 3m	• No action	Yes
71	T	Horse Chestnut	5	6	3	3	430	13	EM	G	• No visible defects	• No action	Yes
72	T	Horse Chestnut	7	8	6	6	620	18	EM	G	• Bark wound at 3m to eastern aspect	• No action	Yes

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			N	E	S	W							
73	T	Beech	5	5	6	6	630	19	EM	G	• Basal bark abrasions	• No action	Yes
74	T	Horse Chestnut	6	5	7	4	620	18	EM	G	• Bark wound at 3.5m with good adaptive growth	• No action	Yes
75	T	Beech	7	5	8	3	650	19	EM	G	• Ivy clad stem	• No action	Yes
76	T	Horse Chestnut	6	5	8	3	670	18	EM	G	• No visible defects	• No action	Yes
77	T	Ash	4	4	4	3	360	16	SM	G	• Ivy clad stem	• No action	Yes
78	T	Silver Birch	5	5	6	2	350	16	SM	G	• No visible defects	• No action	Yes
79	T	Horse Chestnut	9	6	8	6	690	18	EM	G	• Minor cavity in upper canopy	• No action	Yes
80	T	Horse Chestnut	5	5	5	4	660	16	EM	G	• No visible defects	• No action	Yes
81	T	Horse Chestnut	7	6	5	3	570	16	EM	G	• No visible defects	• No action	Yes
82	T	Horse Chestnut	6	5	7	4	650	16	EM	MD	• Partial bark necrosis • Poor form	• No action	No
83	T	Horse Chestnut	7	6	7	5	990	18	M	G	• No visible defects	• No action	Yes
84	T	Horse Chestnut	-	-	-	-	550	16	EM	D	• Dead tree	• Fell	No
85	T	Horse Chestnut	6	4	3	3	600	18	EM	G	• No visible defects	• No action	Yes
86	T	Horse Chestnut	5	5	6	5	640	17	EM	G	• Basal heartwood decay to southern aspect	• Fell	No
87	T	Horse Chestnut	9	5	6	4	790	18	EM	G	• No visible defects	• No action	Yes

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			N	E	S	W							
88	T	Oak	8	8	6	7	480	15	EM	G	• No visible defects	• No action	Yes
89	T	Horse Chestnut	-	-	-	-	760	-	EM	D	• Dead stump	• No action	No
90	T	Horse Chestnut	5	4	5	5	630	18	EM	G	• No visible defects	• No action	Yes
91	T	Horse Chestnut	6	4	5	5	560	15	EM	G	• Minor basal cavity	• No action	Yes
92	T	Horse Chestnut	5	6	8	4	790	18	EM	G	• No visible defects	• No action	Yes
93	T	Scots Pine	5	5	4	2	480	20>	EM	G	• Inclines eastwards • Large diameter deadwood	• No action	Yes
94	T	Silver Birch	4	3	5	4	310	14	SM	G	• No visible defects	• No action	Yes
95	T	Ash	3	4	3	2	230	15	SM	G	• No visible defects	• No action	Yes
96	T	Wild Cherry	4	3	2	2	300	10	EM	G	• Bacterial canker	• No action	No
97	T	Wild Cherry	3	3	3	2	200	10	EM	G	• Bark lesions	• No action	No
98	T	Holly	1	1	1	1	110	5	SM	P	• Crown dieback	• No action	No
99	T	Scots Pine	3	6	6	3	610	20	EM	P	• Storm damage • Large diameter deadwood	• Fell	No
100	T	Horse Chestnut	-	-	-	-	260	9	SM	D	• Dead tree	• Fell	No
101	T	Ash	3	2	3	2	210	5	SM	G	• Poor form	• No action	No
102	T	Horse Chestnut	3	4	3	4	260	9	SM	G	• No visible defects	• No action	Yes

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			N	E	S	W							
103	T	Sessile Oak	4	5	5	4	550	15	EM	G	• No visible defects	• No action	Yes
104	T	Holly	2	2	2	2	230	5	SM	G	• Suppressed with poor form	• No action	No
105	T	Sycamore	3	3	2	3	270	9	SM	MD	• Biologically moribund	• Fell	No
106	T	Horse Chestnut	-	-	-	-	450	-	EM	G	• Dead stump	• No action	No
107	T	Ash	2	1	2	2	300	13	SM	M	• Crown dieback	• No action	No
108	T	Beech	9	8	8	9	720	20>	EM	G	• Poorly pruned • Large diameter deadwood and stubs	• Remove deadwood and stubs	No
109	T	Sycamore	2	5	5	3	220	9	SM	M	• Partially felled	• Fell	No
110	T	Lawson Cypress	2	2	2	2	430	17	EM	G	• Large diameter deadwood	• Remove deadwood	Yes
111	T	Beech	7	8	6	5	730	20>	EM	G	• Poorly pruned • Poor form	• Remove stubs	No
112	G	Ash, Norway Maple	1	1	1	1	300	4	SM	M	• Partially felled	• Fell	No
113	T	Sessile Oak	-	-	-	-	650	18	EM	D	• Dead tree	• Fell	No
114	T	Scots Pine	4	3	5	4	470	20>	EM	G	• Inclines north eastwards • Large diameter deadwood	• No action	Yes
115	T	Scots Pine	4	4	4	1	450	20>	EM	G	• Large diameter deadwood	• No action	Yes
116	T	Elm	6	2	4	5	450	10	EM	P	• Dutch elm disease	• Fell	No
117	T	Silver Birch	1	6	2	1	220	11	SM	G	• Extensive heartwood decay at 1.5m	• Fell	No

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			N	E	S	W							
118	T	Corsican Pine	2	2	5	4	569	20>	EM	G	• Large diameter deadwood	• No action	Yes
119	T	Ash	2	6	2	3	290	11	SM	G	• Suppressed with poor form	• No action	No
120	T	Corsican Pine	4	2	5	3	550	20>	EM	G	• Large diameter deadwood	• No action	Yes
121	T	Corsican Pine	6	6	2	1	580	20>	EM	G	• Large diameter deadwood	• No action	Yes
122	T	Corsican Pine	6	8	2	7	530	20>	EM	M	• Large diameter deadwood	• No action	Yes
123	T	Corsican Pine	1	2	2	2	510	20>	EM	M	• Slightly suppressed	• No action	Yes
124	T	Corsican Pine	1	5	5	1	540	20>	EM	G	• Large diameter deadwood • Ivy clad stem	• Sever ivy	Yes
125	T	Corsican Pine	2	4	3	1	520	20>	EM	G	• Large diameter deadwood	• No action	Yes
126	T	Sycamore	4	4	6	5	730	17	EM	G	• No visible defects	• No action	Yes
127	T	Sessile Oak	9	9	8	7	820	20>	EM	G	• Large diameter deadwood	• No action	Yes
128	T	Ash	1	1	1	1	210	-	SM	MD	• Partially felled	• Fell	No
129	T	Norway Maple	2	3	3	2	300	13	SM	G	• No visible defects	• No action	Yes
130	T	Scots Pine	1	8	3	1	430	12	EM	G	• Suppressed with poor form	• No action	No
131	T	Lawson Cypress	-	-	-	-	320	10	SM	D	• Dead tree	• Fell	No
132	T	Lawson Cypress	4	4	4	4	750	6	EM	G	• Previous branch failure	• No action	Yes

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			N	E	S	W							
133	T	Lawson Cypress	-	-	-	-	340	-	SM	D	• Dead stump	• No action	No
134	T	Lawson Cypress	-	-	-	-	240	-	SM	D	• Dead stump	• No action	No
135	T	Flowering Cherry	6	5	5	5	410	8	EM	G	• Forms part of the ornamental hedgerow	• No action	No
136	T	Horse Chestnut	4	5	2	3	530	10	EM	MD	• Biologically moribund	• Fell	No
137	T	Ash	1	4	4	2	230	8	SM	G	• Suppressed with poor form	• No action	No
138	T	Sessile Oak	9	9	7	9	760	20	EM	G	• Significant level changes around the root plate • Crown dieback/physiological stress	• Fell	No
139	T	Ash	3	6	9	2	780	13	EM	M	• Suppressed	• No action	Yes
140	T	Sycamore	3	3	5	4	350	15	SM	G	• Fire damaged	• Fell	No
141	T	Ash	9	5	6	3	530	20>	EM	G	• Large diameter deadwood	• No action	Yes
142	T	Ash	-	-	-	-	210	-	SM	D	• Dead stump	• No action	No
143	T	Lawson Cypress	2	2	1	1	110	4	SM	M	• Suppressed with poor form	• No action	No
144	T	Sycamore	3	8	3	3	500	16	EM	G	• No visible defects	• No action	Yes
145	T	Ash	5	3	4	3	710	14	EM	G	• Basal heartwood decay	• No action	No
146	T	Ash	9	6	5	4	550	20>	EM	M	• Large diameter deadwood	• No action	Yes
147	T	Lawson Cypress	2	2	2	2	270	11	SM	MD	• Biologically moribund	• Fell	No
148	T	Lawson Cypress	2	3	4	2	460	16	EM	G	• No visible defects	• No action	Yes
149	T	Scots Pine	2	2	5	3	420	20>	EM	G	• Vandal damage to lower main stem	• Monitor decline	No
150	T	Beech	9	7	4	6	710	20>	EM	M	• Poor form • Large diameter deadwood	• No action	Yes

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			N	E	S	W							
151	T	Beech	7	7	7	4	690	20>	EM	M	• Basal heartwood decay	• No action	No
152	T	Beech	6	5	8	2	530	20>	EM	G	• No visible defects	• No action	Yes
153	T	Beech	5	5	9	5	820	20>	EM	G	• Ivy clad stem	• No action	Yes
154	T	Beech	8	5	3	3	490	20>	EM	G	• Ring-barked by approximately 80% (browsing damage)	• Fell	No
155	T	Ash	2	2	6	7	530	11	EM	M	• Fire damaged • Suppressed with poor form	• Fell	No
156	T	Beech	3	3	5	7	820	20>	EM	M	• Ring-barked by approximately 50% (browsing damage)	• Fell	No
157	T	Beech	8	3	6	3	490	20>	EM	M	• Ring-barked by approximately 40% (browsing damage)	• Fell	No
158	T	Beech	8	6	3	2	550	20>	EM	M	• Fire damaged	• Fell	No
159	T	Beech	7	3	4	7	560	20>	EM	M	• Ring-barked by approximately 60% (browsing damage)	• Fell	No
160	T	Beech	4	5	7	7	530	20>	EM	MD	• Ring-barked by approximately 50% (browsing damage)	• Fell	No
161	T	Beech	3	7	3	2	450	20>	EM	MD	• Ring-barked by approximately 70% (browsing damage)	• Fell	No
162	T	Beech	7	9	2	7	590	20>	EM	MD	• Ring-barked by approximately 80% (browsing damage)	• Fell	No
163	T	Beech	3	3	4	7	460	20>	EM	MD	• Partially ring-barked (browsing damage)	• Fell	No
164	T	Beech	9	9	5	4	780	20>	EM	MD	• Ring-barked by 100% (browsing damage)	• Fell	No
165	T	Beech	2	2	3	8	370	15	SM	G	• Suppressed with poor form	• No action	No

SITE:	LANDS AT FORMER GORTEEN HOUSE HOTEL, ROEMILL ROAD/BALLYQUIN ROAD, LIMAVADY
CLIENT:	CAUSEWAY COAST & GLENS BOROUGH COUNCIL
BRIEF:	TO CARRY OUT A TREE INSPECTION AT THE ABOVE SITE

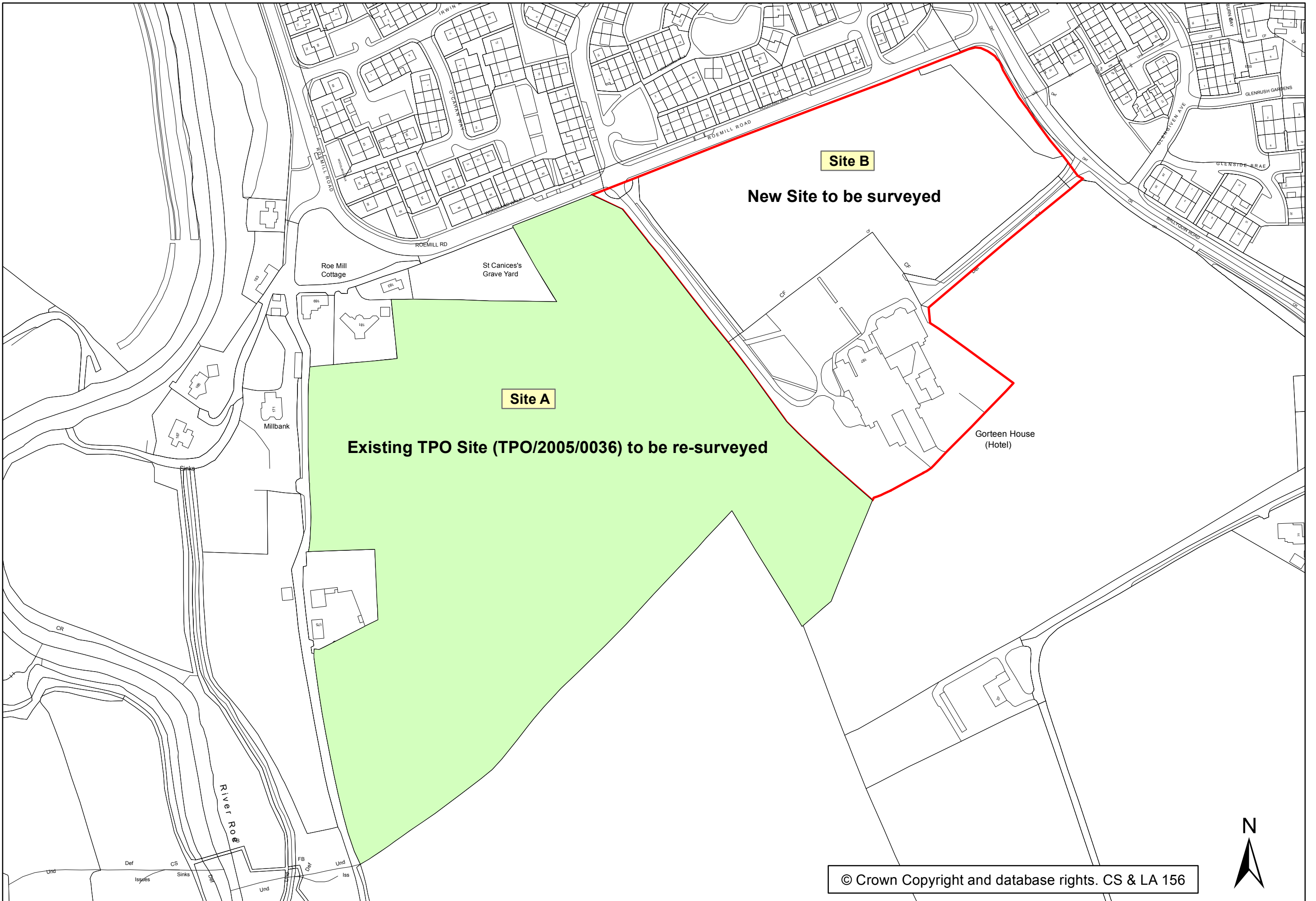
SURVEYOR:	P. HAWKSFORD
ASSESSMENT DATE:	6 SEPTEMBER 2016
VIEWING CONDITIONS:	SUNSHINE
JOB REFERENCE:	09CCGBC06

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NO.	TYPE	SPECIES (COMMON NAME)	RADIAL CROWN SPREAD (m)				STEM/ MULTI- STEM* DIA. (mm)	HEIGHT (m)	AGE RANGE/ LIFE STAGE	VITALITY	COMMENTS/STRUCTURAL MORPHOLOGY	PRELIMINARY MANAGEMENT	TPO SUITABILITY
			N	E	S	W							
166	T	Beech	6	3	2	3	420	20>	EM	G	<ul style="list-style-type: none"> No visible defects 	<ul style="list-style-type: none"> No action 	Yes
167	T	Beech	3	3	4	5	380	20>	SM	M	<ul style="list-style-type: none"> Fencing strapped to main stem 	<ul style="list-style-type: none"> Remove debris 	Yes
168	T	Beech	9	5	3	3	440	20>	EM	M	<ul style="list-style-type: none"> Fencing strapped to main stem 	<ul style="list-style-type: none"> Remove debris 	Yes
169	T	Beech	3	5	5	7	460	20>	EM	G	<ul style="list-style-type: none"> Fencing strapped to main stem 	<ul style="list-style-type: none"> Remove debris 	Yes
170	T	Beech	5	2	3	3	450	18	EM	G	<ul style="list-style-type: none"> Fencing strapped to main stem 	<ul style="list-style-type: none"> Remove debris 	Yes
171	T	Sessile Oak	9	9	5	9	830	16	EM	G	<ul style="list-style-type: none"> Large diameter deadwood and broken branches 	<ul style="list-style-type: none"> Remove deadwood and broken branches 	Yes
172	T	Leyland Cypress	2	1	3	3	260	12	SM	M	<ul style="list-style-type: none"> Large diameter deadwood Suppressed with poor form 	<ul style="list-style-type: none"> No action 	No

APPENDIX B

OS PLAN & TPO PLAN DRAWING 001GORTEEN





Legend

- Tree suitable for TPO
- Tree unsuitable for TPO

Tree crown dimensions are measured to the four cardinal compass points only

Client: Causeway Coast & Glens Borough Council	
Project: Lands at Gorteen House Hotel, Limavady	
Title: TREE INSPECTION - SUITABILITY FOR TREE PRESERVATION ORDER (POSITION AND CROWN SPREADS OF TREES INDICATED)	
Scale: 1-500@A1	Date: 06 September 2016
Additional Tree Data: PH	Revision: A
Job Ref: 09CCGBC06	Drawing No: 001GORTEEN

Do not scale from this drawing. All dimensions to be checked on site.

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APPENDIX C
PHOTOGRAPHIC DATA

PHOTOGRAPHIC DATA FOR SITE 'B'



View from Ballyquin Road Trees T1-T25



Trees along the avenue T70-T90



View from Ballyquin Road - Woodland compartment W26



Horse Chestnut in poor condition



Scots Pine T99



Facilitation pruning for demolition traffic



T167-T170 Fencing tied to stems



Typical browsing damage T157-T159



Fire damage caused by vandals



Soil level changes around T138



Vandal damage T149



Mass felling G112

APPENDIX D
GLOSSARY OF ARBORICULTURAL TERMS

GLOSSARY OF ARBORICULTURAL TERMS

Abscission. The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way

Abiotic. Pertaining to non-living agents; e.g. environmental factors

Absorptive roots. Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients

Adaptive growth. In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress

Adaptive roots. The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading

Adventitious shoots. Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'

Aerial Inspection. A procedure for further inspection carried out by a climbing Arborist

Anchorage. The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree

Architecture. In a tree, a term describing the pattern of branching of the crown or root system

Attenuated (slender). Low height/diameter ratio. Fracture-safety may be compromised

Axil. The place where a bud is borne between a leaf and its parent shoot

Bacteria. Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms

Bark. A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellem

Basidiomycotina (Basidiomycetes). One of the major taxonomic groups of fungi; their spores are borne on microscopic peg-like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes

Bolling. A term sometimes used to describe pollard heads

Bottle-butt. A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification

Bracing. The use of rods, cables or synthetic fibres to restrain the movement between parts of a tree

Branch:

- **Primary.** A first order branch arising from a stem
- **Lateral.** A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches. Can be used to describe a suppressed branch growing from a stem
- **Sub-lateral.** A third order branch, subordinate to a lateral branch, or stem and usually bearing only either small shoots or twigs

Branch bark ridge. The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem

Branch collar. A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base

Brown-rot. A type of wood decay in which cellulose is degraded, while lignin is only modified

Buckling. An irreversible deformation of a structure subjected to a bending load

Buttress zone. The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions

Cambium. Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally

Canker. A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria

Canopy species. Tree species that mature to form a closed woodland canopy

Cleaning out. The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree

Compartmentalisation. The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region

Compression strength. The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices

Compressive loading. Mechanical loading which exerts a positive pressure; the opposite to tensile loading

Condition. An indication of the physiological vitality of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree

Crown/Canopy. The main foliage bearing section of the tree

Crown lifting. The removal of limbs and small branches to a specified height above ground level

Crown thinning. The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure

Crown reduction/shaping. A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape

Crown reduction/thinning. Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape

Deadwood. Dead branch wood

Decurrent In trees, a system of branching in which the crown is borne on a number of major widely-spreading and secondarily branched limbs (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly

Defect. In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment

Delamination. The separation of wood layers along their length, visible as longitudinal splitting

Dieback. The death of parts of a woody plant, starting at shoot-tips or root-tips

Disease. A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic microorganisms

Distal. In the direction away from the main body of a tree or other living organism (cf. proximal)

Dominance. In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also the tendency of a tree to maintain a taller crown than its neighbours

Dormant bud. An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so

Dysfunction. In woody tissues, the loss of physiological function, especially water conduction, in sapwood

DBH (Diameter at Breast Height). Stem diameter measured at a height of 1.5m or the nearest measurable point. Where measurement at a height of 1.5 metres is not possible, another height may be specified

Deadwood. Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard

Endophytes. Micro-organisms which live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture

Epicormic shoot. A shoot having developed from a dormant or adventitious bud and not having developed from a first year shoot

Excrecence. Any abnormal outgrowth on the surface of tree or other organism

Excurrent. In trees, a system of branching in which there is a well defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. Excurrent)

Flush-cut. A pruning cut which removes part of the branch bark ridge and/or branch-collar

Formative Prune. Removal of weak, crossing, rubbing, dead, diseased branches to create a structured framework for inhibited growth development

Girdling root. A root, which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue

Guying a form of artificial support with cables for trees with a temporarily inadequate anchorage

Habit. The overall growth characteristics, shape of the tree and branch structure

Hazard beam. An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting

Heartwood/false-heartwood/ripewood. Sapwood that has become dysfunctional as part of the natural aging processes

Heave. A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also the lifting of pavements and other structures by root diameter expansion; also the lifting of one side of a wind-rocked root-plate

High canopy tree species. Tree species having potential to contribute to the closed canopy of a mature woodland or forest

Incipient failure. In wood tissues, a mechanical failure which results only in deformation or cracking and not in the fall or detachment of the affected part

Included bark (ingrown bark). Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes), which is in face-to-face contact

Increment borer. A hollow auger, which can be used for the extraction of wood cores for counting or measuring wood increments or for inspecting the condition of the wood

Infection. The establishment of a parasitic micro-organism in the tissues of a tree or other organism

Internode. The part of a stem between two nodes; not to be confused with a length of stem which bear nodes but no branches

Large diameter deadwood. Deadwood of a diameter more than 50mm and likely to cause significant harm or damage upon impact with a target beneath the tree

Lever arm. A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch

Lignin. The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification

Lions tailing. A term applied to a branch of a tree that has few if any side-branches except at its end, and is thus liable to snap due to end loading

Loading. A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure

Longitudinal. Along the length (of a stem, root or branch)

Lopping. A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting

Mature Heights (approximate):

- Low maturing - less than 8 metres high
- Moderately high maturing - 8 - 12 metres high
- High maturing - greater than 12 metres high

Mass Damping. The independent movements of leaves, branches and trunk which absorb and dissipate energy delivered in a strong gust of wind, greatly reducing stress on the overall tree canopy

Microdrill. An electronic rotating steel probe, which when inserted into woody tissue provides a measure of tissue density

Minor deadwood. Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree

Mulch. Material laid down over the rooting area of a tree or other plant to help conserve moisture; mulch may consist of organic matter or a sheet of plastic or other artificial material

Mycelium. The body of a fungus, consisting of branched filaments (hyphae)

Occluding tissues. A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant (cf. woundwood)

Occlusion. The process whereby a wound is progressively closed by the formation of new wood and bark around it

Pathogen. A micro-organism, which causes disease in another organism

Photosynthesis. The process whereby plants use light energy to split hydrogen from water molecules, and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products.

Phytotoxic. Toxic to plants

Pollarding. The removal of the tree canopy, back to the stem or primary branches. Pollarding may involve the removal of the entire canopy in one operation, or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.

Primary branch. A major branch, generally having a basal diameter greater than 0.25 x stem diameter

Priority. Works may be prioritised, 1. = High, 5. = Low

Probability. A statistical measure of the likelihood that a particular event might occur

Proximal. In the direction towards from the main body of a tree or other living organism (cf. distal)

Pruning. The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs

Radial. In the plane or direction of the radius of a circular object such as a tree stem

Rams-horn. In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross-section

Rays. strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood

Red-rot. A form of decay in which reddish pigments are present but which is biochemically a white-rot; not to be confused with brown-rots which sometimes also have a reddish-brown colour

Reactive Growth/Reaction Wood. Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf. adaptive growth)

Removal of dead wood. Unless otherwise specified, this refers to the removal of all accessible dead, dying and diseased branch wood and broken snags

Removal of large diameter dead wood. The removal of dead, dying and diseased branch wood above a specified size

Root-collar. The transitional area between the stem/s and roots

Root-collar examination. Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem

Sapwood. Living xylem tissues

Secondary branch. A branch, generally having a basal diameter of less than 0.25 x stem diameter

Selective delignification. A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose

Shedding. In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales

Silvicultural thinning. Removal of selected trees to favour the development of retained specimens to achieve a management objective

Simultaneous white-rot. A kind of wood decay in which lignin and cellulose are degraded at about the same rate

Snag. In woody plants, a portion of a cut or broken stem, branch or root which extends beyond any growing-point or dormant bud; a snag usually tends to die back to the nearest growing point

Soft-rot. A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole

Spores. Propagules of fungi and many other life forms; most spores are **Shrub species.** Woody perennial species forming the lowest level of woody plants in a woodland and not normally considered to be trees

Sporophore. The spore bearing structure of fungi

Sprouts. Adventitious shoot growth erupting from beneath the bark

Stem. The main supporting structure, from ground level up to the first major division into branches. A stem can divide into two or more substantial elements that might be described as co-dominant stems

Stress. In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature

Stress. In mechanics, the application of a force to an object

Stringy white-rot. The kind of wood decay produced by selective delignification

Storm. A layer of tissue, which supports the fruit bodies of some types of fungi, mainly ascomycetes

Structural roots. Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree

Subsidence. In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots

Subsidence. In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight

Taper. In stems and branches, the degree of change in girth along a given length

Target canker. A kind of perennial canker, containing concentric rings of dead occluding tissues

Targets. In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it

Topping. In arboriculture, the removal of the crown of a tree, or of a major proportion of it

Torsional stress. Mechanical stress applied by a twisting force

Translocation. In plant physiology, the movement of water and dissolved materials through the body of the plant

Transpiration. The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells

Understorey. A layer of vegetation beneath the main canopy of woodland or forest or plants forming this

Understorey tree species. Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a woodland

Vascular wilt. A type of plant disease in which water-conducting cells become dysfunctional

Vessels. Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally not present in coniferous trees

Veteran tree. A loosely defined term for an old and interesting specimen, which has usually lived longer than the typical upper age range for the species concerned

Vigour. The expression of carbohydrate expenditure to growth (in trees)

Vitality. A measure of physiological condition expressed through the health and growth of foliage, shoots and adaptive woody tissues

White-rot. A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded

Wind exposure. The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity

Wind pressure. The force exerted by a wind on a particular object

Windthrow. The blowing over of a tree at its roots

Wound dressing. A general term for sealants and other materials used to cover wounds in the hope of protecting them against desiccation and infection; only of proven value against fresh wound parasites

Woundwood. Wood with atypical anatomical features, formed in the vicinity of a wound

Incorporating extracts from Lonsdale, D. 1999 *'Principles of Tree Hazard Assessment and Management'*



ARBOR CONSULTING
Tree Management Systems
TERMS & CONDITIONS OF CONTRACT
'LIMITATIONS OF SERVICE'
P. Hawksford © 2016

1. The Service

1.1 ARBOR CONSULTING agrees to supply arboricultural consulting services of a preliminary nature or a more thorough service as advised or as commissioned by the client. The service provided by ARBOR CONSULTING is the assessment of current best arboricultural practice and is founded on the knowledge and experience, of the biology, pathology and management of trees.

2. Fees

2.1 Net terms: Payment is due on supply of the report. Reports will remain the property of ARBOR CONSULTING until full payment has been received. No liability is accepted for the contents of a report that is not paid in full. Where work commissioned is likely to take in excess of 3 months, fee notes will be issued every 4 weeks and payment shall be in accordance with the above, except in so far as attendance at hearings/public inquiries and court are concerned when all fees must be received and cleared prior to attendance and the giving of evidence. Where the fee has not been paid, no representations will be made on behalf of the client. All queries regarding fee-proposals must be made within 7 days of the invoice date, thereafter; full payment of the invoice cost will be due.

2.2 If the client(s) fails to pay within the time specified in 2.1 then ARBOR CONSULTING shall charge the client(s) interest on the outstanding fee, both before and after any judgement, at the rate of 8% above the Danske Bank national base rate, until payment is made in full (a part of a month being treated as a full month for the purposes of calculating interest). We would also advise that we will be claiming for interest on the outstanding debt under section 69 of the County Courts Act 1984 from the date of issue of our invoice.

2.3 In the event that it is necessary to recover any outstanding fees from the client(s), the client(s) will fully reimburse any costs and expenses incurred during the recovery period, including court costs. ARBOR CONSULTING reserves the right to make a charge for every letter sent and telephone call made, in connection with the recovery. If the client fails to pay within the time specified, ARBOR CONSULTING reserves the right to recover (directly), all of its arboricultural documentation from any third parties i.e. Planning Service, Legal or Insurance companies or private clients and that such documentation be formally removed as accompanying or supporting data from any planning application, court proceedings, indemnity or claims involving trees/vegetation.

2.4 Should the Arboriculturist be unable to complete the site investigation as a result of conditions outlined in 3.4 then ARBOR CONSULTING will charge the client(s) the costs of travel and time spent.

2.5 Site investigation and written reports involving litigation will be charged at our standard litigation hourly rate. Costs for court appearances i.e. expert witness, is charged at our higher hourly rate. Fees are not open to negotiation.

3. Site Investigation

3.1 The scope of the site investigation is preliminary in nature, unless otherwise agreed with the client(s). Where a more detailed investigation is required, the client(s) will be advised accordingly. No investigation will be made of any covered, inaccessible, or underground structures (unless specifically stated).

3.2 Investigation of Private Covenants is to be the responsibility of the client/landowner or agent.

3.3 Site investigations are undertaken by an experienced Arboriculturist. Observations are taken from ground level only (unless specifically stated i.e. aerial inspection), within the curtilage of the site and public accessible areas, where this can be done safely and without undue difficulty. Tree heights, age range and future growth potential are approximate. Unless stated otherwise: 1) information contained within our reports covers only those trees that were examined and reflects the condition of those trees at the time of the inspection; and 2) the inspection is limited to visual examination of the subject trees from ground level only and without dissection, excavation, probing or coring (unless specifically stated i.e. Decay Mapping). There is no warranty or guarantee, expressed or implied that problems or deficiencies of the subject trees may not arise in the future.

3.4 During the site investigation, if the Arboriculturist considers their personal safety is at risk, or that they would breach the conditions of the *Health and Safety at Work Order (Northern Ireland) 1978*, then they are entitled to abandon the investigation and advise the client(s) accordingly.

3.5 The inspection may require on-site soil profile analysis and excavation and we cannot be held responsible for damage to any underground services not made known to us by the client/landowner or agent.

3.6 Identification of fungi, insects, or tree disorders is based on field observations and does not include a laboratory analysis (unless specifically stated).

3.7 Soil profile samples may be extracted using a hand auger. The identification of soil profile types and soil conditions is based on field observations. No samples are taken for laboratory analysis (unless specifically stated).

3.8 Amenity valuation of trees and woodlands is based on the current UK data supplied by the Arboricultural Association's publication '*Visual Amenity Valuation of Trees and Woodlands' Guidance Note 4 - 2008 (amended); author D.R. Helliwell*. A Tree/Shrub Replacement Cost methodology is based on the '*Capital Asset Value for Amenity Trees' (CAVAT) 2008* system or the '*Guide for Plant Appraisal' 9th Edition; ISA - Council of Tree & Landscape Appraisers - 2000* (these are not land valuations).

3.9. Unless specifically stated, our reports will only cover individual trees from the age of early mature upwards. Young or semi mature trees will not be individually tagged, but allotted group numbers (unless specifically stated). Woodlands and Hedgerows will not be individually tagged, but allotted group numbers.

3.10. ARBOR CONSULTING cannot be held responsible for specific morphological phenomena resulting in failure of the tree or parts of the tree i.e. 'summer branch drop' or other instances of unexplained tree failure.

4. The Report

4.1 If any part of the report is altered without the written consent of ARBOR CONSULTING, then the entire report becomes invalid.

4.2 The general format of preliminary mortgage reports and the QTRA is a licensed/registered product and cannot be shown, copied or distributed to third parties without the permission of ARBOR CONSULTING. Reports in general, cannot be shown, copied or distributed to third parties without the permission of ARBOR CONSULTING. The report is confidential to the client(s) and their professional advisers and no liability is accepted to any other parties. It is not to be disclosed to other parties without the written consent of ARBOR CONSULTING (unless specifically released under the Freedom of Information Act 2000). No liability is accepted for the contents of the report, other than to that of the client(s).

4.3 The report will purport not to express any opinion or comment as to the condition or structural integrity of any building and no reliance should be made on any such comments.

4.4 The report does not represent legal advice and no reliance should be placed on any such comments.

4.5 If tree(s) are on neighbouring land, the tree owner is ultimately responsible and therefore we would advise that the neighbouring tree owner check with his/her insurance company in order to ascertain if adequate insurance cover is available in the event of any claims arising from the action of the tree(s).

4.6 Scale drawings, technical land surveys and accurate tree plotting data will be supplied if necessary (AutoCAD compatible) and at extra cost. Non-scale sketch plan drawings may be included as part of the report if deemed necessary. Reports are only supplied in digital format (PDF). Drawings are only supplied in digital format (PDF) or CAD.

5. Report Validity

The statements made in this Report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. ARBOR CONSULTING cannot therefore accept any liability in connection with these factors, or where prescribed work is not carried out in a correct and professional manner in accordance with current good practice. The authority of this Report ceases at any stated time limit within it, or if none stated after one year from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the Subject Tree(s), whichever is the sooner.

6. Insurance Cover

6.1 All work carried out by ARBOR CONSULTING is covered by £500,000.00 (five hundred thousand pounds) Professional Indemnity insurance (Catlin Insurance Company (UK) Ltd.) (Policy No. DQ0097583).

7. Quality of Craftsmanship

7.1 All tree works must conform rigorously to *BS 3998 (2010) 'Tree Work - Recommendations'*. ARBOR CONSULTING will not accept liability for any works undertaken by any other companies or contractors.

8. Statutory Provisions

8.1 Before authorising these, or any other tree works, you should contact your local Planning Authority to ascertain if the trees are the subjects of any Tree Preservation Order, specific Planning Condition or if they are within a Conservation Area, as if any apply, statutory permission will be required from Planning Service or the relevant divisional authority before any works can take place; *Planning (Northern Ireland) Order 1991* as amended by the *Planning (Amendment) (Northern Ireland) Order 2003*, *The Planning Act (Northern Ireland) 2011*, *The Planning Reform (Northern Ireland) Order 2006*, *Forestry Act (Northern Ireland) 2010* (felling license requirements NI) and the *Planning (Trees) (Amendment) Regulations (Northern Ireland) 2007*. The following legislation relates to the Republic of Ireland (RoI), including the necessary statutory permission for trees subject to Tree Preservation Orders, Conservation Areas, Felling Licences (*Forestry Act 1988*) and specific Planning Conditions; '*Planning & Development Act' 2000* and the '*Planning & Development Regulations' 2001* and the Scotland legislation in relation to trees specifically the *The Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2010*. ARBOR CONSULTING will not accept liability for any fines arising for contravention of any planning laws.