



Jason New
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WC2A 3HP

DATE: 2nd February 2026
SITE: Red Bank & New Town Residential
REFERENCE: UES05220/01

INVASIVE SPECIES LETTER OF FINDINGS

I am writing to provide an update following the invasive non-native species walkover survey at Red Bank & New Town Residential, Dantzic Street, Manchester. The survey was undertaken by United Environmental Services (UES) Ltd on 27th January 2026. Surveyors included:

- Josh Howard BSc, UES Field Ecologist. Josh holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake UKHab and national vegetation classification (NVC) surveys.
- Niall Doherty BSc, UES Assistant Ecologist.

The survey area encompassed all of the land within the development footprint (see Appendix 1 – Site plan) in order to identify any invasive non-native botanical species, in particular Japanese knotweed *Fallopia japonica* which has previously been identified on site.

No invasive species were recorded on site during the survey. The Japanese knotweed previously identified as part of TEP's phase 1 walkover survey in March 2021 (document reference: 9082.017) has been managed as per LK Group's Japanese knotweed validation report (document reference: PM231042), and as such, is no longer present onsite.

If you have any further queries, please do not hesitate to contact myself or another member of staff at UES.

Yours sincerely,

Josh Howard BSc,
Field Ecologist
United Environmental Services Ltd

Appendix 1 – Site plan



Red Bank, Manchester

Site Plan

— Site boundary

