

LONGHURST ROAD JAPANESE KNOTWEED & HIMALAYAN BALSAM VALIDATION REPORT

Job Number: IPM 23 1026
Date of Report: 05/10/2023
Client: Great Places Housing Group



INCREASING LAND VALUE

LK
GROUP

DOCUMENT VERIFICATION

Site Address	Longhurst Road, Manchester, M8 8NS		
Job Title	Longhurst Road		
Document Title	Japanese Knotweed and Himalayan Balsam Validation Report		
Job Number	IPM 23 1026	Document Ref.	IPM231026VR
Date Issued	05/10/2023	Report Version	001
Prepared By	Lee Worrall	Signature	
Reviewed By	Dene Marland	Signature	

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1 INTRODUCTION

1.1 Background

The LK Group was asked to provide a survey, management plan and method statement for Japanese Knotweed (JK) and Himalayan Balsam (HB) within the site of the proposed residential property development at Longhurst Road, Blackley.

1.2 Site Details

Following receipt of the intrusive Japanese Knotweed survey by Oliver Brown Ltd indicating the presence of 326m² of Japanese Knotweed on the site. Our survey in 12th August 2020 confirmed the location and quantified the area affected by the infestations.

The Japanese Knotweed present in one location, please see below:

1.2.1 Figure 1: Invasive Plant Survey



Figure 1: Please refer to KMP for full detail of plan

1.3 Plant Description

JK or *Fallopia japonica* is an herbaceous perennial which forms large clumps 1-3 metres high. It is fully dioecious and can reproduce by seed (however not in this country) and by large rhizomes which may reach a length of 5-6 metres. A very small fragment of the rhizome, as little as the size of a finger nail, can potentially regenerate a whole new plant.

The stout stems are hollow and bamboo-like, extend from an erect base and are simple or little branched and glabrous with thinly membranous sheaths. Leaves are broadly ovate, truncate to cuneate at base, abruptly cuspidate, 5-15 cm long, 5-12 cm broad, with petioles 1-3 cm long.

1.4 Legislation

Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981) states that “if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence.” Japanese knotweed is one of the plants listed in the Schedule. Anyone convicted of an offence under Section 14 of the WCA 1981 may face a fine of £5,000 and/or 6 months imprisonment, or 2 years and/or an unlimited fine on indictment.

The Environmental Protection Act 1990 (EPA 1990) contains a number of legal provisions concerning “controlled waste”, which are set out in Part II. Any Japanese knotweed contaminated soil or plant material that you discard, intend to discard or are required to discard is likely to be classified as controlled waste.

The most relevant provisions are in: section 33 (1a) and (1b) which create offences to do with the deposit, treating, keeping or disposing of controlled waste without a licence. Exemptions from licensing are available in some circumstances, and are set out in Schedule 3 to the Waste Management Licensing Regulations 1994 as amended (the WMLR 1994) s.33 (1c) which makes it an offence to keep, treat or dispose of controlled waste in a manner likely to cause pollution of the environment or harm to human health.

Section 34 places duties on any person who imports, produces, carries, keeps, treats or disposes of controlled waste. Waste must be handled responsibly and in accordance with the law at all stages between its production and final recovery or disposal.

Waste must be transferred to an authorised person, in other words a person who is either a registered carrier or exempted from registration by the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991. A waste transfer note must be completed and signed giving a written description of the waste, which is sufficient to enable the receiver of the waste to handle it in accordance with their own duty of care.

The provisions concerning waste transfer notes are set out in the Environmental Protection (Duty of Care) Regulations 1991 (as amended). Failure to comply with these provisions is an offence.

2 METHODOLOGY

2.1 Proposed Management Plan

The proposed works involved the excavation of Japanese Knotweed with the arising being temporarily stockpiled adjacent to the site entrance prior to disposal at licensed landfill by 8-wheel wagon.

As the Japanese Knotweed exists within the root protection areas of 3 trees within cemetery, we will conduct a partial excavation in these areas.

Following excavation, as the Japanese Knotweed also extends beyond the boundary outside of the RPA's we will install a geo-textile root barrier across these areas to prevent future re-infestation from outside of the site.

The works are also followed by a 4-year spraying and monitoring programme where any boundary Japanese Knotweed re-growth is treated with herbicide.

Please see the method statement within this document to provide further details of the method of removal / treatment.

2.2 Summary of works

Works commenced at 8.00am on 29th August 2023:

On site were an LK operative, excavator operator, dumper operator and ecologist.
Nesting bird survey completed.
Delivery of welfare completed.
Delivery of plant completed.
Site CAT scanned for services.
Temporary stockpile area prepared.
Excavation of Japanese Knotweed impacted soils commenced.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 30th August 2023:

On site were an LK operative, excavator operator and dumper operator
Excavation of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 31st August 2023:

On site were an LK operative, excavator operator and dumper operator
Excavation of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 1st September 2023:

On site were an LK operative, excavator operator and dumper operator
Wagon loading of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 4th September 2023:

On site were an LK operative, excavator operator and dumper operator
Excavation of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 5th September 2023:

On site were an LK operative, excavator operator and dumper operator
Excavation of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 6th September 2023:

On site were an LK operative, excavator operator and dumper operator
Wagon loading of Japanese Knotweed impacted soils continued.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 7th September 2023:

On site were an LK operative, excavator operator and dumper operator
Excavation of Japanese Knotweed impacted soils completed.
Installation of geo-textile root barrier commenced.
All works completed at 4.00pm, site left safe and tidy.

Works re-commenced at 8.00am on 8th September 2023:

On site were an LK operative, excavator operator and dumper operator
Installation of geo-textile root barrier completed.
Wagon loading of Japanese Knotweed impacted soils completed.
All works completed at 4.00pm, site left safe and tidy.

2.3 Post Completion

We will continue to monitor the area and treat any Japanese Knotweed boundary re-growth on site for a period of 4 years. We will issue reports and photographs following each visit.

Please note that the root barrier membrane installed to the excavation is not to be disturbed and if there is any inadvertent disturbance or membrane issues, please contact the author of this report so we may look to inspect and repair any damage.

3 APPENDICIES

3.1 Appendix A – Photographs



Preparation of temporary stockpile area



Excavation of intrusive survey stockpiles



100mm scrape of Japanese Knotweed within RPA completed



Excavation of Japanese Knotweed impacted soils



Excavations ongoing



Wagon loading commenced



**Excavation of JK completed****Excavation of JK completed****Scrape of haul road completed.****Scrape of temporary stockpile area completed****Installation of geo-textile root barrier completed****Installation of geo-textile root barrier completed**

3.2 Appendix B – Pre and Post Works Drawings

3.3 Appendix C – Waste Transfer Notes, Licenses and Surveys



KEY

- Site Boundary
- Ownership Boundary
- Area of Japanese Knotweed Removed
- Possible 3m Rhizome Offset
- Geo-Textile Root Barrier Installation

Sampling Locations and features annotated by LK Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Ltd by others, LK Ltd gives no warranty, representation or assurance as to the accuracy of such information.



InvasivePlantCompany
japanese knotweed specialists

Client:

Great Places Housing Group

Site:

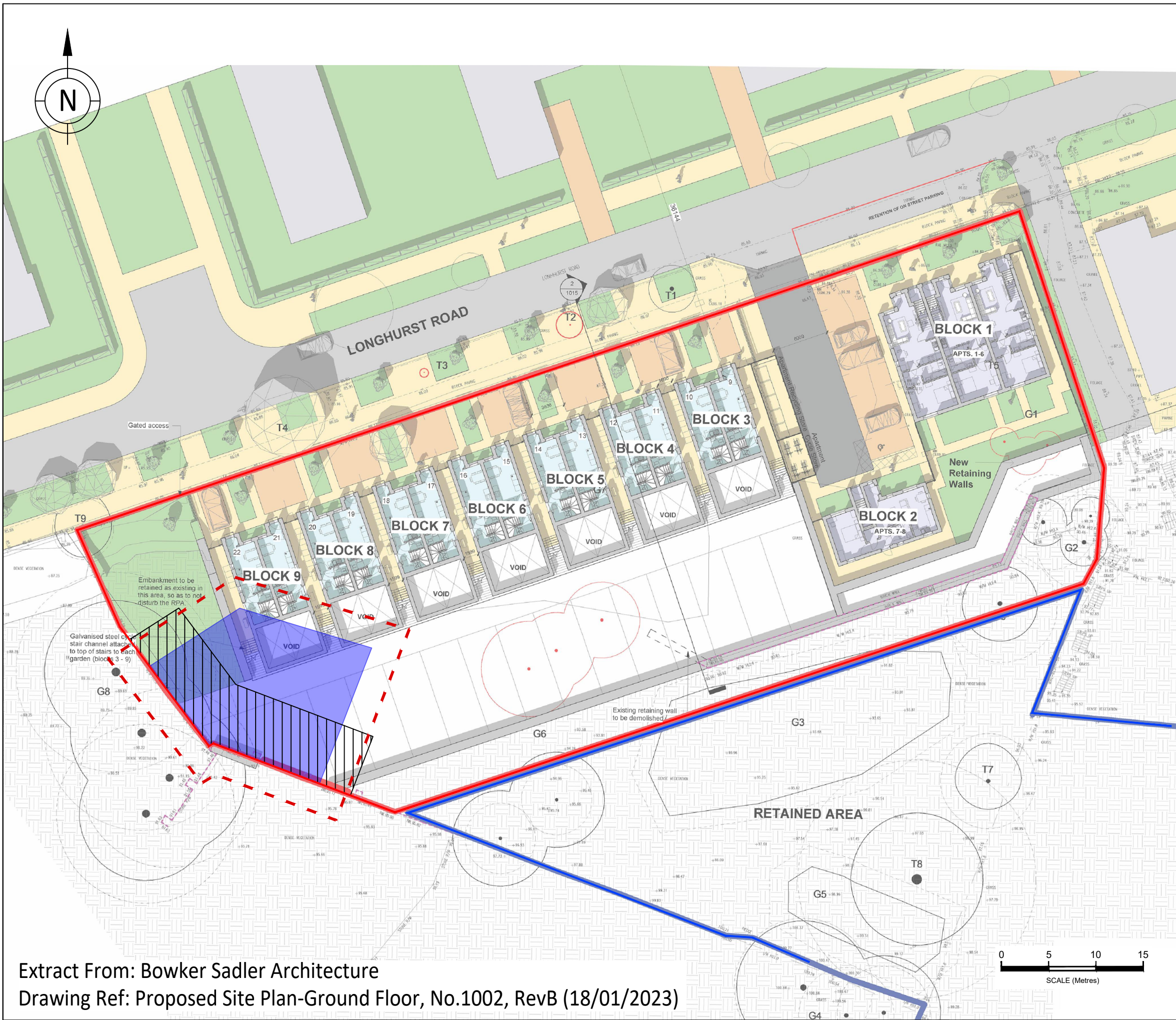
Longhurst Road, Blackley

Title:

Japanese Knotweed Site Plan

Job No.:	IPM 23 1026	Scale (See Scale Bar):	See Scale Bar	Figure:	1	Revision:
Drawn By:	AC	Checked By:	LW	Drawn:		Oct 2023

Extract From: © Google Maps
Drawing Ref: Longhurst Road, Blackley



KEY

- Site Boundary
- Ownership Boundary
- Area of Japanese Knotweed Removed
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- Geo-Textile Root Barrier Installation

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Client: Great Places Housing Group			
Site: Longhurst Road, Blackley			
Title: Japanese Knotweed Site Plan			
Job No.: IPM 23 1026	Scale (See Scale Bar): See Scale Bar	Figure: 1	Revision:
Drawn By: AC	Checked By: LW	Drawn: Oct 2023	

Maher W. MAHER & SONS LTD. Pilsdon Old Hall, Manchester Road, Plinton, Warrington WA5 8EW T: 0161 776 2200 E: enquiries@wmaherandsons.com		CN 342600	
CONSIGNMENT NOTE			
Customer:	LR	Date:	6.9.23
Loaded at:	MR		
Delivered to:	TR		
Driver:	FAIRRIEL	Veh. Reg:	AT31TVU
Tick ☒ 1 x 8 wh. leaf: Off Site Tick ☐ 1 x 8 wh. leaf: Delivered	Material	Material	8
Daywork / Worked	Hours	Travel Time	Total Hours
Foreman or Agent's Signature	1X LOAD 		

CONDITIONS OF SALE: It is essential that all written particulars entered above should be read in conjunction with the consignment note and by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

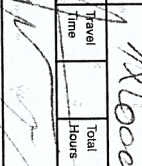
All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and this to be done within the property of supplier until paid in full. All material and this to be done within the property of supplier until paid in full.

THIS IS NOT A WASTE TRANSFER NOTE Form MAH0016 V06 04/15

Maher W. MAHER & SONS LTD. Pilton Old Hall, Manchester Road, Radox, Werrington WA4 6EW T: 0161 776 2200 E: enquiries@wmmaherandsons.com		CN 342653	
CONSIGNMENT NOTE			
Customer:	LK Date: 6.9.22		
Loaded at:	HLR		
Delivered to:	FB		
Driver:	MARIEL	Ven Reg:	MT31 TNU
Tick ☒ 1 x 8 whn. load. Off Site Tick ☐ 1 x 8 whn. load. Delivered	Material JLC W		
Daywork Slitwork Foreman or Agents Signature	Hours Worked Travel Time Total Hours	1 x 10 AM	

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.
 The driver of the vehicle and the consignee shall be responsible for the loading and unloading of the material and the circumstances of delivery must be made to the driver of the vehicle and the consignee immediately.
 All materials and title to same remain the property of supplier until paid for fully.

THIS IS NOT AWARE TRANSFER NOTE From MAH06/16 V05 04/19

Maher W. MAHER & SONS LTD. Filton Old Hall, Manchester Road, Filton, Warrington WA9 8EW T: 0161 776 2200 E: enquiries@wimaherandsons.com					
CN 335930					
CONSIGNMENT NOTE					
Customer:	Lk	Date:	06/09/23		
Loaded at:	Fyfe				
Delivered to:	FB				
Driver:	Don S	Veh Reg:	MK21BXW		
Tick ☒	1 x 8 wh. load. Off Site	Material	76tx, 4		
Tick ☐	1 x 8 wh. load. Delivered	Material	11xload		
Daywork / Hours	Worked	Travel Time	Total Hours		
Foreman or Agent's Signature					
CONDITIONS OF SALE: It is expressly agreed that within particular goods shown should be delivered to the consignee, they shall remain the property of the supplier until payment by the consignee, irrespective of receipt acceptance of the material in good order and condition and subsequent acceptance cannot be accepted. All consignments, whether in respect of material or circumstances of the delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately. All materials and this to same remain the property of supplier until paid in full. THIS IS NOT A WASTE TRANSFER NOTE					
Form MACHUDVTS V.06 04/19					

Maher W. MAHER & SONS LTD. Pickett Old Hall, Manchester Road, Rixton, Warrington WA5 6EW T: 0161 776 2200 E: enquiries@wmmaherandsons.com				CN335928			
Bulk Excavation & Disposal • Ground Remediation Quarried & Recycled Aggregates • Site Preparation							
CONSIGNMENT NOTE							
Customer:	Lk			Date:	06/08/23		
Loaded at:	MCC						
Delivered to:	FB						
Driver:	DAN S			Veh. Reg:	4K218XN		
☐ Tick 1 x 8 wh. load: Off Site	Material			7K1X1			
☐ Tick 1 x 8 wh. load: Delivered	Material			4x load			
Daywork / Sitework	Hours Worked	Travel Time	Total Hours				
Foreman or Agent's Signature							
CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee prior to delivery note, once signed by the driver, and returned to the supplier. The consignee shall be responsible for the material in good order and condition and any complaints concerning same should be accepted. All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately. This material and title to same remain the property of supplier until paid in full.							
THIS IS NOT A WASTE TRANSMITTAL NOTE Form MAH/ODM16 V05 04/19							

Maher CN 342666

W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *8.9.23*

Loaded at: *HCR*

Delivered to: *TR*

Driver: *GABRIEL* Veh. Reg: *MT21TVU*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x60#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

All materials and tils to same remain the property of supplier until paid in full.

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Maher CN 335941

W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *08/09/23*

Loaded at: *MCR*

Delivered to: *FB*

Driver: *DAN S* Veh. Reg: *MV22UWH*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x100#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

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All materials and tils to same remain the property of supplier until paid in full.

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Maher CN 335943

W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *08/09/23*

Loaded at: *MCR*

Delivered to: *FB*

Driver: *DAN S* Veh. Reg: *MV22UWH*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x100#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

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Maher CN 335944

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T: 0161 776 2200 E: enquiries@wmaherandsons.com

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Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *08/09/23*

Loaded at: *MCR*

Delivered to: *FB*

Driver: *DAN S* Veh. Reg: *MV22UWH*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x100#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

All materials and tils to same remain the property of supplier until paid in full.

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Maher CN 342664

W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *8.9.23*

Loaded at: *HCR*

Delivered to: *TR*

Driver: *GABRIEL* Veh. Reg: *MT21TVU*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x60#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

All materials and tils to same remain the property of supplier until paid in full.

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Maher CN 342665

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Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

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Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *8.9.23*

Loaded at: *HCR*

Delivered to: *TR*

Driver: *GABRIEL* Veh. Reg: *MT21TVU*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x60#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

All materials and tils to same remain the property of supplier until paid in full.

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Maher CN 335942

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T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: *LK* Date: *08/09/23*

Loaded at: *MCR*

Delivered to: *FB*

Driver: *DAN S* Veh. Reg: *MV22UWH*

Tick ☒ 1 x 8 wh. load: Off Site Material *JKW*

Tick ☐ 1 x 8 wh. load: Delivered Material *1x100#4*

Daywork / Hours Worked Travel Time Total Hours

Foreman or Agents Signature *[Signature]*

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.

All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

All materials and tils to same remain the property of supplier until paid in full.

THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD/16 V.06 04/19

Customer _____

Loaded at _____

Delivered _____

Driver _____

Tick ☒ _____

Tick ☐ _____

Daywork _____

Sitework _____

Foreman _____

Signature _____

CONTRACT _____

carefully _____

subsequent _____

all capital _____

driver of it _____

ad making _____

THIS IS IN _____

please .

Text Callum

ber Price



Maher's
HERN & SONS LTD.
301 Mill, Moorheiser Road, Riddon, Warrington WA9 6EW
61 778 2200 E: enquiries@wrmaherandsons.com

CN 335906

Excavation & Disposal • Ground Remediation
and Recycled Aggregates • Site Preparation

DISPOSAL NOTE

LK	Date	01/08/23
BLACKLEY		
F2		
x 8 wh. back Off Site	Mat. Reg	MAY224414
x 8 wh. back Off Site	Material	761x1
x 8 wh. back Off Site	Material	1x local
x 8 wh. back Off Site	Material	

AGENTS

Hours Worked	Travel Time	Total Hours	Agent's Signature
			<i>[Signature]</i>
			<i>[Signature]</i>

TERMS & CONDITIONS

1. The above is a summary of the work done and the material disposed of. It is the responsibility of the client to ensure that the material is disposed of in accordance with the relevant regulations.

2. The client agrees to pay the fee for the disposal of the material as shown above.

3. The client agrees to provide the necessary access and facilities for the disposal of the material.

4. The client agrees to provide the necessary information for the disposal of the material.

5. The client agrees to provide the necessary documentation for the disposal of the material.

6. The client agrees to provide the necessary facilities for the disposal of the material.

7. The client agrees to provide the necessary information for the disposal of the material.

8. The client agrees to provide the necessary documentation for the disposal of the material.

9. The client agrees to provide the necessary facilities for the disposal of the material.

10. The client agrees to provide the necessary information for the disposal of the material.

WASTE TRANSFER NOTE

From MAH0215 Y08 Q419

Maher		CN335904
WM JAEVER & SONS LTD. Falcon Dd Hall, Manchester Road, Flixton, Warrington WA5 6EW T: 0161 776 2200 E: enquiries@wmjaterandsons.com		
Bulk Excavation & Disposal • Ground Remediation Quarried & Recycled Aggregates • Site Preparation		
CONSIGNMENT NOTE		
Customer:	LK	Date: 01/08/23
Loaded at:	BLACKLEY	
Delivered to:	FIB	
Driver:	DAN S	Veh. Reg: VV22AXH
Tick ☒ 1 x 8 wh. load: Off Site	Material 7LXVI	
Tick ☐ 1 x 8 wh. load: Delivered	Material 1x local	
Daywork / Sitework	Hours Worked	Travel Time
		Total Hours
Freeman or Agents Signature: [Signature]		

CONDITIONS OF SALE: It is assumed that all written particulars entered above should be complete, correct and true. The consignee, having accepted the delivery note, once signed by the driver, shall remain responsible for the condition of the material and good order and condition and Al complete unloading, storage, handling and disposal of the material under the circumstances of delivery must be made to the satisfaction of the receiver. The driver will be confirmed in writing direct to the receiver that all materials and this to same remain the property of supplier until paid in full.

THIS IS NOT A WASTE TRANSFER NOTE

Form MAJODTB V06 04/18

Maher W. MAHER & SONS LTD. Rixton Old Hall, Manchester Road, Rixton, Warrington WA5 6EW T: 0161 776 2200 E: enquiries@wmaherandsons.com				CN 335903			
CONSIGNMENT NOTE							
Customer:		LK		Date:		01/09/23	
Loaded at:		BLACKLEY					
Delivered to:		FB					
Driver:		DAN S		Veh. Reg:		M1122UW1PD	
☒ Tick 1 x 8 wh. load; Off Site		Material		MIXED			
☐ Tick 1 x 8 wh. load; Delivered		Material		Waste			
Daywork/	Hours	Travel	Total				
Sitework	Worked	Time	Hours				
Signature							
Foreman or Agent's							
CONDITIONS OF SALE: It is acknowledged that all written particulars signed above should be taken as a true and correct statement of the condition and quantity of the material in good order and condition and that the undersigned accept full responsibility for the material in good order and condition and that the undersigned accept full responsibility for the material in good order and condition and that the undersigned accept full responsibility for the material in good order and condition.							
All complaints whether in respect of material or circumstances of delivery must be made to the company immediately.							
All driver of the vehicle and the confirmed in writing direct to the company immediately.							
All materials and this to same remain the property of supplier and paid in full.							
THIS IS NOT A WASTE TRANSFER NOTE Form MAH0016 V.06 04/15							



**MANCHESTER
CITY COUNCIL**

Great Places Housing Group

c/o Ashley Barnes

[sent by email]

Development Team
anna.beesley@manchester.gov.uk

PO Box 532 Town Hall
Manchester M60 2LA

15/08/2023

Dear Ashley,

RE: Licence Extension - Access over Land at Longhurst Road, Manchester

Further to recent correspondence relating to the above site, please find set out below the terms of a licence.

Licensor	Manchester City Council
Licensee	Great Places Housing Group
Land	The Licence agreement is for the Land edged red on the plan appended hereto.
Use	A Licence to allow the Licensee, its employees, representatives, contractors or subcontractors to use and occupy the Land for the purposes of removing invasive weeds and small trees (subject to obtaining any necessary planning consent).
Period	The original Licence period was from 01/06/2023 – 31/08/2023 Licence extended to cover the period 01/09/2023 – 30/09/2023
Acknowledgement Fee	A Licence fee of £1 shall be payable if so demanded.

Indemnity	The Licensee will indemnify the Council against any claims in respect of any actions, loss, damage, liabilities or injuries to persons or damage to properties, arising out of the use of the land/building caused either directly or indirectly as a result of the action or non-action of the Licensee, its employees, representatives, contractors or sub-contractors. Furthermore, it is understood that you/your agents will enter onto the land at your/their own risk. In this respect, the Licensee will be required to provide third party public liability insurance cover to the minimum of £10,000,000. A copy of the insurance certificate will be required by the Licensor.
Reinstatement	On completion of the surveys the Licensee will reinstate any damage to the Land to the satisfaction of the Licensor.
Nuisance	The Licensee will ensure that all reasonable steps are taken to prevent any nuisance being caused to adjoining owners and the public generally, as a result of the use of the Land.
Termination	The Council reserves the right to terminate the Licence forthwith and without any notice for any breach of the Licence terms.
Other conditions	The Licensee shall:- - Ensure that the access is carried out with the minimum disturbance to the general public. - Agree unreservedly that the grant of this Licence shall not be construed as a legal estate or interest. - Comply with any request made by the Licensor relating to the use of the land made in writing or verbally by a duly authorised officer of the Licensor. - Be responsible for obtaining any necessary consents that may be required for this temporary occupation and will comply with all statutory and bye-law requirements. - Ensure that the site is securely locked after the

	survey has been undertaken.
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I trust the above terms and conditions are satisfactory to you and should be obliged if you would sign and return the duplicate letter to indicate your acceptance of the same to Manchester City Council.

I look forward to hearing from you; however please do not hesitate to contact me on the above email if you have any queries.

Yours sincerely,



Anna Beesley
Development Surveyor
For Head of Development

To: Head of Development

I hereby agree to the terms and conditions outlined above.

Signed:  Date: 22/08/23

Signed on behalf of Great Places Housing Group

29th August 2023

Our Ref: P.1904.23

Lee Worrell
LK Remediate Ltd
Unit 29, Eton Business Park
Eton Hill Road
Radcliffe
Manchester
M26 2ZS

Dear Mr Worrell,

Re: Nesting Bird Survey, Longhurst Road, Blackley, Manchester M9 8NS

Following receipt of your instructions, the above site was attended on 29th August 2023 by Mrs Liz Kenyon BSc (Hons) to carry out a nesting bird check on the trees that is present throughout the site that will be removed to accommodate the development proposals. Weather conditions were mild (13°C) with a F0, Beaufort scale calm, ²/₈ cloud cover and dry at the start of the inspection.

These weather conditions were suitable for assessing if any nesting birds were present within the trees and scrub. The trees could be assessed fully from ground level with the aid of close focusing binoculars during the inspection. The weather conditions and time of year the survey was carried out is not considered a limit to the conclusions of the letter report.

The trees that are to be removed were observed from various vantage points by Liz Kenyon. Following the observation, the trees were then searched for active nests. All trees due to be removed to accommodate the works could be fully accessed and observed throughout the survey and it is not considered a limitation to the conclusions of this letter report.

The trees in question are shown on the following photographs.

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment



Photograph 1: Elder tree to the west of the site.



Photograph 2: Sycamore trees to the western sector of the site.

Results

A very **low** level of bird activity was noted on the site and no active nests were observed. The majority of the bird activity occurred within offsite trees to the south of the site within St. Andrews Church grounds. Bird species observed included blackbird, wood pigeon, magpie, great tit, robin and crow. Chiff chaff we also noted resting within the elder on site und using the tree to move between the site and the wilder landscape.

Conclusions

There was a very **low** level of bird activity on the site and no active nests were located. Birds were noted resting within offsite trees and flying over the site to surrounding habitats.

Due to the time of year and the bird activity on the site, the survey is valid for 48 hours from the date of the survey being carried out. If further vegetation clearance works are required within the bird nesting period March to August inclusive; a further breeding bird survey will be required to be conducted by a suitably qualified ecologist.

Yours sincerely

Liz Kenyon

Ascerta

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Avoidance of Harm to Hedgehog and Other Wildlife During Construction

Longhurst Road,
Blackley, Manchester
M9 8NS
Ref: P.1904.23

August 2023

Revision	Date	Description

P.1810.23

**Avoidance of Harm to Hedgehog and Other Wildlife
During Construction**

for

Longhurst Road, Blackley, Manchester M9 8NS

For

LK Remediate Ltd

August 2023

Document Author	Liz Kenyon BSc (Hons)
QA Review & Approval	Ciaran Power – Operations Manager

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Appendix 2	Ecological Compliance Register

EXECUTIVE SUMMARY

The purpose of this report is to identify the impact to Hedgehog and other wildlife (including small mammals, badger and amphibians) in regard to any works within the site and to provide avoidance, mitigation or compensation measures to ensure completion of these works without the risk of disturbing these species.

Based on the findings following the site visits, Reasonable Avoidance Measures have been prepared to ensure no harm to the above species. These include the following:

1. Vegetation clearance applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C;
2. The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site;
3. The cut vegetation should be remain at the mown length
4. Existing tracks should be utilised for vehicle movements where possible;
5. Any hedgehogs or other wildlife (including small mammals and amphibians) within the works area will be captured and moved to a predetermined receptor area by the ECoW; (GCN cannot be moved without a licence unless they are in imminent danger of death or harm if left in place);
6. Throughout the works all trenches must be covered at night or ramps provided to prevent GCN from getting stuck;
7. Construction material will be stored on pallets to avoid creating habitat for GCN;
8. To comply with legislation protecting nesting birds, clearance of any vegetation or the demolition of buildings should ideally be undertaken outside of the nesting bird season that is considered to run between 01 March to 30 August inclusive, unless it is established that nesting birds are not present via an appropriately timed ecological nesting bird check; and
9. If GCN are noted at any time throughout the clearance works, all works must cease and Ascerta (0845 463 4404) contacted.

Provided that the above measures are secured, it is considered that, hedgehogs and other wildlife will not be harmed by the proposals.

1.0 Introduction

- 1.1** Ascerta has been instructed by LK Remediate Ltd to produce a Reasonable Avoidance Method Statement for hedgehog and other wildlife (including small mammals, badger and amphibians) for Longhurst Road, Blackley, Manchester M9 8NS (hereafter referred to as the site).

2.0. Precautionary Working Methods

Prior to the start of works, all site operatives working within the site will receive a Tool Box Talk (TBT) by the Ecological Clerk of Work (ECoW). The TBT will include information on the ecology, identification and legislation, where relevant, related to hedgehog and breeding birds. All operatives must sign a register to confirm they have received the TBT and understand the legal protection of these species once the TBT has been given.

The following will be undertaken to ensure no harm to GCN during the works:

1. The vegetation clearance will be undertaken at a slow walking pace and using directional clearance from the centre of the site to the boundaries. The clearance method will encourage any active hedgehog and other wildlife to move towards connecting and retained habitat surrounding the working area. This directional cutting applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C.
2. The cut material will be chipped and placed in discrete piles outside the working areas or removed from the site. Where this is not possible, cut vegetation is to be chipped and spread thinly across the site as instructed by the ECoW.
3. Existing tracks should be utilised for vehicle movements where possible. Where new vehicle routes or tracks are required, the ECoW will recommend on appropriate measures to be undertaken prior to vegetation clearance for track construction.
4. Any hedgehog and other wildlife found within the works area will be captured and moved to a predetermined receptor area by the ECoW; If GCN are found during the works when the ECoW is not present, all works must cease and Ascerta (0845 463 4404) contacted. GCN cannot be moved without a licence unless they are in imminent danger of death or harm if left in place (<https://www.gov.uk/guidance/great-crested-newts-protection-surveys-and-licences>).
5. Throughout the works all trenches and holes will be covered at night or ramps provided to prevent hedgehog and other wildlife from getting stuck. Larger pipes should also be covered at night to prevent badger from getting stuck;
6. Construction material will be stored on pallets to avoid harm to hedgehog and other wildlife.

To comply with legislation protecting nesting birds, clearance of any vegetation or the demolition of buildings should ideally be undertaken outside of the nesting bird season which is considered to run between March to August inclusive. Should this not be feasible, all areas of suitable nesting bird habitat will be inspected by the ECoW to determine the presence / absence of any nesting birds (including ground nesting species) prior to any clearance. In the event of an active nest being identified, a temporary exclusion zone would need to be placed around the nest in which works would be put on hold until the nesting attempt has finished, which may be several weeks. Safe working distances will be determined by the ECoW and the distances will be dependent upon the bird species present.

Appendix 1

Precautionary Method of Works (PMoW)

Actions to be taken prior to the commencement of works

Prior to works commencing on the site, the following hedgehog and other wildlife Reasonable Avoidance Measures will be implemented. If works have not commenced on site by August 2024, an updated survey is advised to confirm the details of the PMW are still appropriate.

	Works	Methods	Timing	Person Responsible	Person Required to carry out the work	Completed (Name, Company and Signature)
1	Ecological Toolbox Talk	Talk to site operatives and contractors explaining hedgehog and other wildlife (including small mammals, badger and amphibians) ecology, responsibilities and work methods. The initial talk to be given by the ECoW / Ecologist and subsequent talks to be given by the Environmental Champion.	Prior to works	Main site contractor	ECoW/ Ecologist	

	Works	Methods	Timing	Person Responsible	Person Required to carry out the work	Completed (Name, Company and Signature)
2	The vegetation clearance.	The vegetation clearance will be undertaken at a slow walking pace and using directional clearance from the centre of the site to the boundaries. This directional cutting applies to all habitats cleared in daytime air temperatures above 5°C. Works must be avoided in cold temperatures or if prior overnight temperatures have been less than 1°C. The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site. Where this is not possible, cut vegetation is to be chipped and spread thinly across the site as instructed by the ECoW.	Prior to works	Developer/ Main site contractor	Ecologist	

	Works	Methods	Timing	Person Responsible	Person Required to carry out the work	Completed (Name, Company and Signature)
3	The cut material is to be chipped and placed in discrete piles.	The cut material is to be chipped and placed in discrete piles outside the working areas or removed from the site. Where this is not possible, cut vegetation is to be chipped and spread thinly across the site as instructed by the ECoW.	Prior to works	Main site contractor	Main contractor	
4	Utilise existing tracks to access the site.	Existing tracks should be utilised for vehicle movements where possible. Where new vehicle routes or tracks are required, the ECoW will recommend on appropriate measures to be undertaken prior to vegetation clearance for track construction.	Prior to works	Main site contractor	Main contractor	

Actions to be taken during the construction phase

The following Measures will be implemented during the construction phase:

Works	Methods	Timing and Frequency	Person Responsible	Person Required to carry out the work	Completed (Name, Company and Signature)
Monitoring/ site inspections	All protective fencing and exclusion barriers will be checked weekly and repaired where necessary. The protective buffers will be walked weekly, and any signs of protected species will be reported to the ECoW.	Throughout construction/ weekly	Main site contractor	Main contractor	
Excavation of Trenches	All steep-sided excavations will be covered overnight or fitted with ramps to prevent any hedgehogs and other wildlife from getting trapped within them; these will be checked to make sure they are in place at the end of each day.	Throughout Construction/ daily as appropriate	Main site contractor	Main contractor	
Pipe work	Any exposed open pipe systems will be capped to prevent and hedgehog and other wildlife gaining access. These will be checked to make sure they are in place at the end of each day.	Throughout Construction/ daily as appropriate	Main site contractor	Main contractor	
Water Sources	Water sources will always be safeguarded.	Throughout construction	Main site contractor	Main contractor	
Fires and Chemicals	Fires and chemicals will not be used within 20 metres of suitable hibernacula features.	Throughout construction	Main site contractor	Main contractor	
Pile driving, Loud Noise and Vibration	No pile driving will take place within 100m of suitable hibernacula features. Disturbances, such as loud noise or vibrations, that might agitate hibernating GCN.	Throughout construction	Main site contractor	Main contractor	
Consideration to wildlife	Staff will remain vigilant throughout works. Should any protected species be encountered during the works, works will cease and advice will be sought immediately from the appointed Ecologist.	Throughout construction	All site staff	All staff	

Appendix 2

Ecological Compliance Register

To be signed by all contractors to say they have read the read and understand the PMoW and toolbox talk.

[illegible]