



17th December 2021

127241/FO/2020: DISCHARGE OF CONDITION 17 (METHOD STATEMENT FOR ERADICATION OF HIMALAYAN BALSAM) 517-521 BARLOW MOOR ROAD, MANCHESTER

Background

Rachel Hacking Ecology Limited was commissioned in 2021 by Simon James Arq Limited to discharge Planning Condition 17 at 517-521 Barlow Moor Road, Chorlton, Greater Manchester. Outline planning permission was granted for the conversion of 515 to a two-storey dwelling with elevation alterations to the front and rear, and the conversion of 517-521 to self-contained flats with a three-storey rear extension and associated access and car parking spaces. As part of the planning permission, several conditions were attached. This document aims to discharge Conditions 17, which deals with the eradication of invasive species on the site.

Condition 17

Condition 17 states: *"Prior to any vegetation clearance, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Himalayan Balsam. The measures shall be carried out strictly in accordance with the approved scheme."*

The following Method Statement will be implemented prior to any vegetation clearance works.

- Prior to vegetation clearance work commencing, a toolbox talk will be given to all construction personnel by a suitably experienced ecologist, or other personnel experienced in invasive, non-native species identification and management. The toolbox talk will include the identification of Himalayan Balsam in all its life stages and include the details of this Method Statement.
- A copy of this Method Statement will be available at all times on site.

Eradication Method Statement for Himalayan Balsam

Himalayan Balsam is listed on Schedule 9 Part II (Plants) of The Wildlife and Countryside Act 1981 (as amended). It is an offence to allow these species to grow in the wild.

There are two methods that are frequently used for the removal of Himalayan Balsam:

- Pulling up/ strimming and leaving in-situ
- Herbicide application

Either of these methods (or both) must take place prior to the plants setting seed (which is typically May onwards). The seed bank will require depletion so vigilance for seedlings/mature plants must be maintained over a number of seasons.

- During spring/early summer, the individual Himalayan Balsam plants will be hand-pulled out of the ground/strimmed. As the roots are shallow, pulling does not require tools and can be effective at removal. Once the plants are pulled up, they should be broken at the bottom node to prevent regrowth and left to dry out on an area of the site that will not be disturbed. If the plant is cut back using a strimmer, the cut must be as close as possible to the ground to prevent re-growth. If the arisings are taken off-site, it must be to a licensed landfill.

OR

- The plants will be subject to herbicide application (Glyphosate). Herbicide application is a long-term, systematic treatment, which should be undertaken over a minimum two-year period. Himalayan Balsam seeds can remain dormant for a considerable period after plants have died back, so it may take some years to deplete the seedbank. The most effective time to apply herbicide is before the plant has seeded. It is essential that a competent and qualified person carries out the herbicide treatment.
- Contractors must have the appropriate National Proficiency Tests Council (NPTC) certification. Herbicide can be applied as a spray. Following each application of herbicide, the Himalayan Balsam should be monitored by an experienced surveyor and once the plant has been completely killed, the herbicide regime can cease.

Only following careful monitoring over a number of seasons where no plants emerge at all, can the soil be deemed non-contaminated. Vigilance must be used with transported soil from previously contaminated areas. Ideally, the soil would be left undisturbed. If any soil that previously supported Himalayan Balsam plants requires moving off-site (unless deemed uncontaminated) the soil must be bagged and labelled as contaminated waste and moved off site to a licensed landfill.

Post-eradication monitoring

After development work has finished, the site should be periodically monitored to check for regrowth of the invasive species, using a suitably experienced surveyor. Any regrowth will be treated as indicated above.