



NIGHTINGALE environmental LIMITED

Kellen Homes Ltd
1st Floor
103 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

22nd July 2024

FAO Andy Joughin

Re. Bennett St, West Gorton M12 5NL

Further to your recent request of 5th June 2024 I can confirm that a walk over inspection of the site at Bennett St, M12 5NL was undertaken on the 15th July 2024.

The purpose of the inspection was to identify any invasive weed species (as defined under the Wildlife & Countryside Act) or problematic weed species that may be present within the boundary of the site or the immediate surrounding area and report the findings.

Nightingale Environmental Ltd has prepared this report with reasonable skill, care and diligence and taking account of the contract terms and conditions and manpower and resources devoted to it in agreement with the client. Nightingale Environmental Ltd disclaims any responsibility to the client and others in respect of any matters outside the scope of the above.

This report has been prepared based on the information received during the timescale available and all potential contamination; constraints or liabilities associated with the site may not necessarily have been revealed. The report is only valid when it is used in its entirety.

The survey was carried out following non-intrusive measures and should be seen as a visual inspection only. The survey results are therefore limited to showing invasive weed species visible at the time of the survey. Timing of the site inspection was within the expected growing season.

This report is confidential to the client and Nightingale Environmental Ltd accepts no responsibility to third parties to whom the report, or any part thereof, is made known. Any such party using any information contained within the report does so at their own risk.

Site comprises of partially remediated parcel of land with construction of residential properties already being undertaken to the west of the site with remedial works still under way to the east, located off Bennett St, M12 5NL. Approx central OS point SJ 86205 97047

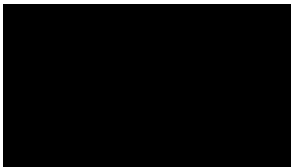
Surrounding areas consist of Bennett St to the south, existing residential properties to the east, railway and parking to the north and railway to the west.

The western half of the site is currently under construction for residential properties. The eastern portion of the site is currently under remediation with areas of spoil stockpile. Japanese Knotweed has previously been identified in the eastern portion of the site however this is reported to have been excavated and removed from site to licensed landfill facility by a specialist Japanese Knotweed contractor.

During the inspection some small areas of Field Horse Tail were noted to be present. predominantly along the northern fence line of the site.

CONCLUSION – At the time of the inspection no evidence of Japanese Knotweed or any other invasive weed species (under the Wildlife and Countryside Act) were identified within the site or immediate surroundings. Though Field Horse tail is not classed as invasive under The Wildlife and Countryside Act it can be very intrusive and damaging to hard structures and tarmac. Some consideration may need to be given to control and management of this as part of any proposed construction.

Should you have any questions regarding information provided or wish to discuss any matters further please do not hesitate to contact us directly.



D Nightingale
Director



Pic 1 – Existing vegetation and stockpile material along eastern boundary



Pic 2 – Construction works currently underway to western portion of site



Pic 3 – Remediation works being undertaken



Pic 4 – Spoil stockpiles along eastern boundary



Pic 5 – Northern boundary with evidence of Field Horse tail



Pic 6 – Spoil stockpiles along eastern boundary

Fig 1 – JKSL site plan indicating areas of Japanese Knotweed previously removed

