



<b>Title of Report:</b>	<b>TPO Confirmation – Riverside House, 28 Portstewart Road, Coleraine</b>
<b>Committee Report Submitted To:</b>	<b>PLANNING COMMITTEE</b>
<b>Date of Meeting:</b>	<b>28<sup>th</sup> June 2023</b>
<b>For Decision or For Information</b>	<b>For Decision</b>

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

<b>Budgetary Considerations:</b>	
Cost of Proposal	TPO Survey £512.40
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	34000 5301
Staffing Costs	Within budget/working hours

<b>Screening Requirements</b>	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals. <b>Not applicable in this case.</b>		
Section 75 Screening	Screening Completed:	Yes/No	Date:
	EQIA Required and Completed:	Yes/No	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No	Date:
	RNA Required and Completed:	Yes/No	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No	Date:
	DPIA Required and Completed:	Yes/No	Date:

## 1.0 Purpose of Report

- 1.1 To present the TPO Confirmation for site at Riverside House, 28 Portstewart Road, Coleraine.

## 2.0 Background

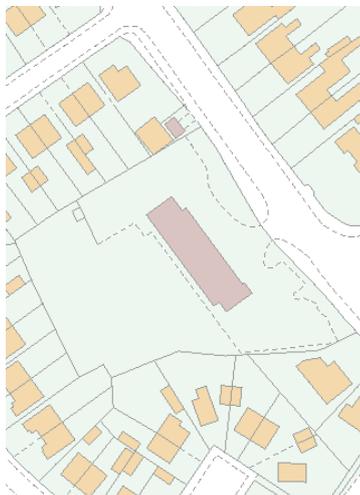
- 2.1 Under Sections 122 and 123 of the Planning Act (NI) 2011 and the provisions of the Planning (Trees) Regulations (Northern Ireland) 2015 the Council may make Tree Preservation Orders (TPOs) to afford statutory protection to selected trees or woodlands if their removal is likely to have a significant impact on the local environment and its enjoyment by the public.
- 2.2 Trees can have a high amenity value and can make an important contribution to the environment, creating a varied, interesting and attractive landscape. They can help define the character of an area and create a sense of place acting as landmark features in urban and rural areas. They also have nature conservation, historic and recreational value. Trees in the Northern Ireland landscape are limited, therefore, where they do exist their contribution is valued.
- 2.3 The Council may make a TPO for the purpose of protecting trees if they are considered to be of special value in terms of amenity, history or rarity, which may or may not be under threat. Therefore to be considered for a TPO, trees must be of high amenity value and in reasonable condition. The following criteria are used when assessing the merits of a potential TPO:
- Potential Threat: Priority will be given to the protection of those trees deemed to be at immediate risk from active felling or damage from development on site. All other requests will be assessed and prioritised accordingly.
  - Visibility: The extent to which the trees or woodlands can be seen by the general public will inform the assessment of whether the impact on the local environment is significant.
  - Individual Impact: The mere fact that a tree is publicly visible will not itself be sufficient to warrant a TPO. The tree's particular importance will be assessed by reference to its size and form. Its future potential as an amenity should also be assessed, taking into account any special factors such as its screening value or contribution to the character or appearance of an area. In relation to a group of trees or woodland, an assessment will be made of the collective impact.
  - Wider Impact: The significance of the trees in their local surroundings will also be assessed, taking into account how suitable they are to their particular setting, as well as the presence of other trees in the vicinity.
  - Historical Importance: Certain trees, because of their age, association with the setting of listed buildings, or the contribution they make to the special character of a conservation area, may require consideration for TPO protection.
  - Rarity: There may be occasions where a tree(s) may be considered for TPO protection solely on the grounds of its rarity. The priority of the consideration will reflect the rarity of the species.
- 2.4 All types of tree can be protected. The Order can cover anything from a single tree to woodlands. Normally, unless a Woodland TPO is proposed, only trees

over 3.5m in height are considered for a TPO. Hedges, bushes and shrubs will not be protected.

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

### 3.0 Site Context

- 3.1 The site is located on the western side of the Portstewart Road, across from its junction with The Boulevard. The subject land contains 10 mature trees positioned along the eastern (roadside) boundary of the site with a further 9 trees and 2 tree groupings located within the site and along the western (rear) and southern boundaries. Existing residential development surrounds the site on its southern, western and northern boundaries. The topography of the site is relatively flat throughout. Land to the rear of the site steps steeply down towards the west/southwest. The eastern (roadside) boundary of the site is currently defined by a low stone wall. The rear site boundary is defined by timber fencing.
- 3.2 The Northern Area Plan 2016 currently defines the site as 'Whiteland' within the Settlement Development Limits of Coleraine.
- 3.3 The site includes a well-established and significant level of mixed mature trees within this attractive site, including specimen Elder, Cherry, Hazel, Cypress, Austrian Pine, Sycamore, Scots Pine, Willow, Birch, Lime, Holly and Beech.
- 3.4 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, likely to be over 100+ years old, are long established environmental assets and features of the area. Tree cover on site is documented on the historic OS 3rd edition maps from 1900 onwards and are likely remnants of the former Kenvarra House Estate.



### Reason for TPO Protection

- 3.5 The Council is currently considering planning application LA01/2022/1577/O, which seeks the proposed demolition of the existing office building on the site and the erection of new residential development.
- 3.6 On 1<sup>st</sup> February 2023 a member of the public requested that the Council serve a TPO on this site to prevent the trees being removed as part of any potential development.
- 3.7 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 within the local setting of Portstewart Road.
- 3.8 A Provisional TPO was served on site on 10<sup>th</sup> March 2023 (see Appendix 1). This notice took effect immediately and provided protection for all trees on the site for a period of six months - until 25<sup>th</sup> August 2023. In line with legislation a copy of the Provisional TPO documentation was also posted to inform interested parties and adjoining neighbours on 10<sup>th</sup> March 2023. Copies of the Order were also attached to protected trees in obvious locations within the site on 10<sup>th</sup> March 2023.
- 3.9 The consultation process allowed comments/representations to be submitted within 28 days from the date of notice of the Provisional TPO (up to 28<sup>th</sup> March 2023). One representation was received on 23<sup>rd</sup> March 2023 (see Appendix 2) from the agent associated with application LA01/2022/1577/O. It questions the retention of the large tree located in the southwest corner of the site, and sets out their opinion that some trees/vegetation midway along the southern boundary do not merit to be included and should be excluded from the TPO. The representation also requests that any ash trees within the site are not included within the TPO due to the ash dieback epidemic in the interest of public safety.
- 3.10 Several objections have been submitted for LA01/2022/1577/O, two of which referred to the trees located within the application site. One objector sought the retention of the trees along the rear boundary of the application site, whilst another objector sought the removal of Tree No.T9 (however, no reason for this request was given).
- 3.11 Within this period a detailed assessment was carried out by a qualified Arboriculturist (see 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

- 3.12 M. Large Tree Services Ltd. surveyed the site on 20<sup>th</sup> April 2023 (see Appendix 3). A total of 21 trees and tree groups were identified. Of these, 17

have been identified as suitable for TPO protection. The exceptions are Tree No's. T1 (Elder), G5 (Mixed species), T10 (Willow) and T11 (Birch). These are reported to be unsuitable for retention either due to their physical condition and/or potential impacts on public safety. There has been no recommendation to fell any tree or tree group within this site.

- 3.13 Of the 17 trees identified as suitable for TPO, the Planning Department recommends that 14 are protected. All 14 are Category B as they are of moderate quality and condition and are considered worthy of TPO Protection.
- 3.14 Tree No's T2 (Cherry), T3 (Hazel) and T4 (Cypress) are considered to be unsuitable for protection due to their limited amenity value and location. Tree No's T2 – G5 were identified by Moore Design as Trees/Group of Trees that should be excluded from the TPO. This correlates with the Planning Department's recommendation. No ash trees have been identified within the site.

### Summary

- 3.15 In summary, 14 of the 21 Trees and Tree Groups are considered worthy of TPO protection. These trees have high public amenity value, being located in a roadside prominent section along the Portstewart Road, with Tree No's T6 – T9 contributing with views from the Boulevard and Kenvarra Park. 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.

### **3.16 Financial Implications**

- 3.17 Other than the original tree survey costs, there are no financial implications for the Council.

## **4.0 Options**

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

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

## **5.0 Recommendation**

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

### **Appendices:**

**Appendix 1:** Provisional TPO Notice and Map

**Appendix 2:** Representation (dated 23<sup>rd</sup> March 2023)

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

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

**TREE PRESERVATION ORDER**

**On Lands at Riverside House, 28 Portstewart Road,  
Coleraine BT52 1RN**

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 **10<sup>th</sup> March 2023**.

The Order is subject to the provisions of Schedule 2 and to the exemptions specified in Schedule 3.

Authorised by the Council to sign in that behalf on



Authorised Officer

10/3/23

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

**SCHEDULE 1**

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

## **SCHEDULE 2**

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

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

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

### **Compensation**

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

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

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

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

4. No compensation shall be payable to a person:

- (a) for loss of development value or other diminution in the value of the land;
- (b) for loss or damage which, having regard to the statement of reasons as set out in paragraph (5)(1) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when the consent was refused or was granted subject to conditions; or
- (c) for loss or damage reasonably foreseeable by that person and attributable to his or her failure to take reasonable steps to avert the loss or damage or to mitigate its extent.

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

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

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

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

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

## SCHEDULE 3

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

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

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

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

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

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

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

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

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

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

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

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

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

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(a) 2003 c. 21

(b) 1984 c 12

(c) S R. 2015 no.70

(d) 1993 No. 3160 (N.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 may be exercised at any time before the operations for which consent has been given have been completed, but any such revocation or modification shall not affect so much of those operations as has been carried out.

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

(a) the person who applied for the consent;

(b) the owner and occupier of the land affected; and

(c) any other person who, in its opinion, would be affected by the order.

(5) An order under this section shall take effect on the day after that on which the council complies with the requirements of subsection (4)."

## **PART 2**

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

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

**40.**-(1) An application for consent made to the council shall be in writing containing a statement of reasons for making the application, and specifying, by reference if necessary to a map, the trees or woodland to which the application relates and the operations for which consent is required.

(2) The council may grant consent to an application either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree or trees) as the council may think fit, or may refuse consent.

### **Appeals**

**58.**-(1) Where an application is made to a council for consent under a tree preservation order then if that consent is refused or is granted subject to conditions, the applicant may by notice in writing appeal to the planning appeals commission.

(2) Any notice under this section must be served on the planning appeals commission within 4 months from the date of notification of the decision to which it relates or such other period as may be specified by development order.

(3) Where an appeal is brought under this section from a decision of a council, the planning appeals commission may allow or dismiss the appeal or may reverse or vary any part of the decision whether the appeal relates to that part thereof or not and may deal with the application as if it had been made to it in the first instance.

(4) Where an appeal is brought under this section, the commission must afford both the appellant and the council the opportunity of—

- (a) appearing before and being heard by the commission; or
- (b) submitting to the commission a written statement within such period and in respect of such matters as the commission may specify to them by notice in writing.

(5) If at any time before or during the determination of an appeal under this section it appears to the planning appeals commission that the appellant is responsible for undue delay in the progress of the appeal, it may—

- (a) give the appellant notice that the appeal will be dismissed unless the appellant takes, within the period specified in the notice, such steps as are specified in the notice for the expedition of the appeal; and
- (b) if the appellant fails to take those steps within that period, dismiss the appeal accordingly.

#### **Matters which may be raised in an appeal under section 58**

59.-(1) In an appeal under section 58, a party to the proceedings is not to raise any matter which was not before the council at the time the decision appealed against was made unless that party can demonstrate to the satisfaction of the planning appeals commission-

- (a) that the matter could not have been raised before that time, or
- (b) that its not being raised before that time was a consequence of exceptional circumstances.

(2) Nothing in subsection (1) affects any requirement or entitlement to have regard to-

- (a) the provisions of the local development plan, or
- (11) any other material consideration.

#### **Appeal against failure to take planning decision**

60. Where any such application as is mentioned in section 58(1) as applied and modified by the Planning (Trees) Regulations (Northern Ireland) 2015 is made to a council, then unless within such period as may be specified by a development order, or within such extended period as may be agreed upon in writing between the applicant and the council, the council gives notice to the applicant of its decision on the application, section 58 shall apply in relation to the application-

- (a) as if the consent to which it relates had been refused by the council; and
- (b) as if notification of the council's decision had been received by the applicant at the end of the period so specified, or at the end of the said extended period, as the case may be.

#### **Revocation or modification of consent under a tree preservation order by council**

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

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

(3) The power conferred by this section to revoke or modify consent under a tree preservation order may be exercised at any time before the operations for which consent has been given have been completed, but any such revocation or modification shall not affect so much of those operations as has been carried out.

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

- (a) the person who applied for the consent;
- (b) the owner and occupier of the land affected; and
- (c) any other person who, in its opinion, would be affected by the order.

(5) An order made under this section shall take effect on the day after that on which the council complies with the requirements of subsection (4)



**Causeway  
Coast & Glens  
Borough Council**

**Tree Preservation Order (TPO)**

**Lands at Riverside House,  
28 Portstewart Road, Coleraine**

**LA01/2023/0001/TPO**

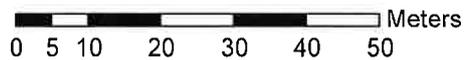
**10th March 2023**



**MAP A**



**Provisional Tree Preservation  
Order (TPO) Boundary**



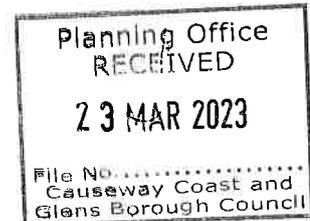
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Causeway Coast & Glens Borough Council  
Local Planning Office, Cloonavin,  
66 Portstewart Road  
Coleraine  
BT52 1EY  
22<sup>nd</sup> March 2023



**F.A.O. Ms Karen Dickson.**

Dear Karen,

*RE : Tree Preservation Order 28 Portstewart Road, Coleraine.  
Your ref: LA01/2023/0001/TPO*

I refer to TPO Order received by post on the 11<sup>th</sup> March 2023 in relation to the above property.

The Owners have instructed me to question the retention of large tree located at southwest corner of property.

The owners of property have been lobbied over the years by some local residents for the removal of subject tree on the grounds of health and safety and blocking of light to dwellings. In 2021 several large branches had to be removed due to damage during a storm, there is an ongoing risk to the security of the remaining tree.

As I am sure you are aware, we are Agents for current Outline Planning Application LA01/2022/1577/O pertaining to site and we understand some of the representations submitted are requesting removal of subject tree.

Also there would seem to be trees/vegetation mid-way along southern boundary which, in our opinion, do not merit to be included within TPO and should be excluded from TPO.  
I would also ask the Department to consider if any ash trees are present on site, to not TPO these in light of the current Ash Dieback epidemic in the interest of Public Safety.

On behalf of owners I would respectfully request trees/vegetation referred to above be removed from TPO Order.

Yours sincerely,

**TREE SURVEY REPORT**

**FOR:**

**RIVERSIDE HOUSE,  
28 PORTSTEWART ROAD,  
COLERAINE**

**M. LARGE TREE SERVICES LTD.**

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

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# M. LARGE TREE SERVICES LTD

## TREE SURVEY AND REPORT

SITE:

**RIVERSIDE HOUSE,  
28 PORTSTEWART ROAD, COLERAINE**

CLIENT:

Causeway Coast and Glens Borough Council

TERMS OF REFERENCE:

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

SURVEY DATE (S)

**20<sup>th</sup> April 2023**

SURVEYED BY

**Stephen Warren**

**TREE SURVEY AND REPORT FOR:  
RIVERSIDE HOUSE, 28 PORTSTEWART ROAD, COLERAINE**

A total of nineteen individual trees, and two groups have been surveyed on the site. All of the trees are in a healthy condition, but there are several growing close to carparks, walls, or pavements. These surfaces act as a barrier to root development, and trees affected should be monitored for any loss of vigour. In addition, damage may be caused by the weight of vehicles to any roots that have grown under these surfaces. Root growth may even cause damage to the surfaces, potentially creating a risk to the public or vehicles. In all cases, regular monitoring is required to identify potential problems as early as possible.



*Photograph 1: The base of tree 11. Note how the roots are restricted by the hard surface, and are growing parallel to the kerb.*

Trees have been grouped where the trees are of similar species, age, and condition, where canopy closure has been achieved, or where the trees have an intended purpose (such as a hedgerow or boundary). It is important that these groups are managed as single entities, as the trees within them offer protection to each other and the removal of any individual will have a direct impact on those adjacent to it.

The build-up of deadwood is a natural occurrence, and does not reflect the overall health of an individual tree. It is also necessary to stress the importance of deadwood within a woodland environment: providing habitat and cover for wildlife. However, where there is considered to be a risk of damage to persons or property beneath the crown caused by falling deadwood, it should be kept to a minimum and crown cleaning has been recommended. This consists of the removal of all unwanted material from the crown of the tree and may be regarded as the basic safety prune. It should include the removal of all dead, dying, broken or diseased material from the tree.

In conifer species, there is often a significant amount of natural dieback of the lower branches. As the crown of the tree grows, it effectively suppresses its own lower branches. This is generally not as large as the deadwood occurring in the crowns of broadleaved trees and is not considered to be as hazardous. Examples of trees with such natural dieback need not be crown-cleaned, unless immediately overhanging roads or paths.

Ivy has a high biodiversity value, but may also disguise underlying problems as well as increasing the sail effect of crowns. Trees that are heavily or partially overgrown with ivy should have the growth cut from around the base of the tree.

Crown reduction has been recommended for trees where it is necessary to reduce mechanical stress on individual branches, making them more suited to their immediate environment. Any reduction should retain the main structure of the crown and a significant proportion of the foliage, leaving a similar, but smaller outline. Pruning cuts should be as small as possible and in general not exceed 10cm diameter. A general reduction of 4m (for example) is a reduction of 4m from the height and 4m from the *total* width of the tree. Where necessary, more detailed measurements are given.



*Photograph 2: Trees 12, 13, and 14, close to the edge of the car park, and overhanging the road.*

The term “reduce endweight to balance crown” is used where a tree has more branching in one direction, causing it to become unbalanced. Whilst an unbalanced crown is not necessarily an immediate problem, uneven weighting in a tree can increase the likelihood of wind-throw. The shortest “extent” of each crown-spread should be taken as a guide and the remaining branches pruned close to that length.



*Photograph 3: Trees 15 and 16.*

Please note, all measurements for reduction recommended in this report should be regarded as the maximum to which the branches should be reduced. Pruning cuts should be made at an appropriate branching point, rather than removing exactly the specified length.

Specific observations and recommendations for all individual trees and groups are recorded in the attached survey schedule. All tree works carried out should follow *British Standard (BS) 3998: 2010: Tree works recommendations*.

**Stephen Warren BSc (Hons)**

## **KEY TO SURVEY SHEETS**

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

***\*Please note:***

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

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

Category and definition	Criteria (including subcategories where appropriate)		
<b>Trees unsuitable for retention</b>			
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve;</p>		
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>
<b>Trees to be considered for retention</b>			
<b>Category A</b> Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
<b>Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

No		Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
							N	S	E	W				
T	1	Elder	sm	Fair	5	to 11	2	1	3	2	This multi-stemmed tree is growing at the base of a wall, and is overhanging an adjacent property. It is partially overgrown with ivy.	No action is required at this time.	C	No
T	2	Cherry	y	Fair	6	17	2	2	2	1	This single stemmed tree is forking at 1.1, and has an inclusion at the fork union.	No action is required at this time.	B	Yes
T	3	Hazel	sm	Fair	7	16 & 15	3	2	2	3	This twin-stemmed tree is growing at the base of a wall, and is overhanging an adjacent property. It is partially overgrown with ivy.	Cut ivy.	B	Yes
T	4	Cypress	sm	Fair	8	32	3	3	3	3	This is a single stemmed tree, but has large secondary stems growing from the base. It has a healthy and partially suppressed crown, but there is natural dieback of the inner and lower branches. The tree has minor ivy growth on the main stem. It is overhanging an adjacent property.	No action is required at this time.	B	Yes
G	5	Mixed species	m	Fair	to 8	to 24	to 5				This group is predominately laurel, but there is one small holly tree, and several shrubs, within it. The larger laurel is overhanging an adjacent property.	No action is required at this time.	C	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 6	Austrian pine	m	Fair	17	126	9	6	6	7	This single stemmed tree has a healthy crown that contains deadwood and broken branches. The crown-spread is slightly unbalanced and weighted to the north. The tree is overhanging two adjacent properties. Ivy has previously been cut around the base.	Remove deadwood. Reduce endweight north-west by 3m.	B	Yes
G 7	Sycamore	y	Fair	to 5	to 12	to 3				This group contains approximately five single and multi-stemmed trees. They are self-seeded, natural regeneration growing under the canopy of tree 6.	No action is required at this time.	B	Yes
T 8	Sycamore	sm	Fair	10	to 21	7	3	6	4	This multi-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There are approximately ten individual stems of this tree, several of which are growing in an adjacent property. One stem is partially overgrown with ivy, and there are minor crossed and fused branches throughout.	Cut ivy. Reduce endweight to balance crown.	B	Yes
T 9	Scots pine	y	Fair	9	15	1	1	1	1	This single stemmed tree has a healthy, partially suppressed crown. it is growing on the boundary of the site, and is partially overgrown with ivy.	Cut ivy.	B	Yes
T 10	Willow	y	Fair	5	to 13	3	1	3	2	This multi-stemmed tree is regen growing from a previously cut stump. The tree is heavily overgrown with ivy.	Cut ivy.	C	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO	
						N	S	E	W					
T	11	Birch	y	Fair	11	17	2	2	3	3	This single stemmed tree has a healthy crown. It is growing at the base of a wall and at the edge of a carpark, and has a restricted root system as a result. The location will have an adverse effect on the long-term health of this tree. The root system is slightly exposed, and has suffered minor damage.	No action is required at this time.	B	No
T	12	Lime	m	Fair	18	60	5	6	6	6	This single stemmed tree has a healthy, partially suppressed crown that contains deadwood. It is growing at the edge of a carpark, and has minor epicormic growth at the base. The tree is partially overgrown with ivy, and has an inclusion at the fork union.	Remove epicormic growth. Cut ivy. Crown clean. Crown reduce by 4m.	B	Yes
T	13	Sycamore	m	Fair	17	84	7	6	7	7	This single stemmed tree is forking at 2m and has large inclusion at the fork union. It has a healthy, partially suppressed crown that contains deadwood and overhangs the road. It is growing within a hard surface, at the edge of a pavement.	Crown clean. Crown reduce by 4m.	B	Yes
T	14	Lime	m	Fair	18	23 & 23	2	4	5	4	This twin-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains deadwood. It is growing at the base of a wall and at the edge of a carpark, so will have a restricted root system as a result. Lateral branches overhang the road and a streetlight. There is extensive epicormic growth at the base.	Remove epicormic growth. Clear streetlight. Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 5m.	B	Yes

No		Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
							N	S	E	W				
T	15	Lime	m	Fair	17	58	6	6	6	6	This single stemmed tree has a healthy crown that contains deadwood. It is growing close to the carpark area, and has extensive epicormic growth at the base. There is an inclusion at the fork union.	Remove epicormic growth. Crown clean. Crown reduce by 4m.	B	Yes
T	16	Lime	m	Fair	19	75	7	6	7	7	This single stemmed tree has a healthy crown that contains deadwood. It is growing at the entrance to the site, at the edge of a carpark. There is epicormic growth at the base, and a large inclusion at the fork union. The root system is slightly restricted by the hard surfaces.	Crown clean. Crown reduce by 5m.	B	Yes
T	17	Holly	sm	Fair	7	12	2	2	2	2	This single stemmed tree has a healthy, partially suppressed crown. it is growing at the entrance to the site.	No action is required at this time.	B	Yes
T	18	Elm	y	Fair	6	9	3	1	1	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is a slight bend in the main stem due to suppression. The tree is growing at the edge of a carpark.	No action is required at this time.	B	Yes
T	19	Birch	sm	Fair	10	20	3	4	5	4	This single stemmed tree has a healthy, partially suppressed crown that contains small pieces of deadwood.	No action is required at this time.	B	Yes

No		Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
							N	S	E	W				
T	20	Lime	m	Fair	18	68	7	7	7	6	This single stemmed tree is forking into three stems at 2.5m. The tree has a healthy, partially suppressed crown that contains deadwood and several crossed/fused branches. There is extensive epicormic growth at the base, and is at the edge of a carpark. Although the spread of the lateral branches is even, the tree is slightly weighted to the north.	Remove epicormic growth. Crown clean. Crown reduce by 5m.	B	Yes
T	21	Beech	m	Fair	18	114*	8	9	9	7	This single stemmed tree has a healthy, partially suppressed crown that contains deadwood. It is growing at the edge of a carpark, and close to a wall. It is overhanging a pavement, road, powerlines, and a streetlight. There are inclusions throughout. *The diameter of the tree has been measured around the base.	Monitor growth towards powerlines and streetlight. Crown clean. Crown reduce by 5m.	B	Yes



**Key:**

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

Lands at:  
 Riverside House, 28 Portstewart Road, Coleraine  
 for: Causeway Coast and Glens Borough Council

Tree crown spreads drawn by SW

<i>Drawn by</i>	CSS	<i>Date</i>	April 2023
<i>Scale</i>	1/500	<i>Dwg. No.</i>	77571

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