



**Invasive Non-Native Species Survey
and Method Statement**

**Fallowfield Campus
Redevelopment Project**

For

John Graham Construction Ltd

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London & South East

Compass House
Surrey Research Park
Guildford
GU2 7AG

t: +44 (0)1483 466 000

North East

Unit 4
Carrwood Park
Selby Road
Leeds
LS15 4LG

t: +44 (0)113 518 2121

North West

Kennedy House
31 Stamford St
Floor 1
Altrincham
WA14 1ES

t: +44 (0)1483 466 000

Wales & South West

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ

t: +44 (0)292 066 0180

Midlands

605 Holly Court
Holly Farm Business Park
Honiley, Kenilworth
Warwickshire
CV8 1NP

t: +44 (0)121 827 3180

East

70-72 The Havens
Ransomes Industrial Estate,
Ipswich
Suffolk
IP3 9BF

t: +44 (0)1483 466 000

Enquiries

e: enquiries@thomsonec.com

w: www.thomsonec.com



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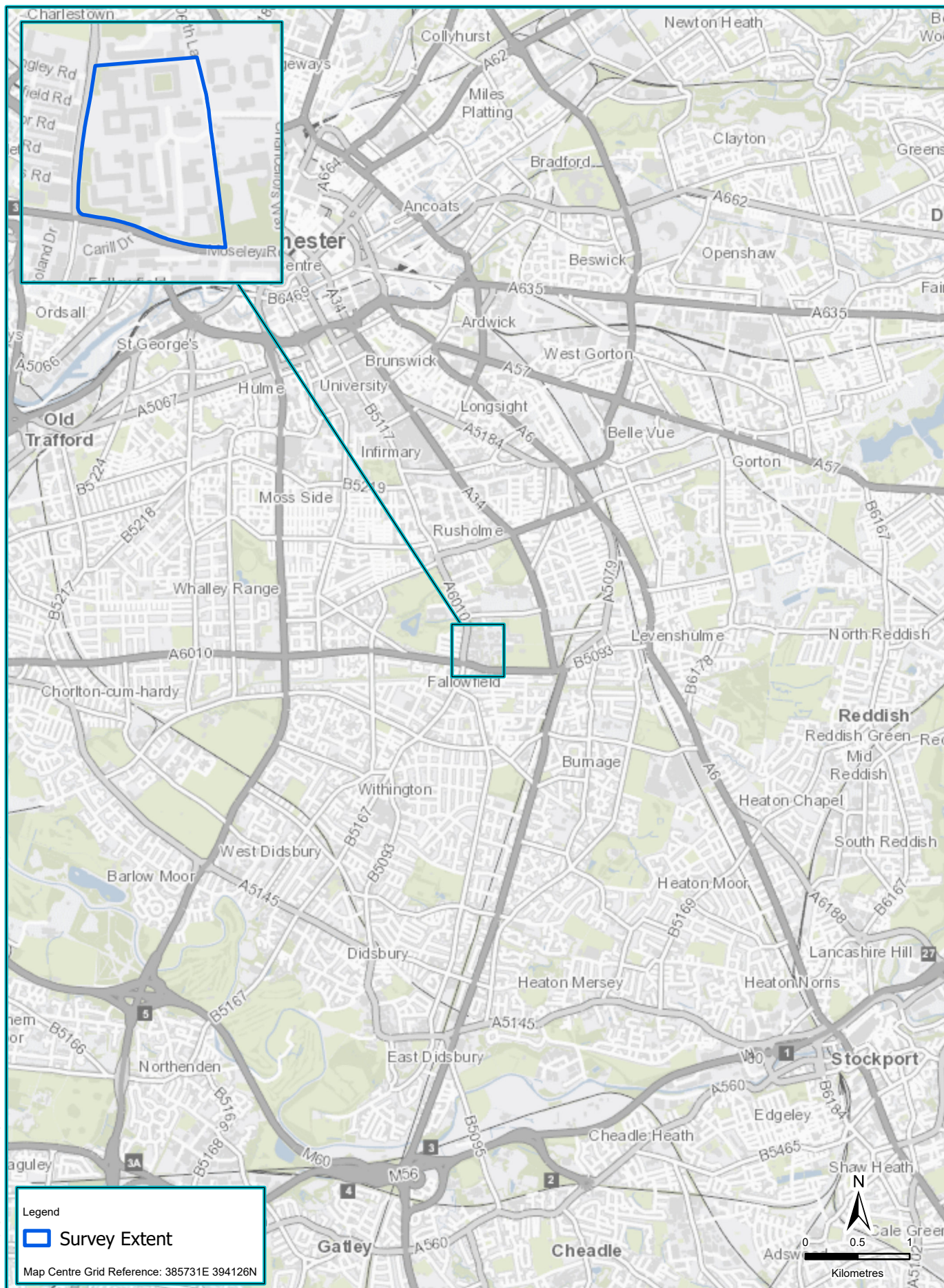
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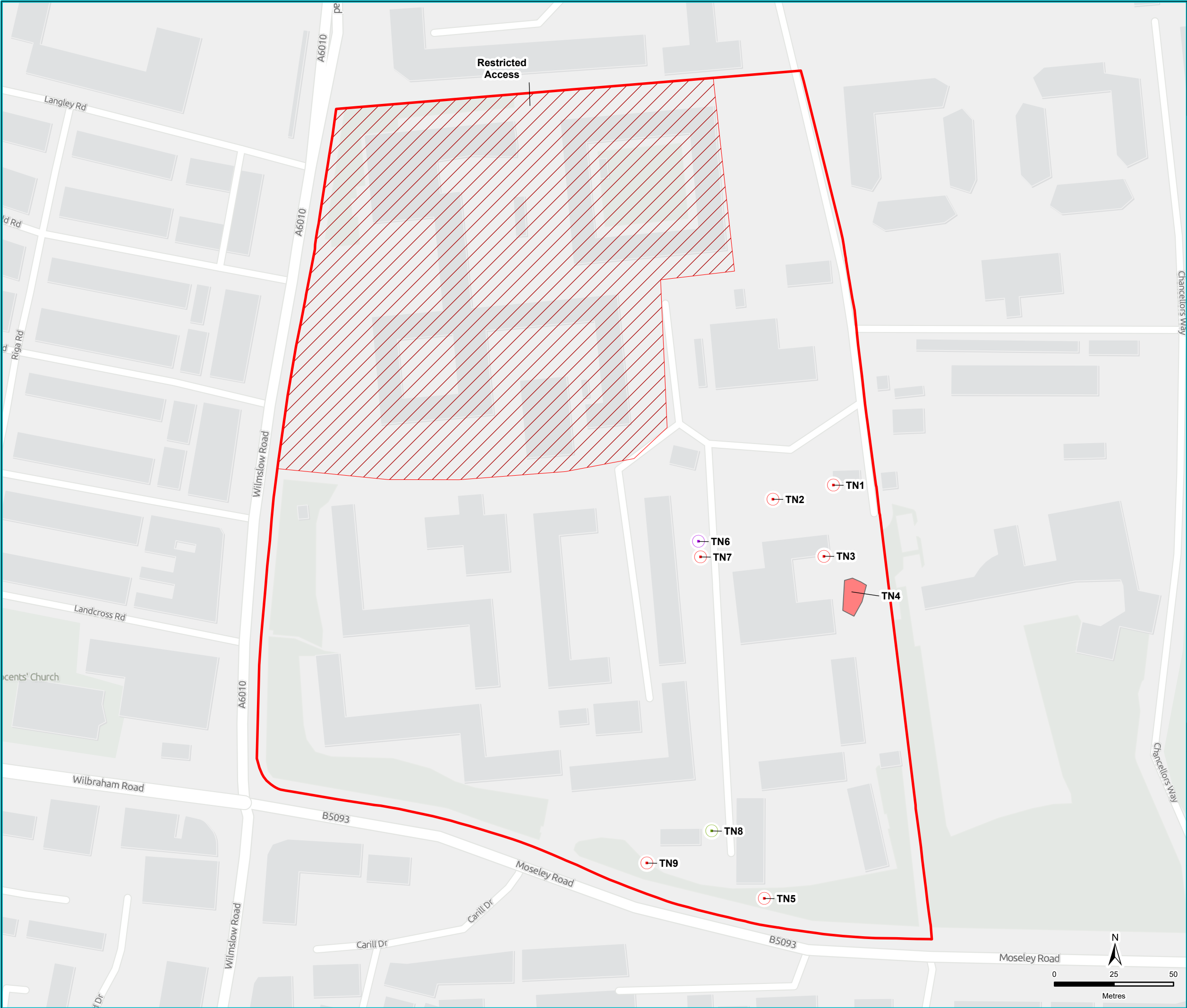
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Client	John Graham Construction Ltd	Drawing Ref	GRA001-013/406204/1
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- Legend
- Rhododendron
 - Japanese Knotweed
 - Monbretia
 - Rhododendron
 - Restricted Access
 - Site Boundary

Map Centre Grid Reference: 385731E 394126N
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John Graham Construction Ltd	
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Invasive Non-Native Species
Survey Results



Photograph 1:
TN1-Rhododendron



Photograph 2:
TN2-Rhododendron



Photograph 3:
TN3-Rhododendron



Photograph 4:
TN4-Rhododendron



Photograph 5:
TN5-Rhododendron



Photograph 6:
TN6-Japanese knotweed



Photograph 7:
TN7-Rhododendron



Photograph 8:
TN8-Montbretia

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Figure Title	Photographs of Target Notes	Date		17/10/2024		



Photograph 9:
TN9-Rhododendron

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Figure Number	Figure 3		Drawn	Checked	
Figure Title	Photographs of Target Notes		CS	LWi	
			Date		
			17/10/2024		

1. Introduction

1.1 Development Background

- 1.1.1 The project involves the demolition and redevelopment of The University of Manchester Fallowfield Campus, 293 Wilmslow Road, Fallowfield, Manchester, M14 6HD, with a central OS grid reference of SJ 85722 94149 (hereafter referred to as the 'site').
- 1.1.2 Outline planning permission for the redevelopment of The University of Manchester Fallowfield Campus was granted by Manchester City Council in January 2024 (ref. 138126/00/2023). A Reserved Matters Application is now being brought forward, comprising detailed proposals for the phased construction of up to 3,300 purpose-built student accommodation units, with associated infrastructure and facilities, including waste storage, laundry, and cycle storage. These proposals are hereafter referred to as the 'proposed development'.

1.2 Site Description

- 1.2.1 The site is comprised of developed land/sealed surface (hardstanding and buildings), with associated landscaping in the form of introduced shrub, ground level planters and neutral grassland. There is a clear boundary of woodland to the east, west and south, with a large number of individual trees spread throughout the site.
- 1.2.2 The site itself is split into three separate smaller campuses, Owens Park to the north (where the first phase of demolition is currently underway), Oak House to the south west and Woolton Hall to the south east.

1.3 Ecology Background

- 1.3.1 A habitat assessment was completed as part of the Constraints and Opportunities Report, during which cotoneaster (*Cotoneaster spp.*), montbretia (*Crocsmia x crocosmiiflora*) and Japanese knotweed (*Reynoutria japonica*) were all recorded (Buro Happold, 2023).

1.4 The Brief and Objectives

- 1.4.1 John Graham Construction Ltd commissioned Thomson Environmental Consultants Ltd (Thomson) on the 26th September 2024 to undertake survey and reporting to satisfy Condition 11 attached to the Outline Planning Permission.

Condition 11 states:

'11) As part of reserved matter applications for any phase of development a detailed survey for invasive plant species including but not restricted to Japanese knotweed, Cotoneaster spp. and monbretia shall be undertaken and the finding submitted to and agreed in writing by the City Council as local planning authority. If any invasive species are present, a method statement detailing avoidance, control and eradication measures shall also be submitted to and agreed in writing by the City Council as local planning authority, prior to any earthworks commencing. The development shall be undertaken in accordance with the agreed details.'

Reason - To prevent the spread of invasive species which have previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.'

1.5 Limitations

- 1.5.1 At the time of the survey, Owens Park is within a demolition compound with active demolition works being undertaken and therefore could not be accessed (see 'restricted access' on Figure 2). Works proceeded here based on no Invasive Non-Native Species (INNS) being recorded previously (Buro Happold, 2023), and therefore this is not a limitation to this phase of the development.

1.6 Surveyors

- 1.6.1 Callum Salter BSc (Hons) and Olivia Satur BSc MRes completed the survey. Both are Senior Ecological Consultants with six-years' experience in botanical surveying.

2. Invasive Non-Native Species Survey

2.1 Methodology

- 2.1.1 A survey area was defined as an area that encompassed the site. The survey area is shown on Figure 2.
- 2.1.2 The survey area was searched systematically for the presence of invasive non-native plant species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) or Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019.
- 2.1.3 All INNS identified during the survey were recorded as either individual plants or stands, depending on their extent. Notes were made on the area on which the species was growing, as well as notes regarding the general characteristic of the species. Locations of all INNS encountered were mapped as target notes using a GPS-enabled mobile mapping device.
- 2.1.4 The survey was conducted on 30th September 2024. Weather conditions on the day were dry and cloudy, with good visibility.
- 2.1.5 A single update survey was undertaken on Friday 18th July 2025 to confirm the Japanese Knotweed stand extent remained the same as in 2024.

2.2 Results

- 2.2.1 A number of INNS species were recorded during the survey, with the results listed in Table 1 below, and their locations shown on Figure 2 as Target Notes.
- 2.2.2 The cotoneaster species on site were identified as Hjelmqvist's cotoneaster (*Cotoneaster hjelmqvistii*), and either Stern's cotoneaster (*Cotoneaster sternianus*) or Franchet's cotoneaster (*Cotoneaster franchetii*).
- 2.2.3 Although there is some uncertainty regarding the latter two, as they can not be reliably distinguished without flowers, we are confident that none of the cotoneaster on site is listed as invasive under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). It was not possible to rule out Franchet's cotoneaster (*Cotoneaster franchetii*) when identifying Stern's cotoneaster due to the absence of flowers. However, neither species is listed under Schedule 9. It is worth noting that cotoneaster is a very difficult group to identify at the species level, typically requiring the presence of flowers and fruits for positive identification. Nevertheless, we are confident the species present are not Schedule 9 species based on the available features at the time of the survey. Cotoneaster will not be discussed further in this report.

Table 1: Invasive Species Survey Results

Ref.	Description
TN1	Rhododendron - A single mature plant, approximately 2 m tall, located in the eastern section of the Woolton Hall landscaping.
TN2	Rhododendron - Group of several mature rhododendrons, 2-3 m tall, within a 10m ² area, in the eastern section of Woolton Hall's landscaped shrub area.
TN3	Rhododendron - Single mature rhododendron, 3 m tall, in the eastern section of Woolton Hall landscaping.
TN4	Rhododendron - A stand of approximately 25m ² , with a maximum height of 5 m, located along the boundary in the eastern section of Woolton Hall landscaping.
TN5	Rhododendron - Small group of mature rhododendrons, each 3 m tall, located within the woodland planting in the southern section of Oak House landscaping.
TN6	Japanese knotweed - Located between Oak House and Woolton Hall, within the existing landscaping. Several dead stems visible, and this year's young stems were sparsely present around the base of the dead stems. The grounds team confirmed that they have treated this stand of Japanese knotweed for a number of years, with this remaining pocket.
TN7	Rhododendron - Small group of individuals, approximately 2 m tall, located the woodland in the west of the site.
TN8	Montbretia - A single individual of montbretia was recorded on the southern section of the site, within the back garden of the bungalow building.
TN9	Rhododendron - A small stand of mature individuals of 2-3 m in height. Located within the woodland in the west of the site.

2.3 Legislative and Policy Considerations

Schedule 9 Invasive Species

- 2.3.1** Japanese knotweed, montbretia, and rhododendron are listed as invasive non-native species under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to plant or otherwise cause these species to grow in the wild.
- 2.3.2** In keeping with the legislation outlined above, and requirements of Condition 12, recommendations are provided in section 3 with regard to INNS and the development.
- 2.3.3** The plant arisings (including root / rhizome system) of plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) are classified as a controlled waste as per the

Environmental Protection Act 1990. This extends to soils where excavation has occurred as it is considered contaminated.

- 2.3.4** The disposal of invasive non-native plants and the soils that they are growing in must comply with the Environment Agency's [regulatory position statement \(RPS\) 178](#).

3. Methods for INNS Management

3.1 General

- 3.1.1 As part of the redevelopment, the areas where Japanese knotweed, montbretia, and rhododendron are present on the site will all be directly impacted by the development. As such, these species are all proposed for eradication, and measures are needed to prevent their spread outside of the site as part of the works.
- 3.1.2 This chapter details the methods for eradication of these species, handling of arisings contaminated with INNS, and appropriate biosecurity measures, to be implemented during the development to ensure compliance with relevant legislation.
- 3.1.3 Under direction of a suitably experienced individual, the location of all INNS must be clearly demarcated across the site with fencing, including signage indicating which species are present, erected around the stands. Specialists must include an 'exclusion zone' of at least 7m around the Japanese knotweed stand. No persons or plant must enter this zone, without biosecurity measures, as set out in section 3.2.1, in place. The ECoW will be responsible for this.
- 3.1.4 For Montbretia and Rhododendron, as the rhizome does not spread horizontally to 7m, this can be reduced to an exclusion zone of 5m. This exclusion zone must be extended to include any areas for loading waste for disposal and biosecurity.
- 3.1.5 Prior to commencement of any works, a suitably experienced individual must provide a 'toolbox talk' to staff operatives regarding the INNS present on site, to include identification of species, locations across the site, legal considerations, biosecurity measures, and the proposed management methods. John Graham Construction Ltd to ensure all personnel, directly employed or subcontracted, are aware of the presence of INNS, and the requirements to avoid spread of these species in advance of site work.
- 3.1.6 Where excavators are required, tyres rather than tracks are easier to clean and thus reduce the risk of INNS spread.
- 3.1.7 During the works, if any additional stands of invasive non-native species are identified on the site, the area will be cordoned off with an exclusion zone to minimise the risk of spreading the species. A suitably experienced individual, will confirm the species and advise on further actions in accordance with this document.

3.2 Disposal

- 3.2.1 All excavated soils containing INNS are classed as a controlled waste and will require removal from site by a registered waste carrier (holding a valid Waste Carrier's License - as approved by the Environment Agency) to a licensed landfill or incineration facility.

3.2.2 The excavated soil and plant material must be loaded directly into waiting lorries to remove the need to create a stockpile area and double handle the soil. This will help to reduce the possibility of accidental spread of contaminated soil.

3.2.3 A Waste Transfer Note (WTN) must be provided by the haulier for each load of soil removed from the site, then a Consignment Note must be provided. These notes must record the presence of Japanese knotweed and be kept with the project files, for the legally required period of at least two years as per the RPS 178 requirement

3.3 *Biosecurity*

3.3.1 The following biosecurity measures must be followed for the duration of works on site where spread of INNS within and beyond the site poses a risk:

- Before leaving exclusion zones, all clothing, footwear, equipment and vehicles used must be in a clean condition, free from soils, plant material and debris etc.
- Works supervisor to ensure that cleaning brushes, hoof picks and boot / equipment washing facilities are prepared so they will be available to personnel. There must be provision of hot water to assist with cleaning.
- Jet washers can be used to clean machinery or plant involved in INNS management, but this take place within the exclusion zone. The washings will need to be treated as controlled waste.
- A geo-textile membrane must be placed, as necessary, within the exclusion zones to collect any material that is accidentally dropped. These must be kept clean at all times, with any soil from them being treated as controlled waste.

3.4 *Japanese knotweed*

Characteristics

3.4.1 Japanese knotweed spreads primarily through its extensive rhizome (underground stem) system, which can extend up to 7m horizontally and 3m deep. The plant forms dense stands, outcompeting surrounding vegetation and potentially causing structural damage.

3.4.2 Even small fragments of rhizome or stem can give rise to new plants, making it extremely difficult to control.

Site context and proposed management

3.4.3 A recent visit from a Thomson surveyor in July 2025 confirmed the presence of a single stem of Japanese knotweed. Due to the location being within the future landscaping area, it is recommended that it is eradicated from site.

Eradication methodology

3.4.4 A Japanese knotweed trained contractor must complete the works as detailed here.

- 3.4.5** Clearance of some surrounding vegetation may be required to ensure the full extent of the Japanese knotweed infestation is visible and that treatment can be conducted efficiently. This should be completed during the growing season when the knotweed is most visible. The stand of knotweed should then be cut back and the stumps sprayed with glyphosate at 33% concentration.
- 3.4.6** Unless easily identified as free of Japanese knotweed, all plant material from the infested areas must be treated as controlled waste. It will be securely bagged and disposed of via special waste stream.
- 3.4.7** This process may need to be repeated over several years to eradicate the weed in full.

3.5 Montbretia

Characteristics

- 3.5.1** Montbretia primarily spreads through its rhizome network. The plant seldom spreads through seeds. Even small fragments of rhizome can give rise to new plants, making it difficult to control.

Site context and proposed management

- 3.5.1** Due to the location of the single stand of montbretia (TN8 on Figure 2) being within the future landscaping area, it is recommended that the Montbretia is eradicated from site via hand pulling and disposal.

Eradication methodology

- 3.5.2** It is recommended that an Ecological Clerk of Works (ECoW) is present. The ECoW will identify the location of the montbretia on site before the hand pulling begins. Hand pulling is only effective when the soil is damp. If the soil is not damp at the time of removal, then a hose must be used.
- 3.5.3** The plant, the rhizomes and corms must be pulled up. It is crucial to remove all the corms from the soil during hand pulling, as any left behind in the soil will quickly regenerate. A check of the ground within the exclusion zone must be completed by the specialist to ensure that they have removed all the corms from the ground.

3.6 Rhododendron

Characteristics

- 3.6.1** Rhododendron is an evergreen shrub that when established can spread over large areas either through stem layering or by seed dispersal. The plant has extensive root systems, which allow for regrowth when the plant is cut back.

Site context and proposed management

- 3.6.1** Rhododendron is spread throughout the site within sections of the woodland landscaping as shown in TN1-5, 7 and 9. Most stands are small with the exception of TN4 where the stand was comprised of multiple individuals and covers approximately 25m². All of the areas of rhododendron are within future landscaping areas and will be disturbed as part of the proposed development. We recommend cutting the plants to ground level, then using stem injection techniques and appropriate disposal. The methodology follows the Forestry Commission's practical guide (Edwards, 2006).

Eradication methodology

- 3.6.2** It is recommended that an ECoW is present. The ECoW will identify the location of the rhododendron on site before the removal begins.
- 3.6.3** Woody growth must be manually removed to leave cut stumps with no remaining live branches or shoots. Provided no seed heads are present the resulting cut woody material is not considered hazardous waste,
- 3.6.4** To treat the stems or stumps, a stem injection method can be applied. A position on the stem must be selected as close to the main root system as possible, and ensure the injection is below the last fork of the plant. A glyphosate-based herbicide will be used for the injection.
- 3.6.5** To apply the herbicide, either use a heavy-bladed tool or drill a vertical hole into the stem to create a reservoir that can hold the herbicide solution. The drill bit size should range between 11-16 mm in diameter. Smaller bits can be used for thinner stems, but larger bits allow more herbicide contact with the cambial layer. The hole must be deep enough to hold 2 ml of herbicide when the stem is level (a recommended dose of 2 ml of herbicide solution per 7 cm of stem diameter).
- 3.6.6** Apply 2 ml of herbicide to the hole or reservoir immediately after drilling, ensuring the herbicide does not overflow and run down the stem. A single operator performing both drilling and herbicide application is more efficient and reduces the chance of missing bushes. It is unnecessary to plug or cover the hole after application.
- 3.6.7** Coloured paint or biodegradable tape must be used to indicate treated bushes. Treatment can proceed during light rain, provided water is not running down the stem and into the application hole, which could cause the herbicide to wash out.
- 3.6.8** Bush death typically occur within 9 months for smaller bushes, while bushes with stem diameters greater than 10 cm may take up to 31 months to die fully.

4. Ongoing Monitoring

- 4.1.1 A Biodiversity Management and Monitoring Plan (BMMP) is being submitted alongside this report (Thomson, 2025). As part of this, monitoring of the newly created and retained habitats will be completed. Should any additional growth of INNS be suspected or discovered, this must be reported as a matter of urgency so appropriate measures can be employed.

5. References

Buro Happold (2023) Ecological Constraints and Opportunities Report. University of Manchester, Fallowfield [Version 1 February 2023].

Edwards, C., 2006. Managing and controlling invasive rhododendron. Accessed on the 21st October 2024, available at:

https://assets.publishing.service.gov.uk/media/5acc9fd240f0b64ff0e694c4/managing_and_controlling_rhododendron.pdf

Invasive Non-Native Species Association (INNSA) (2013) Code of Practice - Managing Japanese Knotweed.

Thomson Environmental Consultants Ltd (2025) Biodiversity Management and Monitoring Plan (BMMP). Fallowfield Campus Redevelopment Project. Report reference GRA001-013-001-002. February 2025.