

Invasive Weed Management Plan

Challenger Building Services

4B Albany Road
Chorlton
Manchester
M21 0AW

6th March 2024

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**KNOTWEED
ERADICATION**

Specialist Weed Control &
Site Vegetation Clearance



Date	6 th March 2024
Inspected by	G Andrews
Checked by	S Crowther
Authorised by	G Andrews
Project	4B Albany Rd, Chorlton
Report number	IWMP2535A

LIMITATIONS

Knotweed Eradication 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. Knotweed Eradication 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.

This report is confidential to the client and Knotweed Eradication 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 Inspection at 4B Albany Road, Chorlton

As a division of Helmrig Ltd, Knotweed Eradication has been involved in the management and treatment of invasive non-native species for over 19 years, utilising their knowledge and experience to provide clients with information and advice as to how best to deal with invasive weed issues on land within their ownership.

In February 2024 Knotweed Eradication was commissioned by Richard Hutchinson of Challenger Building Services to undertake an inspection of the commercial premises at 4B Albany Road, Chorlton.

The purpose of the inspection was to identify any invasive non-native species that may be present within the boundary of the site or the immediate surrounding area in accordance with the Wildlife and Countryside Act 1981 (as amended), report the findings and propose a solution to any infestations found to be present.

The main species being inspected for are Japanese Knotweed, Giant Hogweed and Himalayan Balsam however there are numerous other species that although don't appear on the schedule nine list are problematic for developers and will therefore be included.

This report sets out the expected treatment of each species identified prior to, during and following completion of the development phase of the works.

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Knotweed Eradication - Specialist Weed Control & Site Vegetation Clearance.

“The Complete Solution to Invasive Weed Control That Embraces the Legal and Statutory Requirements to Eradicate the Problems and Prevent Costly Prosecution”

1. Site Findings and Requirements

- 1.1.** Site consists of a former commercial business comprising main building together with an area of hard-standing parking area and a grass banking strip at the front of the building.
- 1.2.** Surrounding areas comprise a residential apartment complex to the north, a railway line immediately to the east, commercial units to the south with Albany Road and residential dwellings to the west.
- 1.3.** The site was inspected on 29th February 2024 outside the expected growing season with one area of visible Montbretia being identified within the site.
- 1.4.** During the walkover inspection there was no visible evidence of Japanese Knotweed found on site or immediately beyond the site boundaries.
- 1.5.** There was a significant amount of Buddleia on site especially along the eastern (railway) and northern boundaries - this will be dealt with as part of the site de-vegetation works, which may be carried out by the same specialist invasive weeds contractor to ensure appropriate levels of site bio-security are maintained and no issues of cross-contamination occur.
- 1.6.** There was one small specimen of Montbretia located in the northwest corner of site among the vegetation adjacent the emergency access steps at the end of the grass strip.
- 1.7.** As Montbretia is a perfectly acceptable plant to have in one's garden or managed, landscaped area and having considered all aspects of integrated vegetation management it would be appropriate to remove and replace this specimen to an area of landscaping within the completed development. This can be done as part of the de-vegetation works with the plant and surrounding soil removed safely and stored in an area that won't be disturbed until the plant can be re-planted within the final landscaped area of the development.
- 1.8.** However, if the Montbretia is not wanted as part of the landscaping then due to the location within the site it is expected that an in-situ herbicide application programme can be undertaken prior to the excavation and removal of the plant..
- 1.9.** Initial treatments will consist of targeted foliar applications of MAPP-approved herbicide with chemical selection being made. Whilst every effort will be made to retain as much desirable vegetation as possible no responsibility can be taken for any loss or damage. Supervised excavation of the area will occur to ensure there is no return of the species within the affected area. The site would then be monitored to assess for any regrowth from seeds that have already been produced and are in the soil.
- 1.10.** No other invasive species were noted to be present within the site boundary at this time.
- 1.11.** This management plan provides background information relating to the main invasive plant species and sets options for control and eradication.

2. Site Map



- Site Boundary
- Rhizome Buffer Zone
- JK Within site
- JK Beyond site
- JK Beyond site not to be treated
- Himalayan Balsam
- Montbretia
- Other as identified within report



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Site: Albany Road, Chorlton
Scale: NTS

3. Photographs of Findings



Photo 1: Site overview, front entrance



Photo 2: Access road adjacent



Photo 3: Albany Road front of site



Photo 4: Hard-standing viewed to Albany Rd



Photo 5: Hard-standing viewed to railway boundary



Photo 6: Grass strip along western boundary with Albany Road



Photo 7: Railway boundary viewed north



Photo 8: Railway boundary viewed south



Photo 9: Northern boundary viewed west



Photo 10: Northern boundary viewed east



Photo 11: Northwest corner of site - emergency access steps and vegetation.



Photo 12: Small Montbretia among vegetation in northwest corner

4. Proposed Method of Treatment – Remove, store and re-plant within landscaping or

herbicide application followed by excavation and removal

If the Montbretia is not required to be kept for use within the landscaping of the development then having considered all aspects of integrated vegetation management Knotweed Eradication will utilise an 'in-situ' treatment programme that will comprise the targeted application of appropriate herbicide to prevent the spread of the plant. Selection will be made based on location of treatment area surrounding environmental factors such as adjacent watercourse, desirable vegetation, neighbouring residential dwellings etc.

Product	Mapp	Areas of Use
Roundup Pro Vantage	15534	Hard surfaces, Amenity vegetation, Forestry, In or near water, Stem injection.
Garlon Ultra (under Stewardship)	16211	Industrial sites, Motorway embankments, Rail embankments, Cemeteries, Grass land of no agricultural interests.
lcade (under stewardship)	19069	Industrial sites, Motorway embankments, Rail embankments, central reservations, Power stations.

5. Methodology

- 5.1.** Following discussion with site management once the site becomes active warning signs or fencing may be erected to identify infestations to other site personnel. Additionally, contractors working on site should be briefed by site management to familiarise them with the appearance of the plant and the consequences of not dealing with it correctly. Professional advice should be sought if other possible infestations are noted on site.
- 5.2.** Unauthorised access disturbance or removal of contaminated material will be prevented.
- 5.3.** Restrictions regarding access to the infested areas and any applicable restrictions regarding movement of plant and vehicles, should be communicated to all on-site personnel.
- 5.4.** Vehicles, equipment and footwear should be inspected and cleaned prior to exiting contaminated areas.
- 5.5.** Should access to the area be required during the treatment period, advice should be sought prior to entering.
- 5.6.** Excavation of the affected area will be carried out by groundworkers under the direct supervision of a Knotweed Eradication supervisor. The area will be excavated until there are no visible roots present. Buckets will be half filled and emptied in a controlled manner. The wagon will exit the area carefully once all equipment has been cleaned and inspected to ensure no cross-contamination incidents occur.
- 5.7.** Following excavation monitoring visits will be carried out to assess for regrowth. Any herbicide selection (if required) will be dependent on each area taking into consideration surrounding desirable vegetation and environmental considerations.

PLEASE NOTE: Task and site-specific method/risk and COSHH assessments should be carried out for each specific task being undertaken. When filed in conjunction with this management plan they will form a record of actions taken and locations of treated Japanese Knotweed for future users

6. Programmed Work:

Treatment of Invasive Weed infestations is usually to be undertaken for a minimum period of three years to effectively deal with the species although in many situations this will take considerably longer. A detailed schedule of works and annual treatment and monitoring programme is given below in Table 1. Effective treatment of Himalayan Balsam needs to be carried out prior to flowering of plants to prevent the production of the next crop of plants. Therefore, regular treatments / hand-pulling will be carried out from Spring through early autumn (a minimum of four, likely five treatment visits) to ensure that Balsam doesn't reach flowering stage thus preventing further production of plants and using up the seedbank of plants from the soil within the affected areas.

Site Name: Albany Road	Job Ref: IWMP2535A	Client: Challenger Building Services
Location: Chorlton	Description	
April – Oct 2024	Monitoring of known areas within treatment zone. Initial herbicide treatments of Montbretia – prior to flowering.	
April – Oct 2024 (TBC)	Monitoring of known areas within treatment zone. Excavation, movement and re-planting of Montbretia. Possible off-site disposal of Montbretia following excavation.	
April – Oct 2025	Monitoring of known areas within treatment zone. Herbicide treatments of any remaining Montbretia – prior to flowering.	
April – Oct 2026	Monitoring of known areas within treatment zone. Herbicide treatment of any remaining Montbretia – prior to flowering.	
October 2026	Survey and sign off on treatment completion and hand over to client.	

7. Identifying invasive non native plants – Montbretia



For more information visit www.nonnativespecies.org

Produced by Olaf Booy, Max Wade and Vicky White of RPS

Montbretia

Species Description

Scientific name: *Crocoscopia x crocosmiiflora*

Hybrid of: *Crocoscopia aurea* x *Crocoscopia pottsii*

AKA: Coppertips, Falling Stars, Montbresia (Welsh)

Native to: Hybrid, parent species from South Africa

Habitat: Hedgerows, road verges, banks of lakes and rivers, beside woods and waste land, widely grown in gardens

Crocoscopia species are easily recognised when in flower by the distinct shape and colour of their flower heads. All are non-native in the UK. The hybrid montbretia, with relatively short stems and orange flowers, is the main species to have escaped into the wild; however, a number of other ornamental *Crocoscopia* species are grown in gardens and other landscaped areas. When not in flower, *Crocoscopia* species are more difficult to identify. Look for rusty brown dead leaves and remains of previous years flowering heads.

Montbretia was originally created in France from parent plants of South African origin. Introduced to the UK in 1880 as a garden plant. It escaped by 1911 both naturally and through the disposal of garden waste, and spread rapidly across the UK in the latter part of the 20th century. Can completely dominate habitat where it grows, sometimes excluding native plant species. Spreads mainly by rhizomes, rarely by seed.

Montbretia is listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England and Wales. As such, it is an offence to plant or otherwise allow this species to grow in the wild.



Key ID Features



Flowers orange and tubular in nodding clusters

Long stamens

Corm: a bulblike organ that provides the plant with energy



Grows to 60cm tall, usually found in clusters on road verges and in hedge-

Leaves less than 3cm wide, upright, flat, spear shaped and bright green

Flowers borne on long spikes

Identification throughout the year

Montbretia is easily distinguished from other species when it is in flower between July and September. Identification outside of this period is more difficult. A key feature is the dense stands that it forms, which can spread to cover large areas. In addition, its smooth, upright, green leaves are relatively characteristic (although these can be confused with iris species). Green leaves are usually present from spring to autumn; dead brown leaves, dead flowering stems and seed heads are present throughout winter. Identification can also be checked year round by digging up the plant's corn.



Seed head



Dense stands present over winter

Distribution

Widespread, most common in western areas of England, Scotland, Wales and Ireland. Usually close to gardens. Not confined to urban areas.

Source: NBN Gateway. Check website for current distribution



Similar Species

Iris species
Native
(various species -
example shown is
sinking iris)



Iris flowers are
distinctly
different from
montbretia

When not in flower iris (pictured)
can be confused with montbretia



Similar shaped
upright leaves with
brown die back

Seed heads of iris differ from those of montbretia



Crocasmia species
Non-native
(various species - example
shown is 'Lucifer' variety)



Other *Crocasmia* species are rarely found outside of the landscaped environment and rarely behave in an invasive manner. *Crocasmia* species in the wild that are invasive are most likely to be montbretia.

Flowers often different colour (this variety is a vivid red and taller than montbretia).

References and further reading:

Blamey, M, Fitter, R and Fitter, A (2003) *The Wild Flowers of Britain and Ireland. The Complete Guide to the British and Irish Flora.* A & C Black
Preston, C D, Pearman, D A and Dines, T A (editors) (2002) *New Atlas of the British and Irish Flora.* Oxford University Press
Stace, C (1999) *Field Flora of the British Isles.* Cambridge University Press

8. Additional control measures:

- Infested areas (to include buffer zone) should be clearly identified.
- Unauthorized access disturbance or removal of contaminated material should be prevented.
- Restrictions regarding access to the infested areas and any applicable restrictions regarding movement of plant and vehicles, should be communicated to all on-site personnel.
- Vehicles, equipment and footwear should be inspected and cleaned prior to exiting contaminated areas.
- Should access to the area be required during the treatment period, advice should be sought prior to entering.
- Where invasive weeds are identified on adjacent land, owners should be informed so that appropriate actions can be taken to prevent re-infestation.

9. Health and Safety

9.1 Relevant health and safety legislation must be observed in the UK. The relevant regulations are outlined in *The UK Pesticide Guide* produced annually.

9.2 The legislation relevant to the use of herbicides is: -

- The *Control of Substances Hazardous to Health Regulations* (COSHH) 2001. All operatives must comply with the regulations and wear protective clothing and observe a strict code of hygiene of washing hands before drinking and eating.
- The *Control of Pesticides Regulations 1986* under the *Food and Environment Protection Act* (FEPA) 1995.
- *Pesticides: Code of Practice* 1990 (Published by MAFF/HSE).

9.3 Health and Safety Guidelines

- All operatives must hold a Certificate of Competence for herbicide application (NPTC) or be under the direct supervision of qualified operative prior to commencing a spraying programme.
- All operatives must act responsibly in the storage and handling of the herbicide. The disposal of the herbicide and empty containers must be carried out by operatives in a responsible way. Any spillage must be guarded against and if occurring shall be dealt with and cleaned up. All operatives must carry a basic first aid kit.
- The area of work should be protected from the general public during the treatment and use of the herbicide.
- The use of herbicides should be carried out in compliance with the product label instructions.
- Advice on herbicide application should be sought for a BASIS registered advisor

9.4 Other legislation relevant to the control of non-native invasive weeds includes the following.

- Town and Country Planning Act 1990.
- Highways Act 1980.
- Water Resources Act 1991.
- The Waste Management and Licensing Regulations 1994.
- The Landfill (England and Wales) Regulations 2002.
- The Control of Pesticides Regulations 1986 (under the Food and Environment Protection Act 1985).
- The Control of Substances Hazardous to Health Regulations 2001 (COSHH)

10. Benefits of appointing Knotweed Eradication:

- Professional Solutions
- Staged Payments at Fixed Costs
- MAPP Approved Chemicals and Solutions
- Over 20 Years' Experience
- Method Statement
- Risk Analysis
- COSHH Assessment
- Safety Data Sheets

11. Next Steps:

Thank you for giving Knotweed Eradication the opportunity to provide its consultancy services and programme of works. Should you decide to go ahead with our recommendations a full Method Statement Risk Assessment, Safety Data Sheets and COSHH Assessment will be produced for the programme of works for the specific site. Timely and appropriate management of land infested with invasive weed species can avoid excessive costs, potential prosecution and prevent physical damage to buildings and hard surfaces. Our solutions can form part of a normal site clearance, are programmable to meet developer's needs, sustainable over a 3 year period, can avoid haulage and land fill costs and are backed by over 20 years weed control experience.

If you have any further questions, please do not hesitate to contact Gary Andrews on 07976 914692 or email gary@knotweederadication.co.uk

Alternatively, we can be contacted by post at New Inn Farm, Dawson Lane, Leyland, PR25 5DB.

12. Warranty Period

Following completion of a Japanese Knotweed treatment programme, a 5 year warranty period will commence during which time continued monitoring of the site will be undertaken with any reoccurrence of knotweed within the locations specified in this report being treated at no additional cost to the client or subsequent plot owner, subject to the attached terms and conditions. **However, as this site does not contain any Knotweed this does not apply.**

References

Averis, B (2013) *Plant and Habitats*
Published by Ben Averis

Child, L. and Wade, M. (2000) *The Japanese knotweed Manual*
Packard Publishing Limited, Chichester.

Renals, T. and Rene, P. (May 2001) *Code of Practice for the Management, Destruction and Disposal of Japanese knotweed, Version 1.*
The Environment Agency.

PCA Guidance Note “Japanese Knotweed – Guidance for Professional valuers and surveyors” (2022)
PCA Guidance Note “Management of Himalayan Balsam” (2019)
PCA Guidance Note “Root barrier & Japanese Knotweed remediation” (2019)

Web Sites

RICS Guidance Note “Japanese Knotweed & Residential Property 2022”
www.rics.org/uk/upholdeing-professional-standards/sector-standards/valuation/japanese-knotweed-and-residential-property

Property Care Association
www.property-care.org

PCA Code of Practice “Management of Japanese Knotweed” (2018)
www.property-care.org/code-of-practice-knotweed-control

Japanese Knotweed Control Forum
www.ex.ac.uk/knotweed

RHS website ‘Advice/Japanese knotweed’
www.rhs.org.uk/advice/profile?pid=218

Nature Conservation
www.nationaltrust.org.uk/enviroment/htm/nat_con/_fspapers/fs_plant01