



Title of Report:	TPO Confirmation – Lands at and adjacent to 39, 41 & 43 Semicock Road, Ballymoney
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	28th August 2024
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	£750 (TPO Survey)
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	34000 5301
Staffing Costs	Within budget/working hours

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

1.0 Purpose of Report

- 1.1 To present the TPO Confirmation for site at lands at and adjacent to 39, 41 & 43 Semicock Road, Ballymoney.

2.0 Background

TPO Request

- 2.1 On 19th March 2024 a member of the public requested that the Council serve a TPO on this site to prevent trees being removed as part of any potential development scheme.

Tree Preservation Orders

- 2.2 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.
- 2.3 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.
- 2.4 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.

2.5 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.

3.0 Provisional Tree Preservation Order

3.1 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.

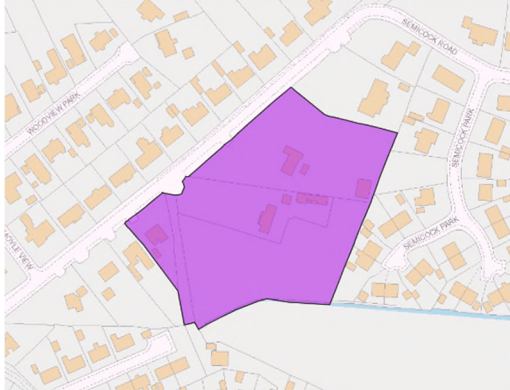
3.2 The Council served a Provisional TPO on this site on 25th March 2024 (see Appendix 1)

4.0 Site Context

4.1 The site includes three residential properties, No's 39, 41 & 43 Semicock Road. A laneway between N's.39 &41 allows access to undeveloped land that is currently zoned for housing in the Northern Area Plan 2016 (NAP). Trees at No's 39 & 41 include Rowan, mature Ash and a mature linear group of Leylandii which extend along the northern boundary with No.43, with a number of ornamental broadleaf and coniferous trees including Copper Beech, Cherry, Whitebeam, Lawson cypress, Sawara cypress and smaller ornamental Lawson cypress cultivars within these properties. The trees at No.43 include a small group of whitebeam, a copse comprising Sycamore, Beech, Lawson cypress, Horse Chestnut, Silver Birch and Rowan. The trees along the access lane include mature Sycamore, Birch and Ash from hawthorn hedges, and the trees

in the field behind No.41 include self-sown groups comprising Leylandii, Pines, Firs, Beech, Ash, Horse Chestnut and Apple.

- 4.2 The NAP currently defines part of the southern section of the site as Housing Zoning BYH26, with the remainder of the site considered 'Whiteland' all within the Settlement Development Limits of Ballymoney.



Reason for TPO Protection

- 4.3 On 19th March 2024 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 scheme with the southern section of the site on Housing zoning BYH26 subject to current planning application LA01/2023/0431/F for a housing Development scheme of 126 no. dwellings.
- 4.4 Planning Section considered that a level of protection was required for these 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 Semicock Road.
- 4.5 A Provisional TPO was served on site on 25th March 2024 (see Appendix 1). This notice took effect immediately and provided protection for all trees on the site for a period of six months - until 25th September 2024. In line with legislation a copy of the Provisional TPO documentation was also posted, on 25th March 2024, to inform interested parties and adjoining neighbours. Copies of the Order were also attached to protected trees in obvious locations within the site on 25th March 2024.
- 4.6 The consultation process sought comments/representations to be submitted within 28 days from the date of notice of the Provisional TPO (up to 22nd April 2024). Two representations were received within this period, one on 9th April and the other on 19th April 2024 (see Appendix 2). The concerns from a neighbour at No.44 relate to the trees at No.39 and the impact on light and TV

reception on their property and wishes that the TPO is not finalised. The other representation received relates to trees at No.41 and objects to the retention of all of the trees on site by a 'blanket TPO' which will prevent necessary trimming and loping. Concerns also refer to the limited amenity value of these garden trees which were planted in the 1970's with many considered to be conifers that do not merit to be included in the TPO.

- 4.7 Within this period a detailed assessment was carried out by a qualified Arboriculturist (see Appendices 3-5). 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 the level of protection required.

Detailed Assessment of Trees

- 4.8 John Morris Arboricultural Consultancy surveyed the site on 28th June 2024 (see Appendices 3-5). A total of 88 trees and tree groups were identified. Of these, 79 have been identified as suitable for TPO protection. The exceptions are tree no's. 1 (Ash), 10 (Leylandii), 13 (Silver Birch), 29 (Leylandii), 39 (Rowan), 46 (Ash), 50 (Weeping Willow), 76 (Ash) & 77 (Ash). These are reported to be unsuitable for retention either due to their physical condition and/or potential impacts on public safety, with tree no's 1, 50, 76 & 77 recommended to fell.
- 4.9 Of the 79 trees identified as suitable for TPO, Planning Section recommends 56 trees are worthy of TPO Protection. All of these trees are of fair and moderate quality, value, and condition, in appropriate locations and are therefore considered suitable for confirmation within the TPO.
- 4.10 Tree no's 12, 15, Tree Group 21 (Leylandii), tree no's 30-38 (Cypress), 40-45 (inc Cherry/ Birch/ Lawson Cypress), 56-58 (Willow/Cypress), 66 (Cypress) and 68 (Leylandii), are all considered to be unsuitable for protection within the TPO due to their limited amenity value and site-specific locations. This addresses the issue raised in the representation of trees within the immediate vicinity of No.41 with many conifers at this location lacking amenity value and quality and are therefore considered unsuitable for inclusion within the TPO. It is noted that the report also refers to the mature Linear Group of Leylandii (21), with many of this grouping suffering from multiple limb and stem failures, with storm damage, cracked limbs and root disturbance to the tarmac driveways evident with significant works required and as such this Leylandii grouping is also not suitable for inclusion within the TPO.

Summary

- 4.11 In summary, the majority of the Trees and Tree Groups are considered worthy of TPO protection. These trees have high public amenity value, being located in a prominent location along Semicock 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 Ballymoney and are considered worthy of TPO protection.

5.0 Financial Implications

- 5.1 No financial implications for the Council.

6.0 Options

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

Option 2: Resolve not to confirm the TPO.

7.0 Recommendation

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

Appendices:

Appendix 1: Provisional TPO Notice and Map

Appendix 2: Representations (dated 9th and 19th April 2024)

Appendix 3: Arboricultural Report

Appendix 4: Tree Schedule

Appendix 5: Tree Location Plan



**Causeway
Coast & Glens
Borough Council**

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

TREE PRESERVATION ORDER

Lands at and adjacent to No's 39, 41 & 43 Semicock Road, Ballymoney

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 **25th March 2024**.

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 **25:3:24**



Authorised Officer

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

SCHEDULE 1

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

SCHEDULE 2

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

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

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

Compensation

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

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

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

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

4. No compensation shall be payable to a person:

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

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

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

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

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

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

SCHEDULE 3

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) 2003 c. 21

(b) 1984 c 12

(c) S R. 2015 no.70

(d) 1993 No. 3160 (N.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)".
Section 58(5)	Omit the words ", subject to subsections (5) to (7)". Substitute this subsection with— "(4) Where an appeal is brought under this section, the commission must afford both the appellant and the council the opportunity of— (a) appearing before and being heard by the commission; or (b) submitting to the commission a written statement within such period and in respect of such matters as the commission may specify to them by notice in writing." For the number "(6)" substitute "(5)".
Section 58(6)	Omit.
Section 58(7)	Omit the words "or as the case may be, the Department".
Section 59(1)	After the words "section 58(1)" insert the words "as applied and modified by the Planning (Trees) Regulations (Northern Ireland) 2015".
Section 60	

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.-(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.

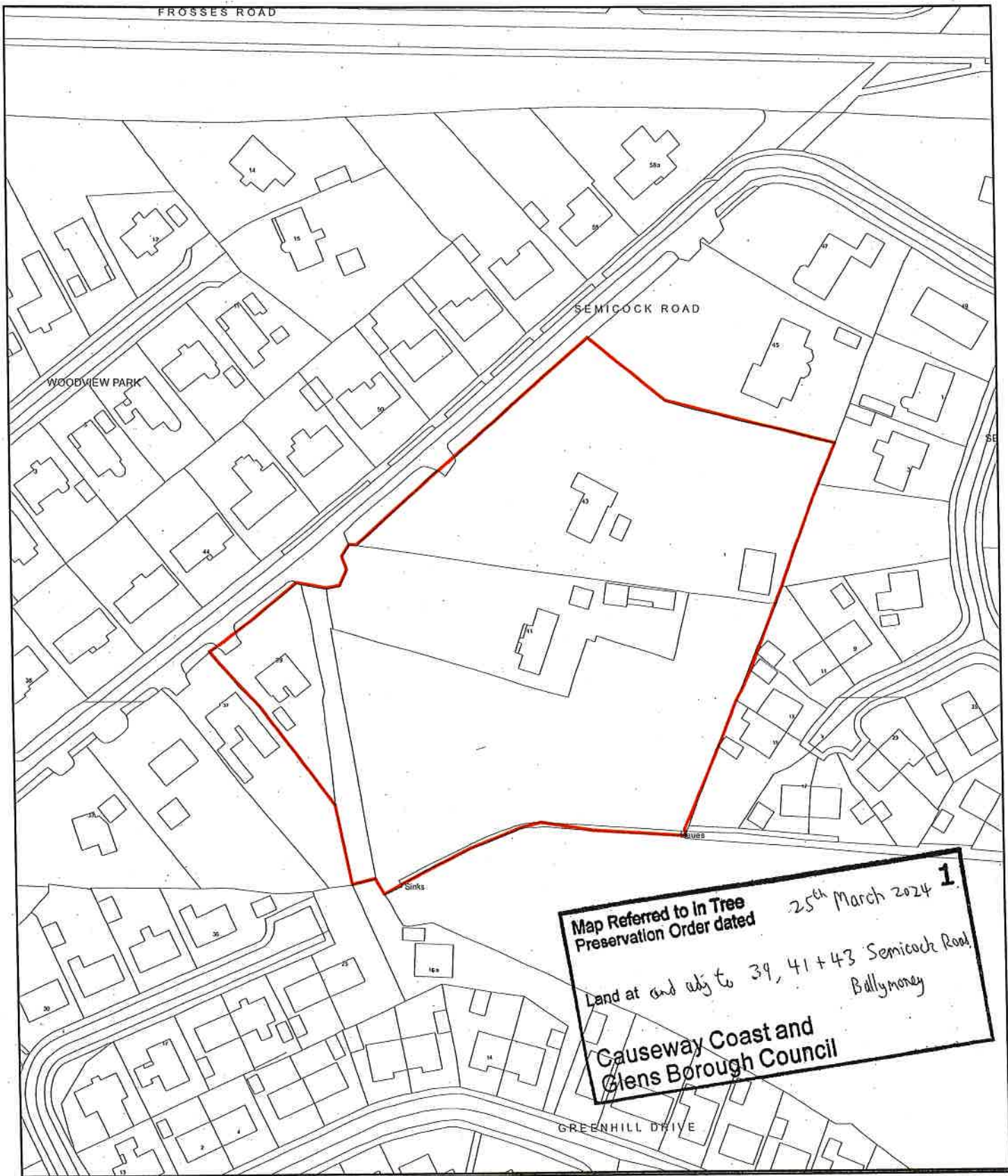
(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.

(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 and adjacent to No's
39, 41 & 43 Semicock Road, Ballymoney**



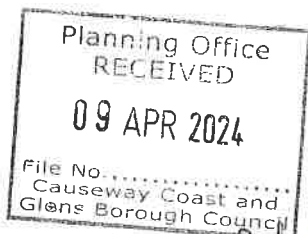
Map A

25th March 2024



Provisional Tree Preservation Order Boundary





44 Semurck Road

Ballymoney

BT53 6PY

8th April 2024

Your Ref

LA01/2024/0001/TPO

Regarding your letter of 26th March which I was very surprised to receive. I am not concerned about 41 or 43 Semurck Road.

However regarding No 39, I have been in contact with owner, Mr Morrison (house is tenanted) regarding his trees, when we moved into No 44 5 years ago. Our sitting room light is not good when his trees are in leaf. He has since taken a couple of trees down and I was wanting on more coming down due to the fact light is restricted by them also we could not have sky put out dish on our chimney due to said trees, we had to pay an independent engineer to erect it on the gable of house to get a reception, in fact my neighbour

on No 46 had to do the
same,

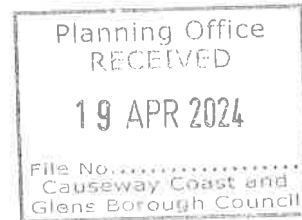
Whilst I see this order is
for 6 months ~~and~~ I trust it
will not be renewed

Yours faithfully



36 Balnamore Road
Ballymoney
BT53 7PR

Causeway Coast and Glens Borough Council
Planning Department
Cloonavin
66 Portstewart Road
Coleraine
BT52 1EY



19th April 2024
Your Refence: LA01/2024/0001/TPA

Dear Sir/Madam,

Further to your letter dated 25th March 2024 I must object to the Tree Preservation Order on all trees contained within property at 41 Semicock Road, Ballymoney.

The property at 41 Semicock Road, Ballymoney comprises of a garden and an adjacent small field.

The garden was planted in the 1970's and is reflective of plant choices at that time comprising mainly of conifers. I do not believe that any of the trees could be described as important specimens, or having amenity value.

As with all gardens, ongoing maintenance is required and the blanket Tree Preservation Order issued will prevent the carrying out of work and chores which any house owner would consider normal and to be expected. Garden trees and hedging require trimming, loping and on some occasions removal, to ensure that they remain aesthetically pleasing, safe, and to prevent damage or nuisance to adjacent buildings, or properties.

The small field is bordered by bushes and hedging. Again, ongoing and routine maintenance is always required and any restriction on such works would be a troublesome intervention by the Council.

Admittedly I have fallen behind with this work and some of the maintenance is overdue but I don't expect to have to apply to the Council for consent to execute chores!

I would be pleased to meet Council representatives onsite to discuss.

Yours faithfully,

John Peden.









Tree Experts in the
Built Environment



John Morris Arboricultural Consultancy

Tree Risk Assessments

Trees, Planning & Development

Expert Witness

Arboricultural Clerk of Works

Government Support

Client: Causeway Coast & Glens Borough Council
Site: Lands at and adjacent to 39, 41 & 43
Semicock Road
Ballymoney

ARBORICULTURAL REPORT

Date: 29th June 2024
Ref: 24-412-03
Version: 1





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JM	29.06.24	1	Original Document
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Approved for Issue By:			
JM	01.07.24	1	Final document for Client

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ATTACHMENTS

DOCUMENT TITLE	DOCUMENT REFERENCE
TREE SCHEDULE	24-412-01
TREE LOCATION PLAN	24-412-02

1. INTRODUCTION

Instruction & Scope

- 1.1. John Morris Arboricultural Consultancy Ltd was instructed by Causeway Coast and Glens Borough Council on 11th June 20024 to carry out a health and condition survey of the trees on land at and adjacent to 39, 41 & 43 Semicock Road in Ballymoney (Figure 1).
- 1.2. It is understood the survey will help inform whether trees on the site are suitable for a confirmed Tree Preservation Order.



Figure 1. Extent of the tree survey on land at and adjacent to 39, 41 & 43 Semicock Road, Ballymoney (Source: Causeway Coast and Glens Borough Council).

Tree Inspection Methodology

- 1.3. The inspection of trees has been undertaken in accordance with industry best practice guidelines and following the Visual Tree Assessment methodology (VTA) devised by Mattheck and Breloer (1994).

- 1.4. Trees were also categorised using Table 1 '*Cascade chart for tree quality assessment*' of BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations* (Appendix 1).
- 1.5. These methods allow formal visual ground-based assessment to be undertaken to understand the health and condition of trees, and offer an estimated minimum useful life expectancy of trees, that can be used to help in the overall assessment criteria when considering a Tree Preservation Order.

2. TREE SURVEY

Site

- 2.1. The site includes three residential properties (No. 39, No. 41 & No. 43 Semicock Road), and a lane between No.39 & No.41 that leads to a large field.

Trees

- 2.2. The trees at 39 Semicock Road include a single Rowan and a mature ash.
- 2.3. The trees at 41 Semicock Road include a mature linear group of Leylandii that extend along the northern boundary with 43 Semicock Road, and a number of ornamental broadleaf and coniferous trees including copper beech, flowering cherry, whitebeam, Lawson cypress, Sawara cypress and smaller ornamental Lawson cypress cultivars.
- 2.4. The trees at 43 Semicock Road include a small group of whitebeam, a copse comprising sycamore, beech, Lawson cypress, horse chestnut and silver birch, a purple plum and a Rowan.
- 2.5. The trees along the lane include mature sycamore, birch and ash from hawthorn hedges, and the trees in the field behind 41 Semicock Road include self-sown groups comprising leylandii, pines, firs, beech, ash, horse chestnut and apple.
- 2.6. A photographic record of trees is included in Appendix 2.

Tree Preservation Order Suitability

- 2.7. The purpose of this section is to assist the council in the decision-making process regarding suitability for a confirmed Tree Preservation Order, having undertaken a formal visual inspection of the trees.
- 2.8. Each section provides a short summary of the collective worthiness of trees to merit a Tree Preservation Order, using criteria in "*Tree Preservation Orders - A Guide To Protected Trees (2011)*" by DOE, which is understood to offer guidance to councils on the decision-making process regarding Tree Preservation Orders.
- 2.9. There are several other recognised TPO evaluation systems available including *TEMPO - Tree Evaluation Method for Preservation Orders (2009)* by Julian Forbes Laird, but it is beyond the scope of this report to carry out such assessment.

Potential Threat: It is unknown whether any of trees are at threat of being felled due to development, or otherwise.

Visibility: Trees within the front garden's offer public visual amenity when viewed from Semicock Road and surrounding residential dwellings, as well as providing visual screening and privacy to surrounding dwellings.

Individual Impact: The trees on site are generally in good health and free of defects, but some interventions will be necessary including reduction of the large leylandii group in 41 Semicock Road and removal of some dead and dying ash.

Several trees on the site have been identified as having a minimum of 20 years plus useful life expectancy.

Wider Impact: Several of the trees contribute to the character of the local landscape.

Historical Importance: None of the trees are likely to hold an historical, cultural or heritage value.

Rarity: None of the trees surveyed are identified as being rare.

3. STATUTORY CONSIDERATIONS

Wildlife

3.1. The Wildlife (Northern Ireland) Order 1985 as amended by the Wildlife and Natural Environment Act (Northern Ireland) 2011 provides statutory protection to birds and other protected species that may inhabit trees. Bats are protected under the Wildlife (Northern Ireland) Order 1985 and are also included in the Conservation (Natural Habitats, &c) Regulations (Northern Ireland) 1995, and European Communities (Birds and Natural Habitats) Regulations 2011. These Acts and Regulations include provisions making it illegal to:

- Deliberately kill, injure or capture (take) bats.
- Deliberately disturb bats (whether in a roost or not)
- Damage, destroy or obstruct access to bat roosts

3.2. It is essential to check for nesting birds, bat roosts, badgers and hibernating animals such as hedgehogs under trees before pruning or removing trees as negligent disturbance is an offence under the EC Habitat Directive 1992.

3.3. In general, autumn tree work: September to November is least disruptive to bats and birds.

Tree Protection

3.4. Trees can be afforded statutory protection under Sections 122 & 123 of the Planning Act (Northern Ireland) 2011 (the Planning Act) while The Planning (Trees) Regulations (Northern Ireland) 2015 set out details and procedures for their making, modification, confirmation and revocation. Under this legislation it is a criminal offence to cut down, uproot or wilfully damage, top or lop a tree protected by a Tree Preservation Order (TPO) and authorisation must be obtained from the local council prior to undertaking any tree works.

3.5. Trees that are located within a Conservation Area are automatically protected by TPO. Prior to any works being undertaken on such trees the local council must be informed. Once notice has been given, the council has up to six weeks to consider whether it wishes to object to the

works. After this period and in the absence of any response from the council, works can be undertaken.

3.6. The trees are understood to be currently subject to a Provisional Tree Preservation Order.

4. CAVEATS & LIMITATIONS

Caveats & Limitations

- 4.1. The trees were assessed on Friday 28th June 2024.
- 4.2. Tools used during the assessment have been limited to a sounding mallet, probe or binoculars. No invasive or diagnostic equipment has been used, nor have any aerial inspections, belowground root investigations; or soil, leaf or root samples been taken for further testing or analysis.
- 4.3. The information gathered during the survey pertains to that moment of time. Any changes to the site or local environment following the inspection may have an impact on the trees. This report cannot consider events which have occurred without the authors knowledge. Trees are efficient, biomechanical structures that grow in and react to the environment in which they are located. They are living organisms that live and die and are capable of being wounded or infected by objects or other organisms. This means that even a mechanically perfect tree could be damaged or caused to fail by extreme events (e.g. weather) that overload specific areas (break points).

Tree Surgery

- 4.4. All tree works recommended within the report should be undertaken by a qualified and insured tree contractor and in accordance with BS3998:2010 *Tree Work Recommendations*.

Frequency of Inspection

- 4.5. The assessment of risk has been determined by considering the likelihood of a noted hazard failing within three years from the date of the assessment.

5. AUTHORS QUALIFICATION & EXPERIENCE

About the Author

- 5.1. This report has been written by John Morris.
- 5.2. John Morris has a First Class BSc (Hons) in Housing (Ulster University) and a Post Graduate Diploma (UK NQF Level 7) in Arboriculture & Urban Forestry (Myerscough College & University of Central Lancashire). John is a Professional Member of the Arboricultural Association, Associate Member of the Institute of Chartered Foresters. John regularly undertakes continuous professional development in all areas of arboricultural study.

Signed:



Date: 29th June 2024

John Morris BSc (Hons) PGDip CIHCM MArborA
Director

Appendix 1: Tree Survey Criteria

The assessment of the trees has been carried out in accordance with the guidance provided in Annexe C of BS5837.

Stem diameter measurements were taken using a girthing tape in accordance with Annexe D of BS5837.

Height, crown spread, and canopy clearance measurements are recorded in accordance with the measurement convention detailed in paragraph 4.4.2.6 of BS5837.

The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:





- **Category A** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
- **Category B** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
- **Category C** Trees of low quality and value within a minimum useful life expectancy of 10 years, and young trees with a stem diameter less than 150mm.
- **Category U** Trees in poor structural condition or physiological decline that cannot be realistically retained in the context of current land use for more than 10 years.

Further subcategories 1-3 indicate the area(s) in which a tree or group retention value lies.

- Mainly arboricultural.
- Mainly landscape.
- Mainly cultural, including conservation.



BS5837:2012 Assessment Criteria & Cascade Chart

Table 1 Cascade chart for tree quality assessment	Criteria (including subcategories where appropriate)	Identification on plan
<p>Trees unsuitable for retention (see Note)</p> <p>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</p> <ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>	<p>See Table 2</p>	
<p>Trees to be considered for retention</p> <p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years</p> <p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p> <p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	<p>1 Mainly arboricultural qualities</p> <p>Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)</p> <p>Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation</p> <p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories</p> <p>2 Mainly landscape qualities</p> <p>Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features</p> <p>Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality</p> <p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits</p> <p>3 Mainly cultural values, including conservation</p> <p>Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)</p> <p>Trees with material conservation or other cultural value</p> <p>Trees with no material conservation or other cultural value</p>	<p>See Table 2</p>   



Appendix 2 – Photographic Record



Figure 1. Group of whitebeam in front garden of 43 Semicock Road.



Figure 2. Mixed species copse in garden of 43 Semicock Road.



Figure 3. Group of mature leylandii along boundary of 41 Semicock Road.



Figure 4. Cracked leylandii limb over Semicock Road.



Figure 5. Leylandii root disturbance to tarmac driveway at 43 Semicock Road.




Figure 6. Trees in garden of 41 Semicock Road.



Figure 7. Mature sycamore and birch along lane between 39 & 41 Semicock Road.



Figure 8. Mixed species group in eastern corner of field behind 41 Semicock Road.

Client	Causeway Coast & Glens Borough Council													 <small>Marine Arboreal Conservation Society</small>
Project / Site	Lands at and adjacent to 39, 41 & 43													
	Semicock Road													
Reference	24-412-01													
Survey Date	Friday 28th June 2024													
Abbreviation	Definition	Age Class	Physiological Condition				Structural Condition				Category	U.L.E	Sub category	
H	Height (m)	Y (Young)	Newly planted (<10 yrs old)	Good	No obvious health problems	Good	No visible defects	A	High value and conservation	40+	1	Mainly arboricultural		
Stem Dia.	Stem diameter (mm)	SM (Semi-mature)	First third of life expectancy	Fair	Intervention may improve health	Fair	Defects may require intervention	B	Moderate value and conservation	20+	2	Mainly landscape		
C.C	Crown clearance (m)	EM (Early mature)	Second third of life expectancy	Poor	Serious ill health or dying	Poor	Dangerous or no remedy	C	Low value and conservation	10+	3	Mainly cultural		
L.B.H	Lowest (significant) branch height (m)	M (Mature)	Full age for species					U	Not suitable for retention	<10				
L.B.D	Direction of lowest (significant) branch	OM (Over mature)	Beyond life expectancy & in decline											
U.L.E	Minimum useful life expectancy (yrs)	V (Veteran)	Ancient characteristics or conservation value		Prefix	G - Group H - Hedgerow W - Woodland P - Tree is on private land *Tree is not on topographical survey and therefore position remains indicitive # Measurements estimated (tree is inaccessible)								

Tree No.	Tag No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Crown Spread (m)				C.C (m)	L.B.H (m)	L.B.D	Age	Physiological	Structural	Comments	Recommendations	U.L.E	Cat.	RPA (m2)	RPA Radial distance (m)
							N	E	S	W												
1	0701	Ash (Common)	<i>Fraxinus excelsior</i>	3	100	5	2	2	2	1	N/a	N/a	N/a	SM	Poor	Poor	Dead.	Fell.	<10	U	5	1
2	0702	Swedish Whitebeam	<i>Sorbus intermedia</i>	7	277	3	4	2	1	3	N/a	N/a	N/a	EM	Fair	Fair	Three leaders from 1m forming spreading crown, deadwood <50mmØ in central crown, previous crown lift, on grass by Semicock Rd.	None.	10+	C1	34	3
3	0703	Swedish Whitebeam	<i>Sorbus intermedia</i>	8	302	3	4	4	4	1	N/a	N/a	N/a	EM	Fair	Fair	Three stems from base forming spreading crown, deadwood <50mmØ in central crown, previous crown lift, on grass.	None.	10+	C1	41	4
4	0704	Swedish Whitebeam	<i>Sorbus intermedia</i>	8	321	4	1	4	4	4	N/a	N/a	N/a	EM	Fair	Fair	Four stems from 0.5m forming spreading crown, deadwood <50mmØ, previous crown lift, on grass.	None.	10+	C1	48	4
5	0705	Sycamore	<i>Acer pseudoplatanus</i>	16	653	3	8	3	7	6	N/a	N/a	N/a	M	Fair	Fair	Three stems from base forming broad spreading crown, on grass.	None.	40+	A1	191	8
6	0706	Beech (Common)	<i>Fagus sylvatica</i>	18	597	1	5	6	6	2	N/a	N/a	N/a	M	Fair	Fair	Two stems from 1m forming broad spreading crown, codominant limbs with bark inclusions in lower and central crown, on grass.	None.	20+	B1	163	7
7	0707	Horse Chestnut	<i>Aesculus hippocastanum</i>	17	550	1	4	7	4	8	N/a	N/a	N/a	EM	Fair	Fair	Two stems from 1m forming spreading crown, gap in crown north from loss of neighbouring tree canopy that provided companionship shelter, deadwood <50mmØ, on grass.	Reduce extended limbs east by 2m.	20+	B1	137	7
8	0708	Beech (Common)	<i>Fagus sylvatica</i>	18	330	1	2	7	2	1	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming spreading asymmetric crown, on grass.	None.	20+	B1	48	4
9	0709	Beech (Common)	<i>Fagus sylvatica</i>	17	380	2	2	7	4	2	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming spreading asymmetric crown, on grass.	None.	20+	B1	64	5
10	0710	Leylandii	<i>x Cupressocyparis leylandii</i>	12	220	1	1	1	1	1	N/a	N/a	N/a	Dead	Dead	Dead	Dead.	None.	<10	U	23	3
11	0711	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	20	522	3	4	3	4	1	N/a	N/a	N/a	M	Fair	Fair	Three stems from 0.5m forming conical crown with dense weeping foliage, deadwood <50mmØ in inner crown, on grass.	None.	20+	B1	125	6
12	0712	Leylandii	<i>x Cupressocyparis leylandii</i>	22	690	1	1	4	7	4	N/a	N/a	N/a	M	Fair	Fair	Single stem forming spreading broad spreading crown, storm damage with limb failures in central crown, gap in crown west from loss of neighbouring tree canopy that provided companionship shelter, on grass.	None.	10+	C1	222	8
13	0713	Silver Birch	<i>Betula pendula</i>	17	270	1	1	2	2	1	N/a	N/a	N/a	Dead	Dead	Dead	Dead.	None.	<10	U	34	3
14	0714	Silver Birch	<i>Betula pendula</i>	21	580	1	5	4	5	8	N/a	N/a	N/a	M	Fair	Poor	Single stem forming spreading crown with weeping foliage, has lost second codominant leader at 2m leaving tear out wound/snag, gap in crown east from loss of neighbouring tree that provided companionship shelter, long extended limbs with end weight, on grass.	Reduce height and radial by 2-3m.	10+	C1	150	7
15	0715	Leylandii	<i>x Cupressocyparis leylandii</i>	5	190	1	2	1	2	2	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming compact suppressed crown, on grass.	None.	10+	C1	18	2
16	0716	Downy Birch	<i>Betula pubescens</i>	7	240	1	4	3	2	3	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming spreading crown, surrounded by dense vegetation.	None.	10+	C2	28	3
G17	0717	Mixed Species Group	N/a	4	150	1	2	2	2	2	N/a	N/a	N/a	SM	Fair	Fair	Group of Downey birch and oak, surrounded by shrubs.	None.	10+	C2	10	2
18	0718	Beech (Common)	<i>Fagus sylvatica</i>	4	140	1	2	2	2	2	N/a	N/a	N/a	SM	Fair	Fair	Group of beech, by boundary fence.	None.	10+	C2	10	2
19	0719	Rowan / Mountain Ash	<i>Sorbus aucuparia</i>	5	220	1	3	3	3	3	N/a	N/a	N/a	SM	Fair	Fair	Two leaders from 1m forming compact crown, surrounded by vegetation, behind garage.	None.	10+	C1	23	3

Reference	24-412-01																	John Morris Arboricultural Consultancy				
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Stem Dia.	Stem diameter (mm)	SM (Semi-mature)	First third of life expectancy	Fair	Intervention may improve health	Fair	Defects may require intervention	B	Moderate value and conservation		20+	2	Mainly landscape									
C.C	Crown clearance (m)	EM (Early mature)	Second third of life expectancy	Poor	Serious ill health or dying	Poor	Dangerous or no remedy	C	Low value and conservation		10+	3	Mainly cultural									
L.B.H	Lowest (significant) branch height (m)	M (Mature)	Full age for species					U	Not suitable for retention		<10											
L.B.D	Direction of lowest (significant) branch	OM (Over mature)	Beyond life expectancy & in decline																			
U.L.E	Minimum useful life expectancy (yrs)	V (Veteran)	Ancient characteristics or conservation value		Prefix	G - Group H - Hedgerow W - Woodland P - Tree is on private land *Tree is not on topographical survey and therefore position remains indicitive # Measurements estimated (tree is inaccessible)																

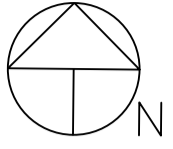
Tree No.	Tag No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Crown Spread (m)				C.C (m)	L.B.H (m)	L.B.D	Age	Physiological	Structural	Comments	Recommendations	U.L.E	Cat.	RPA (m2)	RPA Radial distance (m)
							N	E	S	W												
20	0720	Purple Plum	<i>Prunus cerasifera 'Pissardii'</i>	7	280	1	4	5	5	4	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming spreading crown, on grass.	None.	10+	C1	34	3
21	0721	Leylandii	<i>x Cupressocyparis leylandii</i>	24	650	1	9	9	9	9	N/a	N/a	N/a	M	Fair	Fair	Dense linear group comprising 55no. trees, storm damage, multiple limb and stem failures, deadwood, hangers and cracked limbs >300mmØ, root disturbance to tarmac driveways, extend along north eastern boundary of No.41.	Reduce height by 5m, radial by 2-4m, and remove all deadwood, broken or cracked limbs and hangers. Remove limb with hazard beam cracks over road.	10+	C2	191	8
22	0722	Norway Maple	<i>Acer platanoides</i>	15	490	1	2	6	7	7	N/a	N/a	N/a	EM	Fair	Fair	Single ivy clad stem forming spreading crown, conflict with overhead cables, in shrub bed.	Remove ivy to allow full visual inspection. Clear cables.	20+	B1	113	6
23	0723	Copper Beech	<i>Fagus sylvatica 'Purpurea'</i>	16	420	1	4	8	8	4	N/a	N/a	N/a	EM	Fair	Fair	Two leaders with partial bark inclusion from 3m forming spreading crown, on grass.	None.	20+	B1	82	5
24	0724	Copper Beech	<i>Fagus sylvatica 'Purpurea'</i>	8	240	1	1	1	4	3	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming suppressed crown, on grass.	None.	10+	C1	28	3
25	0725	Red Oak	<i>Quercus rubra</i>	14	380	1	6	6	6	6	N/a	N/a	N/a	EM	Poor	Fair	Two leaders from 2m forming spreading crown, girdling root, bark death, exudates, crown dieback, deadwood <50mmØ, epicormic growth from base, on grass.	Monitor.	10+	C1	64	5
26	0726	Flowering Cherry	<i>Prunus 'Kanzan'</i>	7	130	1	1	3	5	5	N/a	N/a	N/a	SM	Fair	Poor	Single stem forming suppressed crown, bleeding canker, black fly, part failure at union of primary limbs.	None.	10+	C1	7	2
27	0727	Flowering Cherry	<i>Prunus 'Kanzan'</i>	5	100	1	1	4	4	2	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming suppressed crown, black fly.	None.	10+	C1	5	1
28	0728	Flowering Cherry	<i>Prunus 'Kanzan'</i>	15	420	1	1	5	8	9	N/a	N/a	N/a	M	Fair	Fair	Four leaders from 2m forming spreading crown, in shrub bed by timber garden outbuilding.	None.	20+	B1	82	5
29	0729	Leylandii	<i>x Cupressocyparis leylandii</i>	10	300	2	1	2	3	1	N/a	N/a	N/a	Dead	Dead	Dead	Dead.	None.	<10	U	41	4
30	0730	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	10	300	1	1	2	2	1	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming suppressed crown.	None.	10+	C1	41	4
31	0731	Juniper (Common)	<i>Juniperus communis</i>	5	250	1	2	2	2	2	N/a	N/a	N/a	SM	Fair	Fair	Pair of multistem trees with dense foliage, in shrub bed.	None.	10+	C2	28	3
32	0732	Sawara Cypress cultivar	<i>Chamaecyparis pisifera cv.</i>	6	306	4	2	2	2	2	N/a	N/a	N/a	SM	Fair	Fair	Four stems forming compact crown with dense foliage.	None.	10+	C1	41	4
33	0733	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	9	649	5	2	3	3	3	N/a	N/a	N/a	EM	Fair	Fair	Multistem from 0.5m with dense foliage, in shrub bed.	None.	10+	C1	191	8
34	0734	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	4	130	1	1	1	1	1	N/a	N/a	N/a	SM	Fair	Fair	Multistem from base with dense foliage, in shrub bed.	None.	10+	C1	7	2
35	0735	Sawara Cypress cultivar	<i>Chamaecyparis pisifera cv.</i>	5	140	1	1	1	1	1	N/a	N/a	N/a	SM	Fair	Fair	Multistem from base with dense foliage, in shrub bed.	None.	10+	C1	10	2
36	0736	Sawara Cypress cultivar	<i>Chamaecyparis pisifera cv.</i>	5	202	2	2	2	1	1	N/a	N/a	N/a	SM	Fair	Fair	Two stems forming compact crown with dense foliage.	None.	10+	C1	18	2
37	0737	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	3	250	1	2	2	1	1	N/a	N/a	N/a	SM	Fair	Fair	Multistem pair with dense foliage, in shrub bed.	None.	10+	C1	28	3
38	0738	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	4	120	1	1	1	1	1	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming compact crown with weeping foliage, from shrub bed.	None.	10+	C1	7	2
39	0739	Rowan / Mountain Ash	<i>Sorbus aucuparia</i>	4	280	1	2	4	4	3	N/a	N/a	N/a	EM	Poor	Poor	Single stem swamped with dense ivy into upper crown, dieback.	None.	<10	U	34	3
40	0740	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	4	240	1	2	2	2	2	N/a	N/a	N/a	SM	Fair	Fair	Mixed species ornamental conifers including Lawson cypress cultivar and yew.	None.	10+	C2	28	3
41	0741	Flowering Cherry	<i>Prunus 'Kanzan'</i>	3	140	1	2	2	1	1	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming suppressed compact crown.	None.	10+	C1	10	2
42	0742	Downy Birch	<i>Betula pubescens</i>	5	110	1	1	1	2	1	N/a	N/a	N/a	Y	Fair	Fair	Single stem forming suppressed compact crown.	None.	10+	C1	5	1
43	0743	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	7	320	1	2	2	1	2	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming conical crown with dense weeping foliage.	None.	10+	C1	48	4
44	0744	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	7	300	2	2	1	2	2	N/a	N/a	N/a	SM	Fair	Fair	Two stems forming conical crown with dense weeping foliage.	None.	10+	C1	41	4

Reference	24-412-01		John Harris Arboricultural Consultancy																		
Survey Date	Friday 28th June 2024																				
Abbreviation	Definition	Age Class	Physiological Condition				Structural Condition				Category				U.L.E	Sub category					
H	Height (m)	Y (Young)	Newly planted (<10 yrs old)	Good	No obvious health problems			Good	No visible defects			A	High value and conservation			40+	1 Mainly arboricultural				
Stem Dia.	Stem diameter (mm)	SM (Semi-mature)	First third of life expectancy	Fair	Intervention may improve health			Fair	Defects may require intervention			B	Moderate value and conservation			20+	2 Mainly landscape				
C.C	Crown clearance (m)	EM (Early mature)	Second third of life expectancy	Poor	Serious ill health or dying			Poor	Dangerous or no remedy			C	Low value and conservation			10+	3 Mainly cultural				
L.B.H	Lowest (significant) branch height (m)	M (Mature)	Full age for species									U	Not suitable for retention			<10					
L.B.D	Direction of lowest (significant) branch	OM (Over mature)	Beyond life expectancy & in decline																		
U.L.E	Minimum useful life expectancy (yrs)	V (Veteran)	Ancient characteristics or conservation value		Prefix				G - Group H - Hedgerow W - Woodland P - Tree is on private land *Tree is not on topographical survey and therefore position remains indicitive # Measurements estimated (tree is inaccessible)												

Tree No.	Tag No.	Species	Botanical Name	H (m)	Stem Dia.	No of Stems	Crown Spread (m)				C.C (m)	L.B.H (m)	L.B.D	Age	Physiological	Structural	Comments	Recommendations	U.L.E	Cat.	RPA (m2)	RPA Radial distance (m)
							N	E	S	W												
45	0745	Irish Yew	<i>Taxus baccata 'Fastigiata'</i>	4	220	1	1	1	1	N/a	N/a	N/a	SM	Fair	Fair	Multistem from base with compact fastigiate crown.	None.	10+	C1	23	3	
46	0746	Ash (Common)	<i>Fraxinus excelsior</i>	5	215	2	3	3	3	N/a	N/a	N/a	SM	Fair	Fair	Two stems from base forming compact crown, Stage 2 ADB, on grass.	None.	<10	U	23	3	
47	0747	Swedish Whitebeam	<i>Sorbus intermedia</i>	6	347	5	1	3	4	N/a	N/a	N/a	EM	Fair	Fair	Multistem from base forming spreading crown, on grass.	None.	10+	C1	55	4	
48	0748	Swedish Whitebeam	<i>Sorbus intermedia</i>	8	420	6	5	4	1	N/a	N/a	N/a	EM	Fair	Fair	Multistem from base forming spreading crown, on grass.	None.	10+	C1	82	5	
49	0749	Swedish Whitebeam	<i>Sorbus intermedia</i>	7	374	3	2	1	5	N/a	N/a	N/a	EM	Fair	Fair	Multistem from base forming spreading crown, on grass.	None.	10+	C1	64	5	
50	0750	Weeping Willow	<i>Salix x chryscocoma</i>	3	150	1	1	4	2	N/a	N/a	N/a	SM	Poor	Poor	Single sweeping stem with suppressed crown, sparse foliage, deadwood <25mmø, root decay, on grass.	Fell.	<10	U	10	2	
51	0751	Silver Birch	<i>Betula pendula</i>	19	600	1	5	7	8	N/a	N/a	N/a	M	Fair	Fair	Single ivy clad stem forming broad spreading crown, in shrub bed.	None.	20+	B1	163	7	
52	0752	Silver Birch	<i>Betula pendula</i>	12	210	1	2	3	2	N/a	N/a	N/a	SM	Fair	Fair	Single ivy clad stem forming broad spreading crown, in shrub bed.	None.	20+	B1	18	2	
53	0753	Silver Birch	<i>Betula pendula</i>	20	330	1	4	3	2	N/a	N/a	N/a	EM	Fair	Fair	Single ivy clad stem forming broad spreading crown, in shrub bed.	None.	20+	B1	48	4	
54	0754	Silver Birch	<i>Betula pendula</i>	18	300	1	5	2	2	N/a	N/a	N/a	EM	Fair	Fair	Single ivy clad stem forming broad spreading crown, in shrub bed.	None.	20+	B1	41	4	
55	0755	Purple Plum	<i>Prunus cerasifera 'Pissardii'</i>	8	290	1	5	6	3	N/a	N/a	N/a	M	Fair	Fair	Multistem from 2m forming suppressed crown, in shrub bed.	None.	10+	C1	41	4	
56	0756	Chinese Willow cultivar	<i>Salix sp.</i>	2	110	1	1	1	1	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming compact crown, in raised stone planter.	None.	10+	C1	5	1	
57	0757	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	15	736	5	2	4	4	N/a	N/a	N/a	M	Fair	Fair	Multistem from 0.5m forming conical crown with dense weeping foliage, from stone patio.	None.	20+	B1	238	9	
58	0758	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	15	380	1	3	2	1	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming conical crown with dense weeping foliage, from stone patio.	None.	20+	B1	64	5	
59	0759	Purple Plum	<i>Prunus cerasifera 'Pissardii'</i>	9	100	1	1	2	3	N/a	N/a	N/a	SM	Fair	Fair	Group of 3no. along boundary of garden.	None.	10+	C2	5	1	
60	0760	Plum	<i>Prunus domestica</i>	8	250	1	5	2	3	N/a	N/a	N/a	SM	Fair	Fair	Single ivy clad stem forming suppressed asymmetric crown.	None.	10+	C1	28	3	
61	0761	Plum	<i>Prunus domestica</i>	6	269	2	2	1	3	N/a	N/a	N/a	EM	Fair	Fair	Two ivy clad stems forming suppressed asymmetric crown.	Reduce end weight over access into property by 2m.	10+	C1	34	3	
62	0762	Hawthorn (Common)	<i>Crataegus monogyna</i>	8	320	2	4	4	4	N/a	N/a	N/a	EM	Fair	Fair	Dense ivy clad group comprising hawthorn and elder, along northern edge of lane.	None.	10+	C2	48	4	
63	0763	Sycamore	<i>Acer pseudoplatanus</i>	6	110	1	1	2	4	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming suppressed crown, from edge of lane.	None.	10+	C1	5	1	
64	0764	Silver Birch	<i>Betula pendula</i>	14	570	1	6	5	3	N/a	N/a	N/a	M	Fair	Fair	Two leaders from 2m forming broad spreading crown.	None.	20+	B1	150	7	
65	0765	Rowan / Mountain Ash	<i>Sorbus aucuparia</i>	8	180	1	1	4	3	N/a	N/a	N/a	SM	Fair	Fair	Single stem forming spreading suppressed crown.	None.	10+	C1	14	2	
66	0766	Lawson Cypress cultivar	<i>Chamaecyparis lawsoniana cv.</i>	14	360	1	5	5	5	N/a	N/a	N/a	EM	Fair	Fair	Group of 9no. trees forming homogenous spreading canopy.	None.	10+	C2	55	4	
67	0767	Lodgepole pine	<i>Pinus contorta</i>	12	370	1	4	1	3	N/a	N/a	N/a	EM	Fair	Fair	Single sweeping stem forming spreading asymmetric crown, limb failures >150mmø in lower crown.	None.	10+	C1	64	5	
68	0768	Leylandii	<i>x Cupressocyparis leylandii</i>	12	570	1	5	3	5	N/a	N/a	N/a	EM	Fair	Fair	Single stem forming spreading crown with dense foliage.	None.	10+	C1	150	7	
69	0769	Apple	<i>Malus sp.</i>	6	311	3	4	1	3	N/a	N/a	N/a	EM	Fair	Fair	Three leaders from 0.5m forming low spreading crown.	None.	10+	C1	41	4	
70	0770	Apple	<i>Malus sp.</i>	8	408	6	2	3	4	N/a	N/a	N/a	EM	Fair	Fair	Multistem from 0.5m forming low spreading crown.	None.	10+	C1	72	5	
71	0771	Apple	<i>Malus sp.</i>	4	170	2	2	1	3	N/a	N/a	N/a	EM	Fair	Fair	Three leaders from 0.5m forming low spreading crown.	None.	10+	C1	14	2	

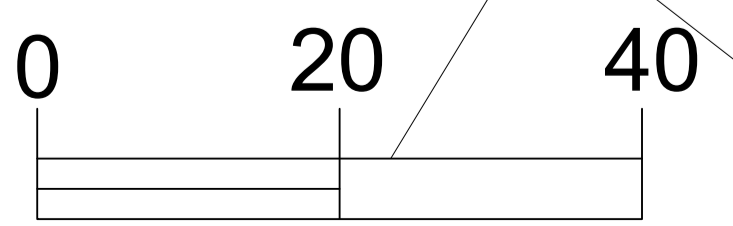
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							N	E	S	W												
G72	0772	Mixed Species Group	N/a	22	750	1	8	8	8	8	N/a	N/a	N/a	EM	Fair	Fair	Mixed species woodland comprising Lawson cypress cultivar, leylandii, western hemlock, silver fir, lodgepole pine, sycamore, ash, horse chestnut and beech, extends along edge of stream at site boundary.	None.	20+	B2	254	9
G73	0773	Mixed Species Group	N/a	10	320	2	4	4	4	4	N/a	N/a	N/a	SM	Fair	Fair	Mixed species group comprising ash, sycamore, alder and hawthorn.	None.	10+	C2	48	4
74	0774	Grey Willow	<i>Salix cinerea</i>	6	847	7	6	5	5	6	N/a	N/a	N/a	M	Fair	Fair	Multistem from base forming low spreading crown, from eastern bank of stream.	None.	10+	C2	327	10
75	0775	Hawthorn (Common)	<i>Crataegus monogyna</i>	5	340	2	4	3	3	4	N/a	N/a	N/a	M	Fair	Fair	Multistem from 0.5m forming spreading crown, from western bank of stream.	None.	10+	C1	55	4
76	0776	Ash (Common)	<i>Fraxinus excelsior</i>	11	509	3	6	5	6	4	N/a	N/a	N/a	EM	Poor	Poor	Three stems from base forming spreading crown, Stage 4 ADB, crown retrenchment, deadwood >50mm, by site boundary.	Fell.	<10	U	113	6
77	0777	Ash (Common)	<i>Fraxinus excelsior</i>	12	280	1	4	3	2	3	N/a	N/a	N/a	SM	Poor	Poor	Single stem forming compact crown, Stage 3 ADB, from edge of lane east of field gate.	Fell.	<10	U	34	3
78	0778	Ash (Common)	<i>Fraxinus excelsior</i>	16	720	1	7	7	6	7	N/a	N/a	N/a	M	Fair	Fair	Single sweeping ivy clad stem forming broad spreading crown, partially occluded basal wound, broken limb c.100mm hanging from lower crown, Stage 1 ADB, surrounded by dense vegetation.	Remove ivy and dense vegetation to allow full visual inspection.	10+	C1	238	9
79	0779	Hawthorn (Common)	<i>Crataegus monogyna</i>	7	300	1	4	4	4	4	N/a	N/a	N/a	M	Fair	Fair	Dense ivy clad group comprising hawthorn and elder, along southern edge of lane.	None.	10+	C2	41	4
80	0780	Garden Plum	<i>Prunus domestica</i>	4	200	1	4	3	3	3	N/a	N/a	N/a	EM	Fair	Fair	Two leaders from 1m forming low spreading crown, from hedge.	None.	10+	C1	18	2
81	0781	Sycamore	<i>Acer pseudoplatanus</i>	15	680	1	6	6	5	2	N/a	N/a	N/a	M	Fair	Fair	Single ivy clad stem forming spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	206	8
82	0782	Silver Birch	<i>Betula pendula</i>	14	442	2	5	1	4	2	N/a	N/a	N/a	EM	Fair	Fair	Two ivy clad leaders from 1m forming spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	92	5
83	0783	Sycamore	<i>Acer pseudoplatanus</i>	18	720	1	6	5	7	6	N/a	N/a	N/a	M	Fair	Fair	Three ivy clad leaders from 1.5m forming broad spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	238	9
84	0784	Silver Birch	<i>Betula pendula</i>	15	420	1	4	3	2	4	N/a	N/a	N/a	EM	Fair	Fair	Two ivy clad leaders from 2m forming spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	82	5
85	0785	Sycamore	<i>Acer pseudoplatanus</i>	15	497	2	5	4	6	4	N/a	N/a	N/a	EM	Fair	Fair	Two ivy clad stems from 0.5m forming spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	113	6
86	0786	Sycamore	<i>Acer pseudoplatanus</i>	14	480	1	5	3	5	5	N/a	N/a	N/a	EM	Fair	Fair	Single ivy clad stem forming spreading crown.	Remove ivy to allow full visual inspection.	20+	B1	102	6
87	0787	Ash (Common)	<i>Fraxinus excelsior</i>	18	750	1	6	5	5	7	N/a	N/a	N/a	M	Fair	Fair	Single ivy clad stem forming broad spreading crown, Stage 1 ADB, conflict with overhead cables, from hedge.	Monitor. Remove ivy to allow full visual inspection. Clear cables.	10+	C1	254	9
88	0788	Rowan / Mountain Ash	<i>Sorbus aucuparia</i>	5	270	1	2	3	3	3	N/a	N/a	N/a	EM	Fair	Fair	Three leaders from 1m forming compact crown, previous crown lift, in decorative stone bed.	None.	10+	C1	34	3



LEGEND

- Tree stem and canopy spread
- Site Boundary



Date	Details of Change	By	Version
29.06.24	Original	JM	v1

Tree Location Plan

PROJECT: 24-412-02
 Lands adjacent to Nos. 39, 41 & 43
 Semicock Road, Ballymoney

CLIENT:
 Causeway Coast & Glens
 Borough Council

DRAWING NO:
 24-412-02

REVISION:
 v1

DATE: 26.06.2024 SCALE: 1:500@A1

DRAWN BY: JM CHECKED BY: RC

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