

Invasive Weed Status Report

**Bridgestone
Construction**
Milliner's Wharf
Munday Street
off Pollard Street
Manchester
M4 7BD

29th January 2023

Knotweed Eradication

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**KNOTWEED
ERADICATION**

Specialist Weed Control &
Site Vegetation Clearance



Date	29 th January 2023
Inspected by	G Andrews
Checked by	S Crowther
Authorised by	G Andrews

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 Milliner's Wharf – Munday Street, Manchester

As a division of Helmrig Ltd, Knotweed Eradication has been involved in the management and treatment of invasive weed species for over 18 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 November 2022 Knotweed Eradication was commissioned by David Hardman to undertake an inspection of the plot of land at Milliner's Wharf, Munday Street, Off Pollard Street, Manchester.

The purpose of the inspection was to identify any invasive weed 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 site was inspected by Gary Andrews (PCA-Certified Surveyor Japanese Knotweed) on Tuesday 29th November 2022 after the end of the expected growing season.

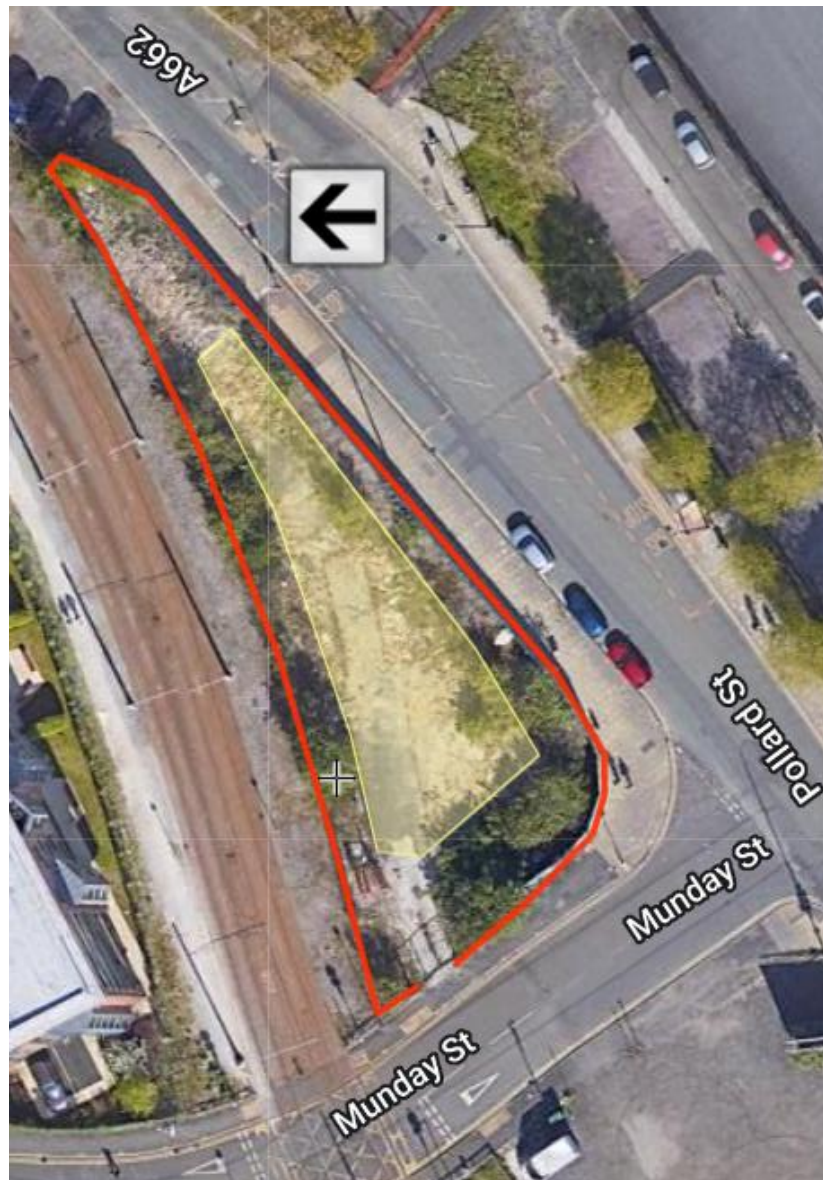
The site has been partially cleared of vegetation and it was evident that there had been ground disturbance take place with the soil having been turned over during the archaeological exploration works. This meant there was no vegetation within the main area of site to observe.

During the walkover inspection there was no visible evidence of Japanese Knotweed crown material or rhizomes found within the disturbed ground or around the site perimeter where there is still vegetation in place including a significant amount of Buddliea. This does not mean that we can say categorically the site is clear of Knotweed but at present there is no visible evidence of Knotweed growing within the site. If during any future development works Knotweed becomes apparent then this will need to be addressed immediately and appropriately.

Please accept this document as confirmation that currently there is no visible evidence of Japanese Knotweed adversely affecting this plot of land.

Gary Andrews
Commercial Director
Helmrig Ltd
Knotweed Eradication

Site Map



- Site Boundary
- Rhizome Buffer Zone
- Japanese Knotweed within site
- Archaeological works area
- Japanese Knotweed beyond site
- Himalayan Balsam
- Giant Hogweed
- Other as identified within report



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Client: Bridgestone Construction
Site: Millner's Wharf, Munday Street, Manchester
Scale: NTS

Photographs of Findings



Photo 1: Front of site



Photo 2: Site through entrance gate

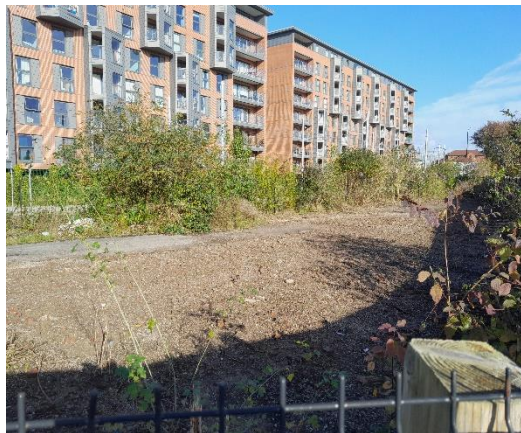


Photo 3: Site overview



Photo 4: Ground disturbance



Photo 5: Cut vegetation adjacent entrance



Photo 6: Vegetation at far end of site

RICS Japanese Knotweed Management Categories Framework (23.3.22)

The new assessment framework is not only for use when valuers report to lenders but it is also intended to support the decision-making process across the range of inspection and surveys carried out by RICS members. It also enables the valuer or surveyor to carry out a structured assessment that leads to an objective categorization of any given infestation.

The RICS Management Category assessment framework is intended to provide guidance but should not be regarded as definitive. The valuer or surveyor must use their professional judgement when faced with circumstances that do not fit neatly into the framework and apply whichever Management Category they consider appropriate.

