



Mayfield, Manchester

Japanese Knotweed Strategy, Revision 2

Date: 2 February 2021 Author: Mike Harrison

In reference to Planning Condition 12 -

The development hereby permitted must not be commenced until a detailed method statement for removing or the long-term management / control of Japanese knotweed identified on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

1. Current Status

Detailed surveys undertaken during October 2017 established the location and treatment options for knotweed on the Mayfield Property, predominantly river edge locations. Refer to Appendix A for the full plan of locations.

Eco Control Solutions have been treating sections of the Japanese knotweed at the Baring Street site for the previous 2 growing seasons (2019 and 2020) and the contract is scheduled to continue through to November 2023.

During the first 2 years ECS have progressively brought the Japanese knotweed infestations as noted in the treatment programme under control using herbicides permitted for use within 1m of flowing water.

As noted in the extract below, the Japanese knotweed is growing in several locations along the river which runs through the Mayfield development. In some areas the growth is particularly well-established, others are more sporadic single stems of Japanese knotweed.



There is an infestation of Japanese knotweed located towards the North-East of the site which has very limited access and for this reason received minimal treatment during treatment works.

The Park enabling works commenced in November 2020, river edge locations have been cleared of vegetation including Japanese knotweed above silt level. Japanese Knotweed Solutions have been contracted through the enabling works contractor PPO'Connor to undertake the works; knotweed material removed from site to an appropriate tip.

Upstream locations of the River Medlock are heavily infested with Japanese Knotweed, these locations generate active material that is carried by river flow through the Mayfield site. During high flow events it is highly likely that these upstream sources will further contaminate Mayfield Park river edges, which creates a long-term management obligation for the estates team looking after the public realm and river edge.

The river edge is formed by heavy foundation structures from industrial buildings constructed during the late 1800's. Silt mounds have developed around material dumped into the channel over many decades, including scrapyard overspill and general waste. These silt locations form the platform for vegetation and knotweed.

2. River Edge Design

The project has developed the design of the Park and the river edge with the intent to ensure that the risk of infestation is removed or reduced.

The River Medlock edge will be improved with the construction of the park, many of the existing walls reduced in height or removed to create new riverside habitat, increase biodiversity and overall form a positive relationship between the new park and the river.



To facilitate these river corridor improvement works large areas of existing silt banks will be removed from the river and replaced with new mature riverside planting

Where riverside edge planting is being created, we are implementing pre-planted coir rolls & rock roll pyramids at the river edge with clean imported sub-soil backfill.

To further establish riverside wetland habitat within the low flow water levels of the river we are implementing over 1000m² of pre planted coir pallets which will be fixed in place using ground anchors.

Beyond the wetland/marginal habitat areas of the river corridor we are also implementing a pre-grown wildflower turf to provide an extended zone of established pre-vegetated planting for all areas within the 1 in 5-year flood extents of the river.

Overall, this planting strategy creates a mature cover to the new river corridor areas which will be more resilient to the propagation of new active knotweed from upstream locations. The species proposed are indigenous and robust to ensure longevity

3. Knotweed Management Approach

The works will remove all accumulated silt from the riverbed, the silts contain Japanese Knotweed, the removal activity will be undertaken during the initial groundworks. Knotweed rhizomes will be excavated along with silt and other waste material from the riverbed and transported to registered landfill for tipping.

The project will reinstate riverbed planting and riverbanks with highly competitive planting, which will actively compete with new infestation, as noted in the River Edge section above.

Mayfield Park estate management team will implement an active management process, monthly inspection of historic locations and newly planted areas. An active treatment contract will be established to quickly treat any new growth as soon as it is identified. Any regrowth appearing across the site will be treated with herbicides applied to the infestation via a stem injection approach, limiting the use, and drift of herbicides near the newly planted surrounding vegetation.

The vegetation for riverbed rehabilitation will be matured in offsite wetland nurseries to ensure the new planted areas will have well established root structures, the propagation grates installed directly into the river and secured to the bed.



Eco Control Solutions the incumbent Knotweed management contractor will be appointed to provide the monthly monitoring and are licensed to apply the stem injection methodology at Mayfield. As a specialist knotweed contractor, they support and will implement the defined management approach. This contractor has reaffirmed that the upstream presence of extensive

infestation prevents any guarantee of removal and the proposed approach as the most appropriate method to manage Knot weed infestation.

Areas of potential future knotweed growth will be accessible to allow for annual treatment with stem injection by the estate management contractor.

4. Procurement

The Civil engineering tenders include the work scope required to remove Japanese Knotweed contaminated material from the river and construct the new habitat, competent specialist contractors will be appointed to undertake the works.

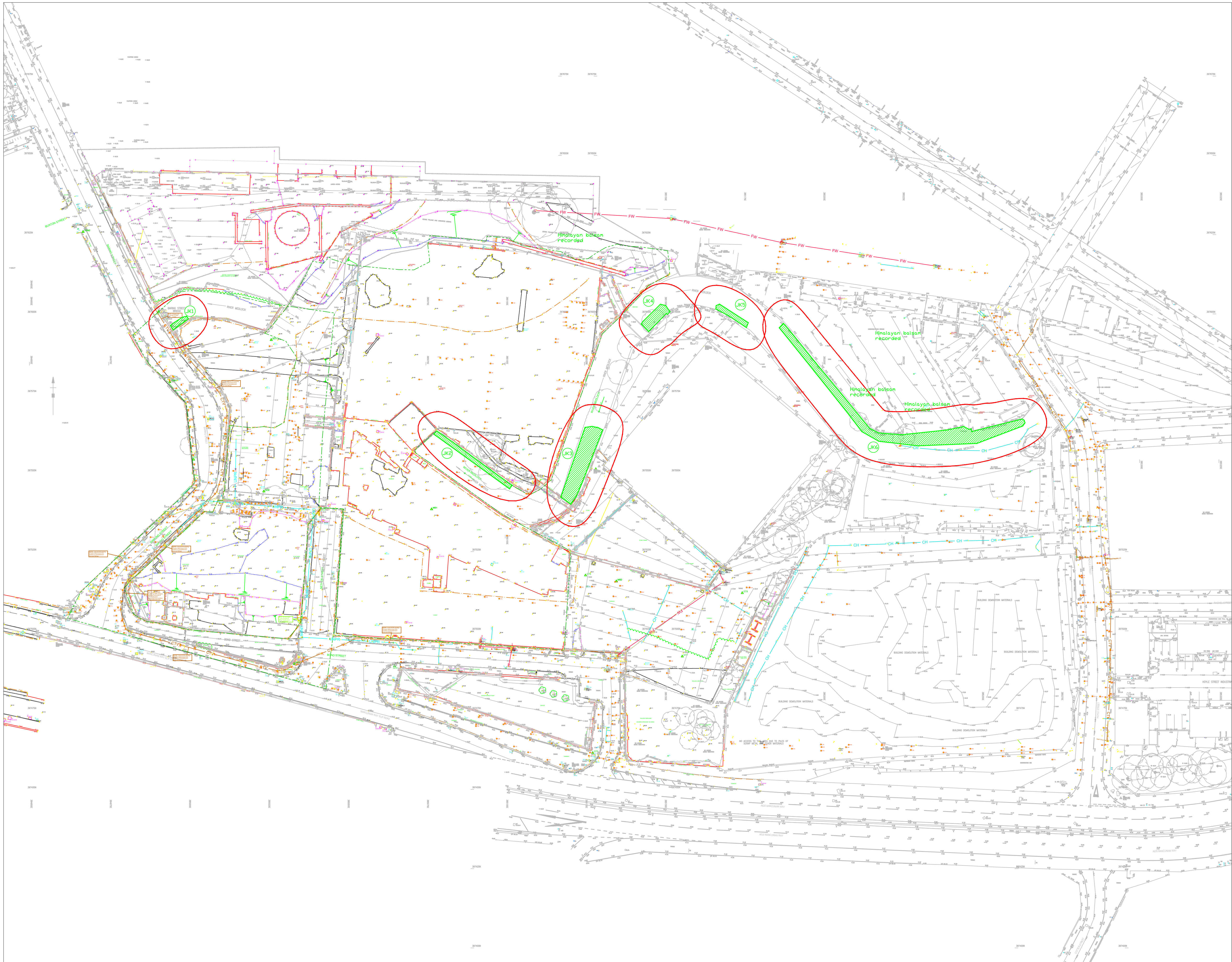
The successful contractor will generate a detailed methodology for removal of spoil and detailed management strategy for the park management team along with input from Eco Control Solutions.

Procurement will be concluded March 2021 at which point further detailed methodology will be developed.



APPENDIX 1:

Existing knotweed locations plan – locations JK 1 to JK6



DISCLAIMER :
SURVEY BASED ON VISUAL INSPECTION OF SURFACE GROWTH. JKSL HOLD NO
LIABILITY FOR AREAS NOT IDENTIFIED IN INITIAL INVESTIGATION WORKS.
CONTINUED MONITORING OF SITE IS RECOMMENDED

AREA OF JAPANESE KNOTWEED SURFACE
GROWTH

7M RISK ZONE



SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk
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Client
PP O'Connor

Contract
Mayfield, 58-66 Baring Street, Manchester,
M1 2PY

Drawing
Japanese Knotweed Site Inspection



Drawing No.	JK20-6451-01	Revision	/
Scales	NTS	Date	17.09.2020
Drawn	AD	Checked	AD



APPENDIX 2: New Park design layout

