



Title of Report:	TPO Confirmation – Lands Fronting Mountsandel Road, South of No 23, North of Sandelford Bridge, East of River Bann, Coleraine (LA01/2023/0003/TPO)
Committee Report Submitted To:	PLANNING COMMITTEE
Date of Meeting:	24th April 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	TPO Survey £1,232
Included in Current Year Estimates	Within Budget
Capital/Revenue	
Code	5301 62935
Staffing Costs	Within budget

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

1.0 Purpose of Report

- 1.1 To present, for confirmation, the TPO for site at, Lands Fronting Mountsandel Road, South of No 23, North of Sandelford Bridge, East of River Bann, Coleraine

2.0 Background

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

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

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

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

- **Rarity:** There may be occasions where a tree(s) may be considered for TPO protection solely on the grounds of its rarity. The priority of the consideration will reflect the rarity of the species.
- 2.4 All types of tree can be protected. The Order can cover anything from a single tree to woodlands. Normally, unless a Woodland TPO is proposed, only trees over 3.5m in height are considered for a TPO. Hedges, bushes, and shrubs will not be protected.
- 2.5 In terms of the process and timescales, a Provisional TPO is normally served first, with the final confirmation within six months, or it can be allowed to lapse if it is considered, as a result of detailed assessment, that the trees are not considered worthy of protection.

3.0 Site Context

- 3.1 The site is located on the eastern bank of the River Bann, on the Northern side of Sandelford Bridge and on the western side of Mountsandel Road. The subject land contains established trees on the elevated roadside section of the site with the vegetation cover extending approximately 180m along the eastern (roadside) boundary. The topography of the site falls significantly towards the River Bann from the Mountsandel Road.
- 3.2 The Northern Area Plan 2016 currently defines the site as a Housing Zoning CEH60 within the Settlement Development Limits of Coleraine, with Key Site Requirement 6 advising of the need for tree retention on site.
- 3.3 The trees on the site include an established and significant level of mixed trees, including Beech, Alder, Ash, Holly, Hawthorn, Sycamore and Birch.
- 3.4 These trees are considered to significantly contribute to the visual amenity and character of the area being visually significant from main views from Sandelford Bridge and Mountsandel Road. The trees on site provide an important visual backdrop to the zoned land and help frame views of this landmark bridge, linking through the treed character of Mountsandel Road, with existing TPO's to south (TPO69) and north (TPO43), providing a sense of continuity to this character and setting.

Reason for TPO Protection

- 3.5 On 7th November 2023, Development Management section requested consideration of a TPO on this site to prevent these trees being damaged or removed as part of any potential development. This follows internal discussions on current planning application under consideration, LA01/2023/0534/F at 20m South of 23 Mountsandel Road, Coleraine relating to a proposed residential development to provide 47 units to include 18 apartments and associated engineering and landscaping.

- 3.6 Therefore, 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 by providing an attractive landscape feature and important backdrop to the zoned housing land.
- 3.7 A Provisional TPO was served on site on 17th November 2023 (see Appendix 1). This notice took effect immediately and provided protection for all trees on the site for a period of six months (up until 17th May 2024). In line with legislation a copy of the Provisional TPO documentation was also posted to inform interested parties and adjoining neighbours on 17th November 2023. Copies of the Order were also attached to protected trees in obvious locations within the site on 17th November 2023.
- 3.8 The consultation process allowed comments/representations to be submitted within 28 days from the date of Notice of the Provisional TPO (up to 15th December 2023). One representation was received from the Department for Infrastructure (DfI) Northern Division on 7th December 2023 (see Appendix 2), advising that DfI do not own any of the land marked for the TPO.
- 3.9 Within this period, following a procurement process, a qualified Arboriculturist (Stephen Warren of M. Large Tree Services Ltd), was appointed to carry out a detailed assessment of the trees. This has resulted in a detailed survey of all trees on site (see Appendix 3) which helps identify the current physical condition of each individual tree, allowing for consideration of what level of protection is required.

Detailed Assessment of Trees

- 3.10 Mr Warren surveyed the site on 21st February 2024 (see Appendix 3). A total of sixty-one individual trees, two tree groups, and one hedge have been surveyed on the site.
- 3.11 The report includes specific observations and recommendations for all individual trees and tree groups. The report advises that the trees do not appear to have had recent management, with a significant amount of remedial work recommended in terms of tree groups. It is important to note that they 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.
- 3.12 On assessment of the Report and in terms of recommendations for the confirmation of the TPO, it is important to consider that the majority of trees on site are considered to be in fair condition and suitable for TPO protection (35 trees are Category B with a further 12 Trees in Category C). The only trees within Category B not considered suitable for TPO Protection, due to their limited amenity value and location, include Tree No's 209 (Ash) 213 (Hawthorn)

& 214 (Ash). The remaining 32 Trees in Category B are considered appropriate and worthy for TPO protection.

- 3.13 In terms of Category C trees, whilst they are deemed to be in poorer condition, they are still considered suitable for retention as a number of these trees still contribute to the visual amenity value of the area and still have a valued lifespan. As such, some of these trees are also considered worthy of TPO protection, including the visually significant roadside trees 201 (Sycamore), 204 (Holly), 207 (Sycamore), 232 (Ash) along with Tree 241(Ash) which will help keep the visual integrity of this tree belt. The remaining trees in Category C (including the Hawthorn/ Holly/beechness Hedge Group 264), whilst not considered worthy of TPO protection are still suitable for retention and can remain on site.
- 3.14 The report does however identify 17 trees that are unsuitable for retention, either due to their physical condition and/or potential impact on public safety. These trees are identified as Category U and are to be excluded from TPO protection, with a recommendation to fell these trees to maintain Site Safety. These trees include, 208, 210 (Ash), 211 (Hawthorn), 212, 229, 231, 234, 235(g), 238, 239, 243, 244, 245, 246, 247, 248 (Ash) & 256 (Alder).

Summary

- 3.15 In summary, site contains trees and tree groups that are considered worthy and suitable for TPO protection. These trees are assessed as having high public amenity value, being in a prominent location providing a valued contribution to the local environment and character of the area. The trees help provide an important visual backdrop to the zoned land and help frame views of Sandelford Bridge with adjacent TPO sites, bridge, linking through the treed character of Mountsandel Road and are considered worthy of TPO protection.
- 3.16 TPO to be Confirmed with modification to include all trees within the site with the exception of Trees 206, 208*, 209, 210*, 211*, 212*, 213, 214, 215, 225, 227*, 228, 229*, 231*, 234*, 235(g)*, 238*, 239*, 243*, 244*, 245*, 246*, 247*, 248* 256* & 264 (trees marked with * are recommended to be felled to maintain site safety)
- 3.17 **Financial Implications**
- 3.18 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: Representations received

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

**Lands Fronting Mountsandel Road, South of No 23,
North of Sandelford Bridge, East of River Bann, Coleraine BT52 1JE**

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 17th November 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 17th November 2023.


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.
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.

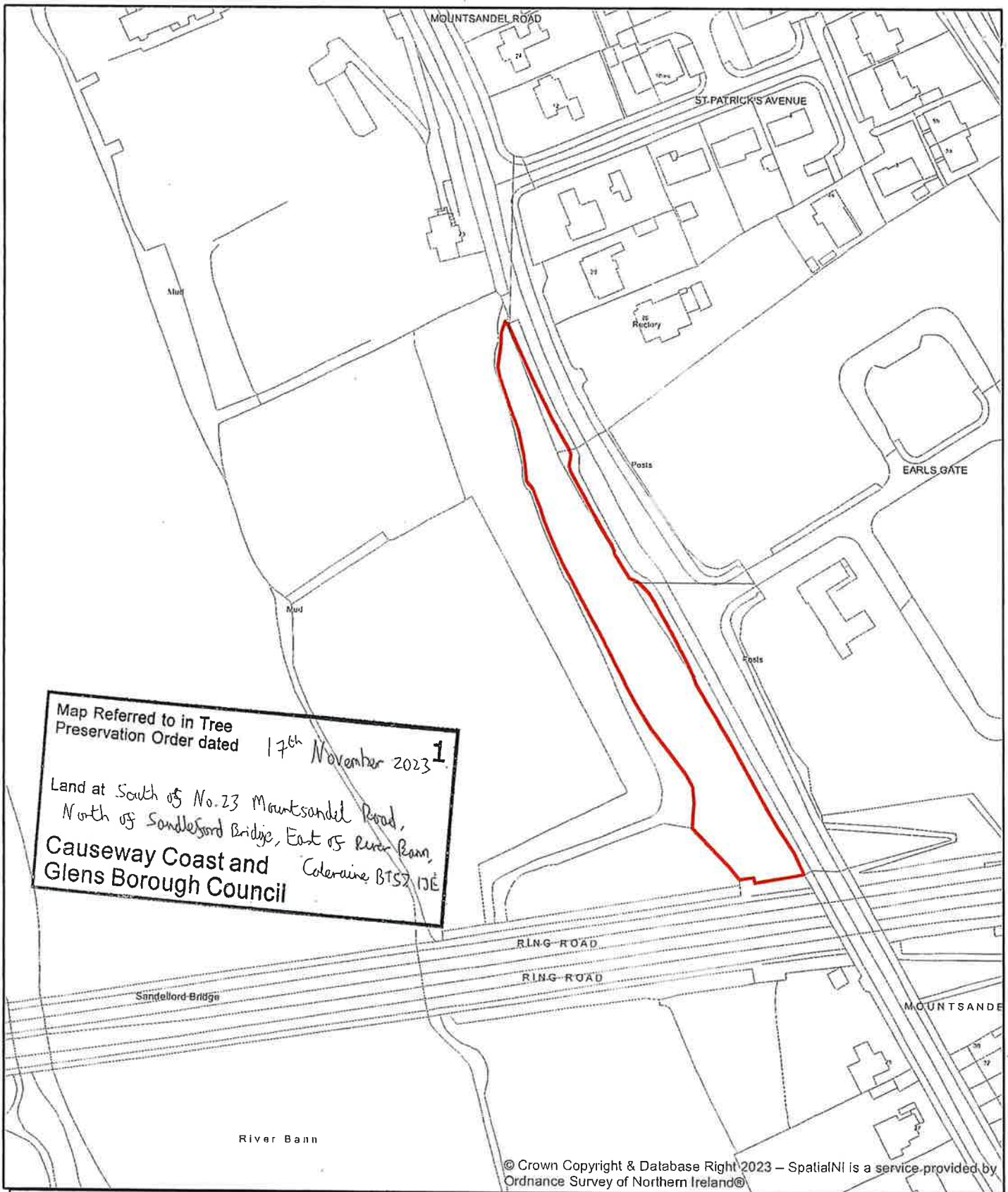
(2) Without prejudice to the generality of subsection (1), a council may have regard to any material change in circumstances that has occurred since the consent was granted.

(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)
Visually Significant Trees Fronting Mountsandel Road,
South of No.23, North of Sandelford Bridge,
East of River Bann, Coleraine



Map A

17th Nov 2023



Provisional Tree Preservation Order Boundary



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Planning Office
 RECEIVED
 07 DEC. 2023
 File No.....
 Causeway Coast and
 Glens Borough Council

**Lands Branch
 Northern Division**



Department for
Infrastructure

An Roinn
Bonneagair

www.infrastructure-ni.gov.uk

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

Lands Office
 6th Floor
 County Hall
 Castlerock Road
 Coleraine
 BT51 3HS
 Tel: (028) 70341230

Your reference:
 LA01/2023/0003TPO
 Our reference:
 Date: 5th December 2023

Dear Sir/Madam

**Tree Preservation Order
 Lands Fronting Mountsandel Road South of No23 and North of Sandelford
 Bridge, East of the River Bann Coleraine BT52 1JE**

I refer to your letter dated 17th November 2023 received by DfI Northern Division on 28th November 2023.

The Department have conducted a recent site inspection of the area, after careful consideration of the land I can confirm that DfI do not own the land marked for the Tree Preservation Order.

I would advise you to contact Land & Property Services (LPS) with a view to ascertaining the current registered owner of the land in question.

Yours faithfully



Rhonda Bacon
 Lands Officer

E-mail:



TREE SURVEY REPORT
FOR:
MOUNTSANDEL ROAD AND SANDEFORD BRIDGE,
COLERAINE

M. LARGE TREE SERVICES LTD.

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

Tel (02890) 342838 Fax (02890) 837377 E-mail sales@mlarge.com

Web www.mlarge.com

M. LARGE TREE SERVICES LTD

TREE SURVEY AND REPORT

SITE:

MOUNTSANDEL ROAD AND SANDELFORD BRIDGE, COLERAINE

CLIENT:

Causeway Coast and Glens 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)

21st February 2024

SURVEYED BY

Stephen Warren

TREE SURVEY AND REPORT FOR:
MOUNTSANDEL ROAD AND SANDELFORD BRIDGE, COLERAINE

A total of sixty-one individual trees, two groups, and one hedge have been surveyed on the site. The trees do not appear to have had recent management, and there is a significant amount of remedial work recommended. 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*.

Throughout the site, there is a build-up of deadwood, particularly in the larger trees. Whilst this is a natural occurrence, and does not reflect the overall health of an individual tree, 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.

There is also a large amount of ivy growth throughout the site. Ivy has a high biodiversity value and, where possible, the cutting and removal of it is not recommended. However, in some cases it may also disguise underlying problems as well as increasing the sail effect of crowns and where trees are heavily overgrown the growth should be cut at the base.

Crown reduction has been recommended for trees where it is considered necessary to reduce mechanical stress on individual branches or stems, making the tree more suited to its 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.

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.

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

Many of the trees are growing close to a pavement and the road. These surfaces may 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.

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.

Stephen Warren BSc (Hons)

PHOTOGRAPHIC RECORD



Photograph 1: An overview of the trees on the site.



Photograph 2: Group 264. A hedgerow growing along the edge of the public pavement.



Photograph 3: Tree 249 overhanging the pavement, and encroaching the road.



Photograph 4: Group 235. Note the extensive wounding to the lower part of the stems, and the proximity of these trees to the wall.

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

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 201	Sycamore	m	Fair	12	58	7	8	7	7	This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. It is growing at the edge of a pavement, and close to a road. The tree is partially overgrown with ivy. There is included barbed wire in the lower part of the stem.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 3m.	C	No
T 202	Ash	m	Fair	11	to 26	3	5	5	6	This multi-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains minor deadwood. It is heavily overgrown with ivy, and has included barbed wire in the lower part of the stem. Lateral branches overhang a pavement.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 2m.	B	Yes
T 203	Alder	m	Fair	10	to 23	5	3	4	4	This multi-stemmed tree has a healthy crown that contains minor deadwood. It is heavily overgrown with ivy.	Cut ivy.	B	Yes
T 204	Holly	sm	Fair	6	17	2	0	2	1	This single stemmed tree shows a slight loss of vigour. It is heavily overgrown with ivy, and is overhanging a pavement.	Cut ivy.	C	No
T 205	Beech	m	Fair	10	20	4	3	4	3	This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. There is a large secondary stem growing from the base of the tree. It is heavily overgrown with ivy.	Cut ivy.	B	Yes

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 206	Ash	sm	Poor	12	to 26	5	3	3	5	This multi-stemmed tree has a poor and partially suppressed crown that contains deadwood and dieback. It is partially overgrown with ivy.	Cut ivy.	C	No
T 207	Sycamore	m	Fair	12	to 34	7	5	6	5	This multi-stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. It is partially overgrown with ivy. The tree is growing at the edge of a pavement and is overhanging a road.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 3m.	C	No
T 208	Ash	sm	Dead	9	to 19	3	3	3	2	This tree is dead. It is heavily overgrown with ivy, and is close to a road.	Fell to maintain site safety.	U	No
T 209	Ash	m	Fair	12	34	6	5	3	5	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains minor deadwood. It is partially overgrown with ivy. The tree is growing on a slope.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 2m.	B	Yes
T 210	Ash	sm	Poor	11	to 16	3	3	3	3	This multi-stemmed tree has severe deadwood, dieback and loss of vigour.	Fell to maintain site safety.	U	No
T 211	Hawthorn	m	Poor	6	to 19	2	1	1	4	This multi-stemmed tree shows a loss of vigour and contains extensive deadwood throughout. It is growing on a steep slope. There is included barbed wire at the base.	Fell to maintain site safety.	U	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 212	Ash	y	Poor	7	16 & 16	2	1	0	3	This twin-stemmed tree has severe deadwood, dieback and loss of vigour. It is growing on a steep slope.	Fell to maintain site safety.	U	No
T 213	Hawthorn	m	Fair	7	34	3	4	1	4	This single stemmed tree is forking at 1.5m and has a large inclusion at the fork union. There are more inclusions at several other fork unions throughout the tree. It is overhanging an access lane.	Crown clean. Reduce endweight to balance crown. Reduce height by 2m.	B	Yes
T 214	Ash	sm	Fair	11	24	2	3	2	4	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains minor deadwood. It is partially overgrown with ivy. The tree is growing on a slope, and is overhanging an access lane.	Cut ivy.	B	Yes
T 215	Sycamore	y	Poor	7	to 13	3	1	3	3	This multi-stemmed tree is growing from the decaying stump of a failed tree. There are decayed wounds in every stem.	No action is required at this time.	C	No
T 216	Ash	sm	Fair	12	23	3	3	2	4	This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. It is partially overgrown with ivy. The tree is growing on a slope.	Cut ivy.	B	Yes
T 217	Beech	m	Fair	14	40	4	4	6	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains deadwood. It is partially overgrown with ivy. The tree is overhanging a streetlight, and is weighted towards a road.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 4m.	B	Yes

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 218	Ash	m	Fair	12	to 28	4	4	4	3	This multi-stemmed tree has a healthy, partially suppressed crown that contains extensive deadwood. There are decayed wounds at points of branch loss. It is growing at the edge of a pavement, and is partially overgrown with ivy.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 3m.	B	Yes
T 219	Ash	sm	Fair	12	to 16	3	3	3	1	This multi-stemmed tree has a healthy but unbalanced and partially suppressed crown that contains minor deadwood. It is heavily overgrown with ivy. The tree is growing on a slope.	Cut ivy.	B	Yes
T 220	Ash	sm	Fair	11	to 18	4	4	1	4	This multi-stemmed tree has an unbalanced crown that shows a loss of vigour. It is growing on a slope. The tree is partially overgrown with ivy.	Cut ivy.	B	Yes
T 221	Beech	m	Fair	14	42 & 40	4	4	5	4	This twin-stemmed tree has a secondary stem growing from the base. It has a healthy, partially suppressed crown that contains deadwood and several hung-up broken branches. It is growing at the edge of a pavement, and is overhanging a road. There are crossed/fused branches throughout.	Crown clean. Reduce endweight to balance crown. Reduce height by 4m.	B	Yes
T 222	Ash	sm	Fair	12	23 & 16	3	2	3	1	This twin-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains minor deadwood. There is an inclusion at the fork union. The tree is heavily overgrown with ivy, and is growing on a slope.	Cut ivy.	B	Yes

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 223	Sycamore	y	Fair	8	12	2	0	1	0	This single stemmed tree is growing at a slight angle from a slope. It is partially overgrown with ivy.	Cut ivy.	B	Yes
T 224	Ash	y	Fair	10	23 & 15	5	0	0	2	This twin-stemmed tree has an unbalanced crown. Both stems have a slight sweep at the base, and are partially overgrown with ivy.	Cut ivy.	B	Yes
T 225	Ash	m	Poor	12	40	5	0	0	6	This single stemmed tree has a poor, unbalanced and partially suppressed crown that contains deadwood, dieback and shows a loss of vigour. There is epicormic growth throughout.	No action is required at this time.	C	No
T 226	Sycamore	m	Fair	14	54 & 52	4	5	7	6	This twin-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains deadwood. It is heavily overgrown with ivy. Both stems have a slight sweep at the base. The larger stem has a large inclusion where it forks again at approximately 2m.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 3m.	B	Yes

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 227	Sycamore	m	Fair	13	32 & 16	1	3	4	2	This twin-stemmed tree has a healthy but unbalanced and partially suppressed crown. There is a sweep at the base of both stems. The tree has decay at the base and at the fork of the stems. It is growing at the base of an old building, and the location will have an adverse effect on the long-term health of this tree.	Fell to maintain site safety.	C	No
T 228	Sycamore	y	Fair	10	19	0	2	0	4	This single stemmed tree has an unbalanced crown. It is growing at an angle from a slope. The slope has also caused a sweep in the lower part of the stem.	No action is required at this time.	C	No
T 229	Ash	y	Poor	9	20	0	3	0	5	This single stemmed tree is growing at an angle from a slope. There is a large decayed wound from the base to approximately 1.5m up the main stem.	Fell to maintain site safety.	U	No
T 230	Ash	m	Fair	14	32	3	4	2	4	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. It is partially overgrown with ivy, and is growing on a slope.	Cut ivy.	B	Yes
T 231	Ash	y	Poor	8	16	4	0	0	1	This single stemmed tree has a healthy but unbalanced and partially suppressed crown that contains minor deadwood. There is severe decay at the base and in the lower part of the stem.	Fell to maintain site safety.	U	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO	
						N	S	E	W					
T	232	Ash	m	Poor	14	to 29	5	4	6	6	This multi-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains extensive deadwood. It is heavily overgrown with ivy. It is growing close to the road, and is overhanging a pavement.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 4m.	C	No
T	233	Sycamore	m	Fair	14	36 & 24	3	6	6	5	This twin-stemmed tree has a healthy, partially suppressed crown that contains extensive deadwood. It is heavily overgrown with ivy, and there is a large inclusion at the fork union. Lateral branches are overhanging a pavement.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 4m.	B	Yes
T	234	Ash	m	Poor	9	38	2	2	3	3	This single stemmed tree has a poor and partially suppressed crown that contains extensive deadwood. It is growing at the base of a wall, and is overhanging a pavement. The location will have an adverse effect on the long-term health of this tree. It is heavily overgrown with ivy.	Fell to maintain site safety.	U	No
G	235	Ash	y	Poor	to 10	to 21	to 4				This group contains three single stemmed, and one twin-stemmed trees. They are self-seeded, natural regeneration growing at the base of a wall. Each tree has extensive decay at the base and in the lower part of their stems.	Fell to maintain site safety.	U	No
T	236	Ash	sm	Fair	12	20 & 18	4	3	2	2	This twin-stemmed tree has a healthy, partially suppressed crown that contains deadwood. It is partially overgrown with ivy, and there is an inclusion at the fork union.	Cut ivy.	B	Yes

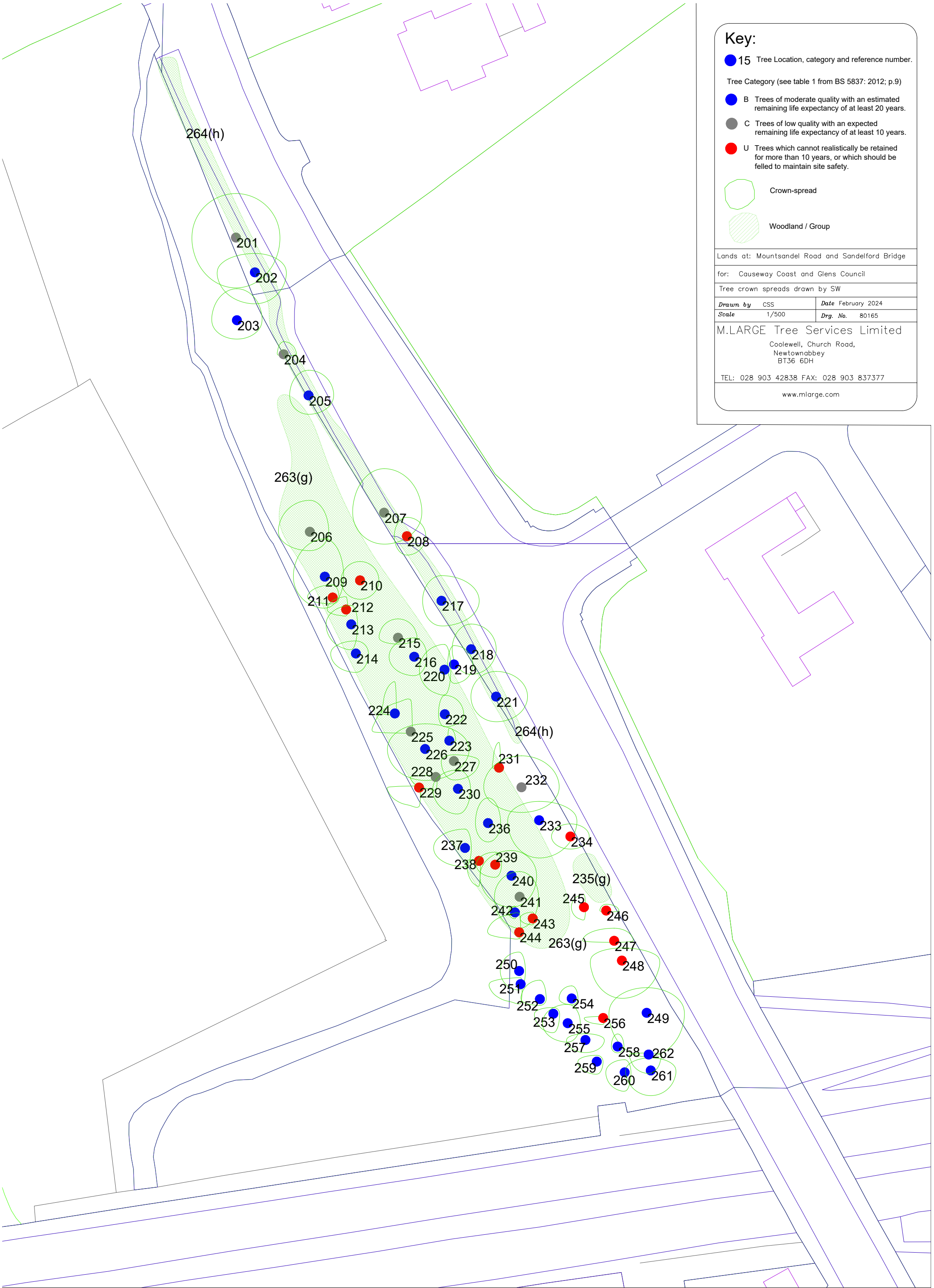
No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 237	Ash	sm	Fair	12	to 24	3	3	1	5	This multi-stemmed tree has a healthy but unbalanced and partially suppressed crown that contains minor deadwood.	No action is required at this time.	B	Yes
T 238	Ash	y	Poor	7	11	0	4	0	2	This single stemmed tree has a poor, unbalanced and partially suppressed crown that contains deadwood, dieback and shows a loss of vigour. There is extensive decay at the base and in the lower part of the stem.	Fell to maintain site safety.	U	No
T 239	Ash	sm	Poor	14	to 20	2	2	1	3	This multi-stemmed tree has a poor, slightly unbalanced and partially suppressed crown that contains deadwood, dieback and shows a loss of vigour. It is heavily overgrown with ivy.	Fell to maintain site safety.	U	No
T 240	Sycamore	m	Fair	14	to 33	4	5	4	5	This multi-stemmed tree has a healthy, partially suppressed crown that contains deadwood. It is partially overgrown with ivy.	Cut ivy.	B	Yes
T 241	Ash	m	Poor	12	39	4	5	3	4	This single stemmed tree has a poor, slightly unbalanced and partially suppressed crown that contains extensive deadwood. It is heavily overgrown with ivy.	Cut ivy.	C	No
T 242	Ash	y	Fair	10	9	1	1	0	1	This single stemmed tree is partially overgrown with ivy.	Cut ivy.	B	Yes
T 243	Ash	y	Poor	10	13	1	1	0	2	This single stemmed tree has a healthy, partially suppressed crown. There is extensive decay at the base.	Fell to maintain site safety.	U	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 244	Ash	y	Poor	9	19 & 11	3	1	0	5	This twin-stemmed tree has a poor, unbalanced and partially suppressed crown that contains minor deadwood and broken branches. There is a large decayed wound from the base to approximately 1m up the main stem, with suspected internal decay as a result.	Fell to maintain site safety.	U	No
T 245	Ash	sm	Dead	9	28	2	2	0	2	This tree is dead. It is heavily overgrown with ivy, and is close to a road.	Fell to maintain site safety.	U	No
T 246	Ash	sm	Dead	8	19	1	0	2	1	This tree is dead. There is minor epicormic growth at the base, and the tree is partially overgrown with ivy. There is extensive decay at the base.	Fell to maintain site safety.	U	No
T 247	Ash	m	Poor	9	39	2	0	3	5	This single stemmed tree has severe deadwood, dieback and loss of vigour. The crown is unbalanced due to suppression.	Fell to maintain site safety.	U	No
T 248	Ash	m	Poor	10	32 & 22	2	6	6	5	This twin-stemmed tree has severe deadwood, dieback and loss of vigour. It has an unbalanced crown due to suppression.	Fell to maintain site safety.	U	No

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 249	Ash	m	Fair	12	39 & 32	4	7	6	6	This twin-stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown that contains extensive deadwood. It is heavily overgrown with ivy. It is growing on a slope, and the tree is overhanging a road. There is an inclusion at the fork union.	Cut ivy. Crown clean. Reduce endweight to balance crown. Reduce height by 3m.	B	Yes
T 250	Alder	y	Fair	10	29	3	3	1	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is epicormic growth on the main stem.	No action is required at this time.	B	Yes
T 251	Alder	y	Fair	6	24	1	3	0	5	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is a small hung-up broken branch in the crown.	No action is required at this time.	B	Yes
T 252	Alder	y	Fair	10	19	3	1	1	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is epicormic growth at the base, and minor decayed wounding to the main stem.	No action is required at this time.	B	Yes
T 253	Alder	y	Fair	10	18	1	3	1	3	This single stemmed tree has a secondary stem growing from the base. The secondary stem has a decayed wound at the base. The tree has a healthy, but slightly unbalanced and partially suppressed crown. There is epicormic growth at the base.	Remove secondary stem.	B	Yes

No	Species	Age	Cdtn	Ht (m)	DBH (cm)	Crown Spread (m)				Observations	Recommendations	Cat	TPO
						N	S	E	W				
T 254	Alder	y	Fair	9	17	2	1	1	2	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown.	No action is required at this time.	B	Yes
T 255	Alder	y	Fair	10	19	3	3	2	4	This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood. There is minor epicormic and sucker growth at the base.	No action is required at this time.	B	Yes
T 256	Alder	y	Poor	5	13	0	1	0	3	This single stemmed tree has extensive decay from the base to approximately 1.7m up the main stem. There is epicormic growth at the base.	No action is required at this time.	U	No
T 257	Birch	y	Fair	10	23	1	2	3	3	This single stemmed tree is forking at 1.5m. It has a healthy, partially suppressed crown.	No action is required at this time.	B	Yes
T 258	Birch	y	Fair	9	15	2	1	1	1	This single stemmed tree has a healthy, partially suppressed crown that contains minor deadwood.	No action is required at this time.	B	Yes
T 259	Birch	y	Fair	9	16	1	2	1	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is bend in the main stem, weighting the tree slightly to the west. The tree is forking at 1.5m.	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 260	Birch	y	Fair	11	25	2	3	1	3	This single stemmed tree has a healthy, but slightly unbalanced and partially suppressed crown. There is minor wounding to the lower part of the stem.	No action is required at this time.	B	Yes
T 261	Birch	sm	Fair	12	28	2	4	4	4	This single stemmed tree has a healthy, partially suppressed crown that contains deadwood. There is epicormic growth at the base.	No action is required at this time.	B	Yes
T 262	Birch	y	Fair	8	22	0	3	2	3	This single stemmed tree is forking at 1.1m. There is a significant bend in the larger stem due to suppression.	No action is required at this time.	B	Yes
G 263	Hawthorn, Holly	sm	Fair	to 7	to 16	to 4				This group contains approximately twenty-five trees growing between the larger individually recorded trees. They are each in a healthy condition, but have extensive ivy growth and minor deadwood throughout.	No action is required at this time.	C	No
H 264	Hawthorn, Holly, Beech	sm	Fair	to 4	to 13	to 1				This group forms a hedge growing along the boundary of the site, adjacent to a pavement. The trees are in a healthy condition, but will require regular facing and height reduction to maintain them as a hedge.	Monitor. Prune lateral branches and reduce height as required.	C	No



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: Mountsandel Road and Sandelford Bridge

for: Causeway Coast and Glens Council

Tree crown spreads drawn by SW

<i>Drawn by</i>	CSS	<i>Date</i>	February 2024
<i>Scale</i>	1/500	<i>Dwg. No.</i>	80165

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