

04 November 2025

Dear Applicant

**Our Ref: EIR 965**

Your request for information received on 15 October 2025 has been handled under the Environmental Information Regulations 2004 (EIR).

### **Request**

- 1) Please provide the names of contractors, consultants or organisations engaged by the NIHE - either directly or indirectly - in the Laburnum area of Comber.
- 2) Also provide the dates & details of any reports that were produced by the said contractors, consultants, or organisations.

### **Our response**

**1) Please provide the names of contractors, consultants or organisations engaged by the NIHE - either directly or indirectly - in the Laburnum area of Comber.**

NIHE Main Contractors

- a) The contractor responsible for maintaining formal grass areas, shrub beds, and any unadopted paths on behalf of NIHE is Clive Richardson Limited.
- b) The contractor carrying out tree surgery works for NIHE is Idverde Limited.

**2) Also provide the dates & details of any reports that were produced by the said contractors, consultants or organisations.**

Below is a timeline of reports carried out in the Laburnum area of Comber over the past 12 months:

- a) Tree Inspection\_1 Laburnum Court  
Inspection Date: 07 March 2025

The report identified two trees for removal. Upon receiving and reviewing the document, we raised concerns as it was not presented on headed paper. We requested confirmation of the surveyor's identity and qualifications, as we wanted assurance that the inspection had been carried out by a suitably qualified professional. This was due to concerns regarding the reliability and rationality of the report.

b) Tree Surgery\_1 Laburnum Court – May 2025

Following receipt of the requested evidence, we accepted the report and proceeded with the recommended works.

c) Laburnum Phase One Tree Surgery – September 2025

We have also completed a survey of the woodland area to the rear of 1 Laburnum Court. Following this, we commenced the removal of several trees that were damaged during the recent storm. However, additional work remains outstanding and is scheduled to be completed over the winter period.

Some staff names have been redacted in accordance with Regulation 13 of the Environmental Information Regulations as this is considered to be personal Information of a third party and disclosure would contravene data protection principle (a) in Article 5 of the UK GDPR.

This concludes our response.

## **TREE INSPECTION REPORT**

**Location:** 1 Laburnum Court, Comber

**Inspection Date:** 07/03/2025

**Inspected By:** [REDACTED]

**Client:** Northern Ireland Housing Executive

### **1. Overview**

A visual inspection was conducted on two Scots Pine trees located on the opposite side of the street from the front of the property at 1 Laburnum Court, Comber. The assessment was carried out to evaluate the condition, structural integrity, and any potential risks associated with these trees.

### **2. Observations & Findings**

#### **Tree 1:**

- This tree was found to be significantly road-side heavy, with a noticeable imbalance in crown structure. ↗
- The uneven weight distribution increases the risk of failure, particularly in high winds or adverse weather conditions.
- There is a potential hazard to pedestrians, vehicles, and nearby properties due to the tree's positioning and structural imbalance.
- **Recommendation: Fell due to safety concerns.**

#### **Tree 2:**

- This tree is currently sheltered; however, it would be exposed to increased wind loading and environmental stresses following the removal of Tree 1.
- The newly exposed position could lead to instability and a higher risk of failure over time.
- **Recommendation: Fell to mitigate future risks.**

### **3. Conclusion & Recommendations**

Given the findings of the inspection, the overall recommendation is to fell both trees to eliminate immediate and future risks associated with their structural integrity and environmental exposure.

- The felling should be carried out by a qualified arborist following appropriate safety measures and industry best practices.

- Consideration should be given to replanting suitable replacement trees in an alternative location, if required, to maintain the environmental and aesthetic value of the area.

#### 4. Additional Notes

- No significant signs of disease or decay were observed in either tree.
- The surrounding infrastructure (road, footpath, and property boundaries) does not currently show any visible damage from the trees; however, proactive removal is advised to prevent future structural issues.
- If required, traffic management measures should be implemented during felling operations to ensure public safety.



### Tree Survey – Laburnum Court

**Tree Inspector:** [REDACTED]

**Qualification:** City & Guilds General Arboriculture & Science

**Client:** Northern Ireland Housing Executive

**Species:** Cherry

**Tree tag no:** T1

**Height (m):** 9

**Crown spread (m):** 8

**Species:** Cedar

**Tree tag no:** T2

**Height (m):** 9

**Crown spread (m):** 8

**Species:** Pine

**Tree tag no:** T3

**Height (m):** 14

**Crown spread (m):** 10

**Species:** Pine

**Tree tag no:** T4

**Height (m):** 14

**Crown spread (m):** 10

**Inspected by:** [REDACTED]

**Date of inspection:** 10/05/2025

**General Weather:** Sunny

**Location on premises, GPS, etc:** Front garden area of Laburnum Court complex

**Type of site:** Residential open space

**Age:** Early-mature

**Exposure:** Moderate

**Shelter:** Partially sheltered by houses

**Area surrounding tree:** Shrubs, communal area, recently maintained

**Any utilities near tree:** Adjacent path, possible underlying services

**Overall tree (step back):** Moderate structure, maintained garden setting

**Anything under tree:** Grass and occasional bedding plants

**Any history/cuts/damage:** Minor pruning wounds visible

**Anything attached/connected/around the tree:** No visible attachments

**Soil condition:** Slight compaction from pedestrian use

### **Roots**

Kinked or girdling roots: Not observed

Signs of wounding: None visible

Basal flare: Even and visible

Fungi present: No

Any other root constraints: None noted

### **Trunk**

Loose bark: No

Splits or cracks: No

Physical damage: Minor mower scuff marks

Any fungi present: No

Other comments on trunk: Light moss present, but otherwise healthy

### **Canopy & Stems**

Weak forks: None observed ˘

Deadwood present % in canopy: <5% ˘

Deadwood on ground: None ˘

Comments: Minimal deadwood, not currently hazardous ˘

Epicormic growth present: No ˘

Hazardous branches: No ˘

If so location, height, direction: — ˘

Canopy density: Average ˘

Vigour of growth: Average ˘

Signs of dieback: None present ˘

Crown class (amongst peer trees): Co-dominant ˘

Healthy looking leaves: Yes ˘

Healthy looking fruit: N/A ˘

Anything living in tree, furry, feathery or other: No ˘

**Recommendations based on visual inspection:**

Prune by 25%

**Risk factor: Low**

**Address of inspected tree:**

House number or name: 1 Laburnum Court

Street: Laburnum Court

Town: Comber

County: Down

Post code: BT23 5YE





## Tree Survey

2 Sep 2025

Complete

|              |   |
|--------------|---|
| Site Name    | Laburnum Phase 1  |
| Conducted on | 02.09.2025 12:06 BST  |
| Prepared by  |  |
| Location     | (54.5520402, -5.7320364)  |

**Tree Survey Report****Tree ID No / Location**

Roadside

**Species**

Quercus rober / Oak

Acer pseudoplatanus /  
Sycamore

Betula Pendula / Silver Birch



Photo 1



Photo 2



Photo 3



Photo 4

**Category Age Class**

Mature

**Height (m)**

11

**Condition**

Moderate

**Action**

Side Trim

Ground to sky side trim x 17

**Re inspection category**

D - 24 Months

**Is this the end of the survey?**

No

**Tree ID No / Location**

1,2



Photo 5



Photo 6

**Species**

Other

Willow x 2

**Category Age Class**

Mature

**Height (m)**

12

**Condition**

Poor

**Action**

Remove

Weak major unions. Cavity present on tree

|   |               |
|---|---------------|
| <b>Work priority</b>  | 12 months     |
| <b>Re inspection category</b>   | N/A           |
| <b>Is this the end of the survey?</b>   | No            |
| <b>Tree ID No / Location</b>  | 3             |
| <b>Species</b>  | Other         |
| Cotoneaster x 1   |               |
| <b>Category Age Class</b>   | Mature        |
| <b>Height (m)</b>   | 4             |
| <b>Condition</b>  | Moderate      |
| <b>Action</b>   | Reduction     |
| <b>Work priority</b>  | 12 months     |
| <b>Re inspection category</b>   | D - 24 Months |
| <b>Is this the end of the survey?</b>   | No            |
| <b>Tree ID No / Location</b>  | 4,5,6         |
| <b>Species</b>  | Other         |
| Laurels x 3   |               |
|  |               |
| Photo 7   |               |
| <b>Category Age Class</b>   | Mature        |
| <b>Height (m)</b>   | 8             |
| <b>Condition</b>  | Moderate      |
| <b>Action</b>   | Reduction     |
| <b>Work priority</b>  | 12 months     |
| <b>Re inspection category</b>   | D - 24 Months |

**Is this the end of the survey?**

No

**Tree ID No / Location**

7

**Species**

Other

Castlewellan Gold x 1



Photo 8

**Category Age Class**

Mature

**Height (m)**

14

**Condition**

Poor

**Action**

Remove

Included bark in multi stem union at 1.5m

**Work priority**

12 months

**Re inspection category**

N/A

**Is this the end of the survey?**

No

**Tree ID No / Location**

8,9,10,11

**Species**

Other

Willow x2



Photo 9



Photo 10

**Category Age Class**

Over mature

**Height (m)**

10

**Condition**

Poor

**Action**

Remove

More than 50% deadwood in the crown of each tree.

|                                       |           |
|---------------------------------------|-----------|
| <b>Work priority</b>                  | 12 months |
| <b>Re inspection category</b>         | N/A       |
| <b>Is this the end of the survey?</b> | No        |

**Tree ID No / Location** 12,13,14,15,16

X 6 trees on boundary with properties

### Species

Betula Pendula / Silver Birch

Acer pseudoplatanus / Sycamore



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

### Category Age Class

Mature

### Height (m)

10

### Condition

Moderate

### Action

Side Trim

Side trim to maintain boundary swathe

### Re inspection category

D - 24 Months

### Is this the end of the survey?

No

### Tree ID No / Location

17,18



Photo 16

### Species

Other

Willow x 2

### Category Age Class

Over mature

### Height (m)

11

|   |   |
|---|---|
| <b>Condition</b>  | Poor  |
| <b>Action</b>   | Remove  |
| Significant dieback in Crown of both trees  |   |
| <b>Work priority</b>  | 12 months   |
| <b>Re inspection category</b>   | N/A   |
| <b>Is this the end of the survey?</b>   | No  |
| <b>Tree ID No / Location</b>  | 19,20,21,22   |
|    |  |
| Photo 17  | Photo 18  |
| <b>Species</b>  |   |
|   | Acer pseudoplatanus /<br>Sycamore   |
|   | Betula Pendula / Silver Birch   |
| X 4   |   |
|  |   |
| Photo 19  |   |
| <b>Category Age Class</b>   | Mature  |
| <b>Height (m)</b>   | 12  |
| <b>Condition</b>  | Moderate  |
| <b>Action</b>   | Side Trim   |
| <b>Re inspection category</b>   | D - 24 Months   |
| <b>Is this the end of the survey?</b>   | No  |

**Tree ID No / Location**

23



Photo 20

|                                       |                |
|---------------------------------------|----------------|
| <b>Species</b>                        | Alnus / Alder  |
| <b>Category Age Class</b>             | Mature         |
| <b>Height (m)</b>                     | 13             |
| <b>Condition</b>                      | Moderate       |
| <b>Action</b>                         | Complete prune |
| <b>Work priority</b>                  | 12 months      |
| <b>Re inspection category</b>         | D - 24 Months  |
| <b>Is this the end of the survey?</b> | Yes            |

## Media summary



Photo 1



Photo 2



Photo 3



Photo 4

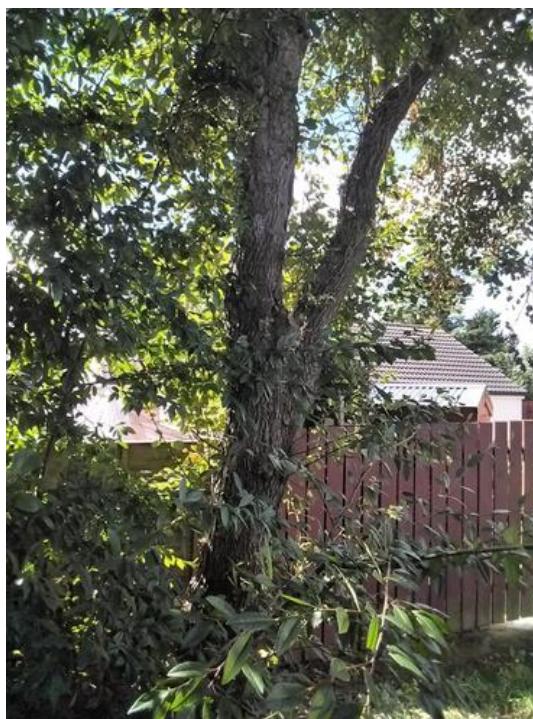


Photo 5



Photo 6

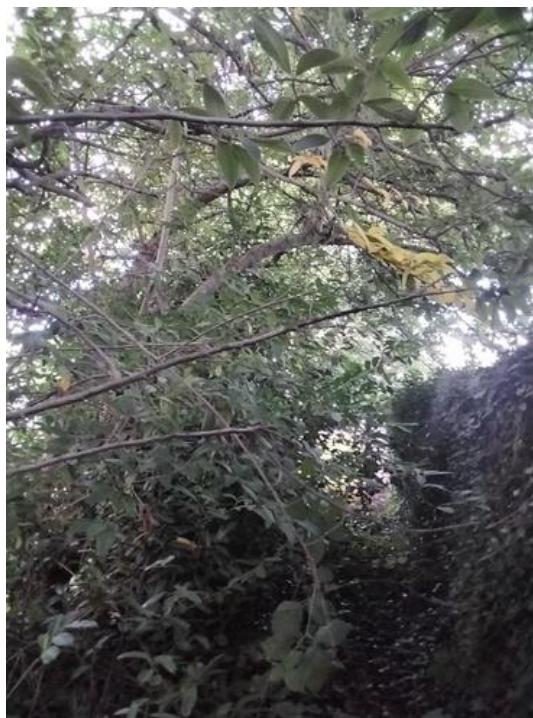


Photo 7

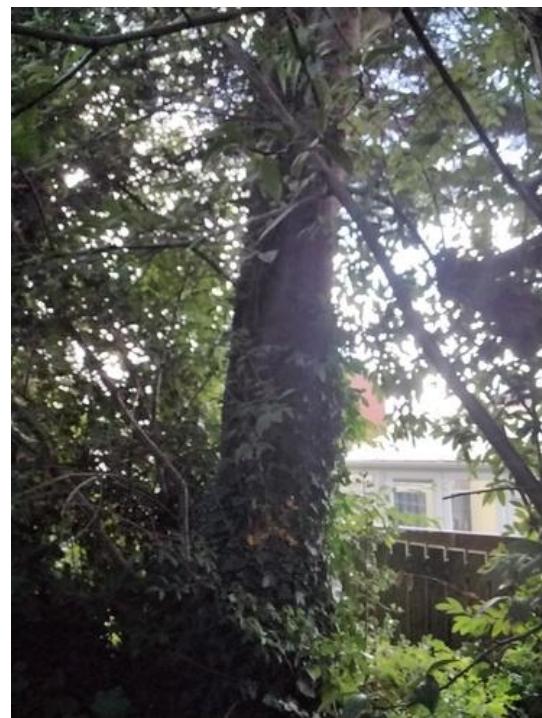


Photo 8



Photo 9



Photo 10



Photo 11

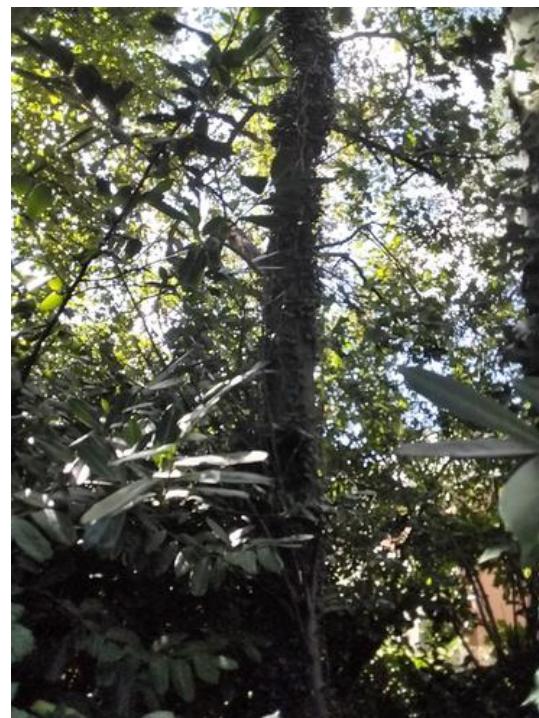


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20