Causeway Coast & Glens Borough Council

Title of Report:	**TPO Confirmation – Lands between 7 College Mews and 75 Portrush Road, Coleraine**
Committee Report Submitted To:	**PLANNING COMMITTEE**
Date of Meeting:	**23rd November 2022**
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 £1670
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	34001
Staffing Costs	Within Budget

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 for site at Lands between 7 College Mews and 75 Portrush Road, Coleraine

2.0 Background

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

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

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

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

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

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

3.0 Site Context

3.1 The site is located on the eastern side of Portrush Road south of the junction with Shell Hill Bridge, between the apartment developments of College Mews to the North and 75 Portrush Road to the south. The subject lands are heavily wooded containing mature trees and are bounded to the east by the railway line and embankment with adjacent cemetery grounds further to the east. The topography of the site includes raised embankment presumably formed at the time of the construction of the adjacent railway line with the land falling both to the east and west with a drainage channel on the lower western side running parallel to the Portrush Road. A paladin fence runs along the eastern boundary separating the site from the adjacent railway line.

3.2 The Northern Area Plan 2016 currently defines the site as Whiteland within the Settlement Development Limits of Coleraine and within the Shell Hill and Hermon Lodge Local Landscape Policy Area (LLPA) Designation CEL 03 with the supporting map and text set out below:

DESIGNATION CEL 03

Shell Hill and Hermon Lodge LLPA

A Local Landscape Policy Area is designated as identified on Map No. 3/01a – Coleraine.

Those features or combination of features that contribute to the environmental quality, integrity or character of this area are listed below.

1. This wedge consists of the town's cemetery, an area of open space and several visually significant stands of mature trees.
2. It also includes a large block of recently planted trees.
3. Almost all the land is in public ownership.

Any development will be required to respect and facilitate retention of most of the existing trees.

3.3 Trees contemplated for potential removal would relate to those in poor condition, and any healthy trees would be expected to be retained.

3.4 The site includes a well-established and significant level of mixed mature trees along this attractive site, including specimen Lime, Beech, Elm, Austrian Pine, Sycamore, and Horse Chestnut with a good understorey of regeneration of these species. The majority of trees are in healthy condition and are considered to significantly contribute to the visual amenity and character of the area. The Trees are long-established environmental assets and features of the area, with many likely to be over 100+ years old, with tree cover on site documented on the historic OS 3rd edition maps from 1900 onwards.

Reason for TPO Protection

3.5 A TPO request regarding this site was received by the Planning Department from a member of the public on 6th June 2022, seeking consideration of a TPO to be placed on this woodland to prevent it being removed by any potential future development. The land ownership and potential threat at the time of the request was unknown to the Planning Department. Sales particulars via local estate agents, NRE, indicated the land has residential development potential being marketed as suitable for 5 detached dwellings (including advertisement in Belfast Telegraph Friday 8th June 2022). The sales particulars stated that the land is owned by Causeway Coast and Glens Borough Council with an advertisement notice on site also stating that the land is for sale under the Asset Realisation Department of Causeway Coast and Glens Borough Council.

3.6 Consideration of the TPO is in response to this threat from potential future land sale and development proposal. Planning Section considered that a level of protection was required for the trees which are considered to make a valued contribution to the local environment and character of the area, creating an attractive landscape feature with the local setting of Portrush Road. As they are visually significant with high public amenity value they should be retained and

protected from any future development. A Provisional TPO was therefore served on site on 4th August 2022 (see Appendix 1).

3.7 This notice took effect immediately and provided protection for all trees on site for a period of six months - until 4th February 2023. In line with legislation a copy of the Provisional TPO documentation was posted to inform interested parties and adjoining neighbours on 4th August 2022. Copies of the Order were also attached to protected trees in obvious locations within the site on 4th August 2022.

3.8 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. up to 1st September 2022). No representations have been received.

3.9 Within this period a detailed assessment was carried out by a qualified Arboriculturist (see Appendix 2). 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

3.10 Andrew Boe, independent Arboricultural Consultant, surveyed the site on 5th October 2022. A total of 76 Trees and Tree Groups were identified on site. Of these, the vast majority (66no.) have been found suitable for TPO protection. The exceptions are tree no's T001, T003, T004 (Beech), T007 (Sycamore), T027 (Austrian Pine), T044 (Beech), which are all reported to be unsuitable for retention (Category U) due to physical condition, (diseased, dead) or have structural defects, with a recommendation to fell. Tree no's T067-T70 (Elm) are considered to be unsuitable for protection due to their limited amenity value, location and relationship to existing adjacent housing.

3.11 Of the 66 trees found suitable for protection 43 are considered to be Category B1 and of moderate quality and condition with the remaining 23 trees classified as category C with the majority also in fair condition. The vast majority of trees on site are considered to be in healthy condition and to positively contribute to the character and setting of the area and are therefore considered worthy of TPO Protection.

Summary

3.12 In summary, the vast majority of trees (66 out of the 76 Surveyed), are considered worthy of TPO protection. These trees have high public amenity value, being located in a roadside prominent section along the public road. The trees provide an important and valued contribution to the local environment and character of the area, creating an attractive landscape within the urban setting of Coleraine and are considered worthy of TPO protection.

3.13 **Financial Implications**

3.14 A TPO will affect future development potential on the site, therefore it is likely to impact on the site valuation.

4.0 Options

4.1 **Option 1:** Resolve to confirm the TPO.

Option 2: Resolve not to confirm the TPO.

5.0 Recommendation

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

Appendices:

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

Causeway Coast & Glens Borough Council

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

TREE PRESERVATION ORDER

On Lands between 7 College Mews And 75 Portrush Road, Coleraine, BT52 1RB

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 **4th August 2022.**

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 4th August 2022

Authorised Officer

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

SCHEDULE 1

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

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

SCHEDULE 2

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

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

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

Compensation

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

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

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

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

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

4. No compensation shall be payable to a person:

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

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

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

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

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

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

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

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

SCHEDULE 3

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

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

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

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

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

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

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

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

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

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

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

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

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

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(a) 2003 c. 21

(b) 1984 c 12

(c) S R. 2015 no.70

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

SCHEDULE 4
PART 1

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

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

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

(a).

Omit paragraph (b).

Omit paragraph (c).

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

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

or approval" substitute "consent".

Section 68

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

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

(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.
(3) The power conferred by this section to revoke or modify consent under a tree preservation order maybe exercised at any time before the operations for which consent has been given have been completed, but any such revocation or modification shall not affect so much of those operations as has been carried out.
(4) Where the council makes an order under this section it must serve a notice on-

(a) the person who applied for the consent;
(b) the owner and occupier of the land affected; and
(c) any other person who, in its opinion, would be affected by the order.
(5) An order under this section shall take effect on the day after that on which the council complies with the requirements of subsection (4)."

PART 2

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

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

40.-(l) 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.-(l) 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.

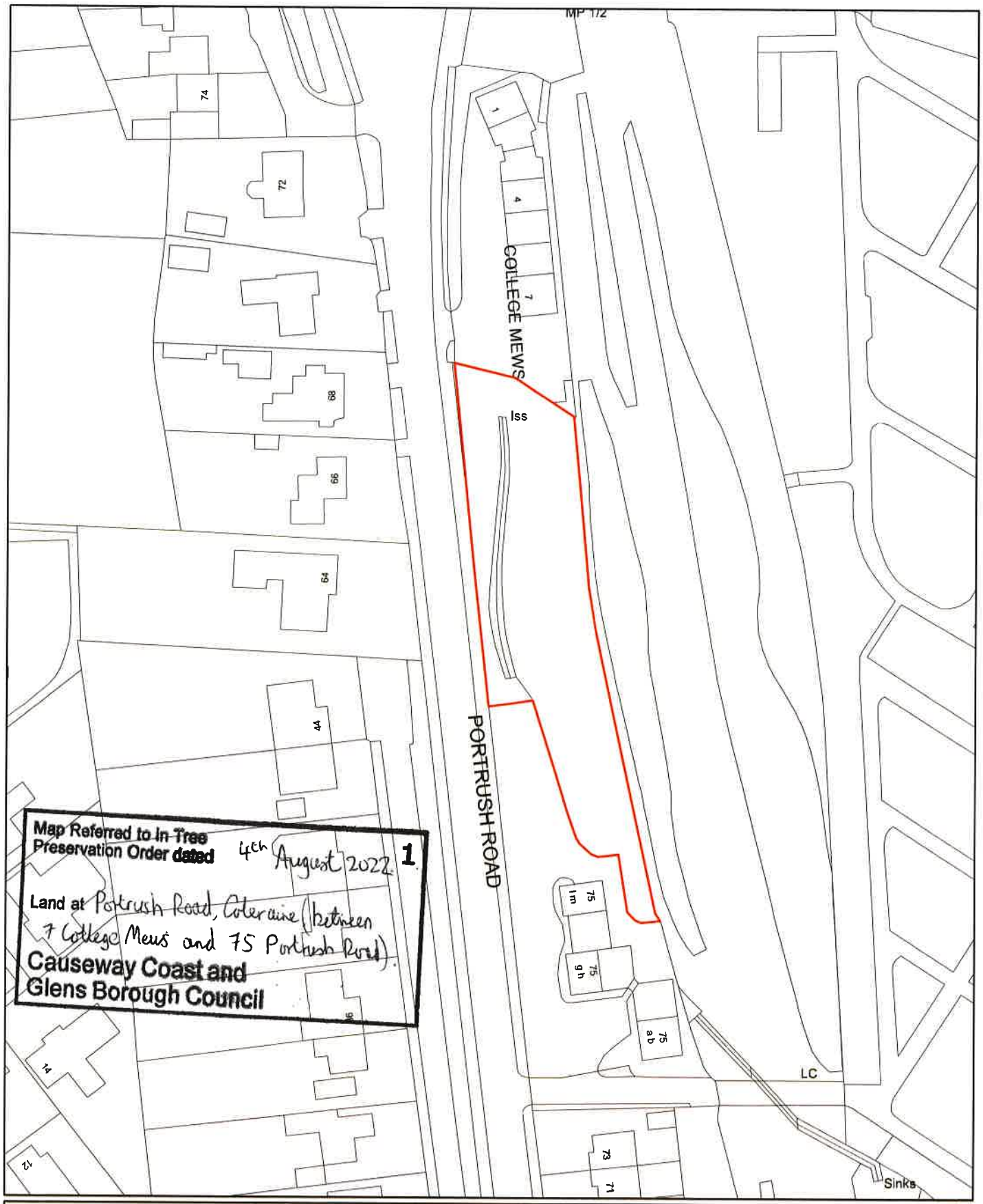
(4) Where the council makes an order under this section it must serve a notice on-

(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

Provisional Tree Preservation Order (TPO) Boundary

Tree Preservation Order (TPO)

Lands between 7 College Mews and 75 Portrush Road, Coleraine

TPO/2022/0024/LA01

4th August 2022

N

0 15 30 60 90 120 Metres

OCTOBER 5, 2022

TREE SURVEY REPORT

Portrush Rd Coleraine–Causeway Coast and Glens Borough Council

ANDREW BOE BSC (HONS) MARBORA
INDEPENDENT ARBORICULTURAL CONSULTANT
Tel: 07834895556 / Email: ajboe@hotmail.co.uk

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Ref: Portrush Rd Coleraine

Survey details

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

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

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

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

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

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

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

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

Tree details

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

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

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

BS5837 Category

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

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

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

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

See Appendix 1 for full definitions of each category.

Trees suitable for retention

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

Other factors worth consideration in long term management include:-

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

Recommendations

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

Andrew Boe *BSc (Hons) MArborA*

Photographic Record

Photograph 1.

Photograph 2.

Photograph 3.

Appendix 1.

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

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

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

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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.

Tree Survey Report

Causeway Coast and Glen's Borough Council
Portrush Rd Coleraine

Retention Category	No. trees
B	43
C	27
U	6
Total	76

Rem. Contrib.	No. trees
Dead	2
<10 years	4
10+ Years	27
20+ Years	43

Andrew Boe BSc.(Hons) MArborA

Independent Arboricultural Consultant

Email : Ajboe@hotmail.co.uk

Tel : 07834895556

Web: www.treesurveyni.co.uk

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

Arboricultural ASSOCIATION Professional Member

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T001	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 16 Stem Diam (mm): 900 Spread (m): 7N, 7E, 7S, 7W Life Stage: Over Mature Rem. Contrib.: <10 years	A Single stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent property. Deadwood in the crown. Inclusive bark at the main fork. Minor decay pocket in the crown. Minor decay pockets on the main stem. Minor decay pockets around the base. Large decaying cavity on the main stem. Internal decay suspected. Tree House.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.
T002	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 150 Spread (m): 1N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.8m. Area: 10 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T003	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 17 Stem Diam (mm): 600 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Healthy but partially suppressed crown. Minor decay pockets on the main stem. Internal decay.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.
T004	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Healthy but partially suppressed crown. Minor decay pockets on the main stem. Internal decay.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T005	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 150 Spread (m): 3N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.8m. Area: 10 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T006	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T007	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 10 Stem Diam (mm): 400 Spread (m): 1N, 1E, 1S, 1W Life Stage: Dead	This tree is dead but still standing.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Dead Structural Cond: Poor Bat Habitat:	Fell tree.
T008	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 120 Spread (m): 2N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.4m. Area: 6 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T009	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 140 Spread (m): 3N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.7m. Area: 9 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T010	Common Hawthorn *(Crataegus monogyna)*	Tree	Height (m): 4 Stem Diam (mm): 120 Spread (m): 1N, 1E, 1S, 1W Life Stage: Mature Rem. Contrib.: 10+ Years	On bank. A Single stemmed tree. Healthy spreading crown.	C	Radius: 1.4m. Area: 6 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T011	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 15 Stem Diam (mm): 450 Spread (m): 3N, 2E, 3S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	On bank. A Single stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent road Deadwood in the crown. Partially overgrown with Ivy. At bottom of ravine limited access to inspect.	B1	Radius: 5.4m. Area: 92 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Complete prune, which is a combination of crown reduction, crown lifting, crown thinning and the removal of epicormic shoots. Where the tree overhangs the street, the Contractor must ensure that they leave the tree with a 5.8 metre height clearance over the road. Sever ivy at base.
T012	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 17 Stem Diam (mm): 560 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	On bank. A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Inclusive bark at the main fork.	B1	Radius: 6.7m. Area: 141 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 2m. Sever ivy at base.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T013	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 8 Stem Diam (mm): 130 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	On bank. A Single stemmed tree. Healthy spreading crown.	C	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T014	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 15 Stem Diam (mm): 450 Spread (m): 3N, 2E, 3S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	On bank. A twin stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent road Deadwood in the crown. Partially overgrown with Ivy. At bottom of ravine limited access to inspect.	B1	Radius: 5.4m. Area: 92 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Complete prune, which is a combination of crown reduction, crown lifting, crown thinning and the removal of epicormic shoots. Where the tree overhangs the street, the Contractor must ensure that they leave the tree with a 5.8 metre height clearance over the road. Sever ivy at base.
T015	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 15 Stem Diam (mm): 160 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	On bank. A Single stemmed tree. Healthy but partially suppressed crown. Overhangs adjacent road Deadwood in the crown. Partially overgrown with Ivy. At bottom of ravine limited access to inspect.	C1	Radius: 1.9m. Area: 11 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T016	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 140 Spread (m): 3N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.7m. Area: 9 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T017	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 7N, 5E, 5S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent road Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T018	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 440 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 5.3m. Area: 88 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T019	European Lime *(Tilia x europaea)*	Tree	Height (m): 16 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 3.6m. Area: 41 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T020	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 140 Spread (m): 3N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A twin stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 1.7m. Area: 9 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T021	European Lime *(Tilia x europaea)*	Tree	Height (m): 14 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	C1	Radius: 2.4m. Area: 18 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T022	European Lime *(Tilia x europaea)*	Tree	Height (m): 14 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A twin stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	C1	Radius: 2.4m. Area: 18 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T023	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 200 Spread (m): 3N, 3E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A twin stemmed tree. Healthy but partially suppressed crown. Partially overgrown with Ivy.	C2	Radius: 2.4m. Area: 18 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T024	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 6N, 8E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base.
T025	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Old cavity at base.	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 2m. Sever ivy at base.
T026	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T027	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 330 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: <10 years	A Single stemmed tree. Poor crown with loss of vigour. Deadwood in the crown. Partially overgrown with Ivy.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Poor Structural Cond: Poor Bat Habitat:	Fell tree.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T028	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 19 Stem Diam (mm): 560 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 6.7m. Area: 141 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T029	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 4N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T030	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 19 Stem Diam (mm): 440 Spread (m): 5N, 5E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 5.3m. Area: 88 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T031	Elm *(Ulmus sp.)*	Tree	Height (m): 13 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 3.6m. Area: 41 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T032	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 300 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 3.6m. Area: 41 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T033	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 300 Spread (m): 4N, 1E, 1S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 3.6m. Area: 41 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T034	Sycamore *(Acer pseudoplatanus)*	Tree	Height (m): 3 Stem Diam (mm): 120 Spread (m): 1N, 1E, 2S, 3W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but unbalanced crown.	C1	Radius: 1.4m. Area: 6 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T035	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 7N, 5E, 5S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent road Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T036	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 470 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 5.6m. Area: 99 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T037	Horse Chestnut *(Aesculus hippocastanum)*	Tree	Height (m): 3 Stem Diam (mm): 140 Spread (m): 1N, 1E, 2S, 3W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy but unbalanced crown.	C1	Radius: 1.7m. Area: 9 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T038	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 16 Stem Diam (mm): 600 Spread (m): 5N, 5E, 4S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent road Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T039	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 500 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 6.0m. Area: 113 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T040	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 440 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Overhangs adjacent property railway.	B1	Radius: 5.3m. Area: 88 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T041	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 12 Stem Diam (mm): 300 Spread (m): 1N, 5E, 1S, 1W Life Stage: Dead	This tree is dead but still standing. Overhangs railway ground.	U	None - due to Retention Category of U.	No	Other Reference: Physiological Cond: Dead Structural Cond: Poor Bat Habitat:	Fell tree.
T042	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Overhangs adjacent property railway.	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T043	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	C1	Radius: 2.4m. Area: 18 sq m.	No	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Sever ivy at base. Remove Epicormic growth.
T044	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 700 Spread (m): 5N, 7E, 5S, 5W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Inclusive bark at the main fork.	B1	Radius: 8.4m. Area: 222 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T045	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 360 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 4.3m. Area: 58 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T046	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 850 Spread (m): 5N, 6E, 6S, 8W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 10.2m. Area: 327 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T047	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 500 Spread (m): 3N, 4E, 3S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 6.0m. Area: 113 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T048	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 450 Spread (m): 3N, 4E, 4S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 5.4m. Area: 92 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T049	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 17 Stem Diam (mm): 330 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 4.0m. Area: 50 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T050	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 450 Spread (m): 3N, 4E, 3S, 6W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 5.4m. Area: 92 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T051	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 650 Spread (m): 3N, 4E, 6S, 7W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy but partially suppressed crown. Deadwood in the crown. Partially overgrown with Ivy. Minor decay pockets on the main stem.	B1	Radius: 7.8m. Area: 191 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T052	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 17 Stem Diam (mm): 420 Spread (m): 4N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 5.0m. Area: 79 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T053	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 500 Spread (m): 4N, 4E, 4S, 4W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 6.0m. Area: 113 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T054	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 18 Stem Diam (mm): 440 Spread (m): 1N, 1E, 6S, 6W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Deadwood in the crown. Partially overgrown with Ivy. Minor dieback in the upper crown.	B1	Radius: 5.3m. Area: 88 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T055	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T056	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 600 Spread (m): 3N, 8E, 2S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 7.2m. Area: 163 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base.
T057	Austrian Pine *(Pinus nigra austriaca)*	Tree	Height (m): 19 Stem Diam (mm): 340 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown.	B1	Radius: 4.1m. Area: 53 sq m.		Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T058	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 660 Spread (m): 3N, 8E, 2S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy.	B1	Radius: 7.9m. Area: 196 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base.
T059	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 200 Spread (m): 2N, 2E, 2S, 2W Life Stage: Early Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 2.4m. Area: 18 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T060	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T061	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 18 Stem Diam (mm): 660 Spread (m): 3N, 8E, 2S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Inclusive bark at the main fork.	B1	Radius: 7.9m. Area: 196 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 6m. Sever ivy at base.
T062	European Lime *(Tilia x europaea)*	Tree	Height (m): 16 Stem Diam (mm): 230 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 2.8m. Area: 25 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 3m. Sever ivy at base. Remove Epicormic growth.
T063	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 300 Spread (m): 3N, 3E, 3S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 3.6m. Area: 41 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T064	Common Beech *(Fagus sylvatica)*	Tree	Height (m): 5 Stem Diam (mm): 120 Spread (m): 2N, 2E, 2S, 2W Life Stage: Semi Mature Rem. Contrib.: 10+ Years	On bank. Twin-stemmed tree. Healthy spreading crown.	C1	Radius: 1.4m. Area: 6 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T065	European Lime *(Tilia x europaea)*	Tree	Height (m): 18 Stem Diam (mm): 400 Spread (m): 3N, 4E, 4S, 3W Life Stage: Mature Rem. Contrib.: 20+ Years	A Single stemmed tree. Healthy spreading crown. Overhangs adjacent property railway line. Deadwood in the crown. Partially overgrown with Ivy. Epicormics	B1	Radius: 4.8m. Area: 72 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	Crown reduce by 4m. Sever ivy at base. Remove Epicormic growth.
T066	Common Beech x6 *(Fagus sylvatica)*	Group 6 trees	Height (m): 4 6 stems, avg.(mm): 90 Spread (m): 2N, 2E, 2S, 2W Life Stage: Young Rem. Contrib.: 10+ Years	A mixture of single and multi-stemmed trees.	C1	Area: 7 sq m, plus a 1m buffer.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T067	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 130 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A multi-stemmed tree. Healthy spreading crown.	C1	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T068	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 130 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A single-stemmed tree. Healthy spreading crown.	C1	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Ref.	Species	Full Structure	Measurements	General Observations	Retention Category	RPA	TPO	Measurements2	Recommendations
T069	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 130 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A single-stemmed tree. Healthy spreading crown.	C1	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T070	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 130 Spread (m): 3N, 3E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A multi-stemmed tree. Healthy spreading crown.	C1	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.
T071	Elm *(Ulmus sp.)*	Tree	Height (m): 6 Stem Diam (mm): 130 Spread (m): 3N, 2E, 3S, 3W Life Stage: Early Mature Rem. Contrib.: 10+ Years	A single-stemmed tree. Healthy spreading crown. Hedgerow tree. Overhangs adjacent road	C1	Radius: 1.6m. Area: 8 sq m.	Yes	Other Reference: Physiological Cond: Fair Structural Cond: Fair Bat Habitat:	No action required.

Causeway Coast and Glen's Borough Council
Portrush Rd Coleraine
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Tree Location Plan

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Andrew Boe BSc.(Hons) MArborA
Independent Arboricultural Consultant
Email : Ajboe@hotmail.co.uk
Tel : 07834895556
Web: www.treesurveyni.co.uk
-BS5837 Tree Surveys, Tree Constraints Plans-
-Arboricultural Impact Assessments
-Arboricultural Method Statements-Tree Protection Plans-
-Arboricultural Supervision and Site Monitoring-
-Mortgage Tree Report-
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Andrew Boe BSc.(Hons) MArborA
Independent Arboricultural Consultant
Email : Ajboe@hotmail.co.uk
Tel : 07834895556
Web: www.treesurveyni.co.uk

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