

Land at Kelbrook Road – Sheldon’s Bakery (143634/FO/2025)

Invasive Non-Native Species – Method Statement

Introduction

The Land at Kelbrook Road, Manchester is subject to a planning application for the construction of a new bakery facility for Sheldon’s Bakery. As part of the planning application, a Preliminary Ecological Appraisal (PEA) site survey was carried out by SESS in 2023.

The PEA identified a small stand of Japanese knotweed (*Fallopia japonica*) in the southwest corner of the site, as indicated by Target Note 1 on the image below. No other Invasive Non-Native Species (INNS) were identified on site during the walkover survey, although it was acknowledged that other small stands of INNS could easily have been missed within the dense areas of scrub vegetation.

Given the period of time between the undertaking of the PEA survey and the likely start of works on site, it is possible that further stands of INNS could be present on site.

A pre-commencement condition has been drafted by Manchester City Council which states:

“Prior to the commencement of development (including ground works and vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme.”

Reason - To prevent the spread of invasive species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

Etive Ecology Ltd were instructed to prepare a Method Statement in relation to INNS and the implementation of the proposed development.

Pre-commencement

Prior to the commencement of any works on site, an INNS walkover survey will be undertaken of the whole red line site boundary. This will comprise an ecologist walking the whole of the site in a methodical fashion (grid format), to ensure that all land is visually inspected.

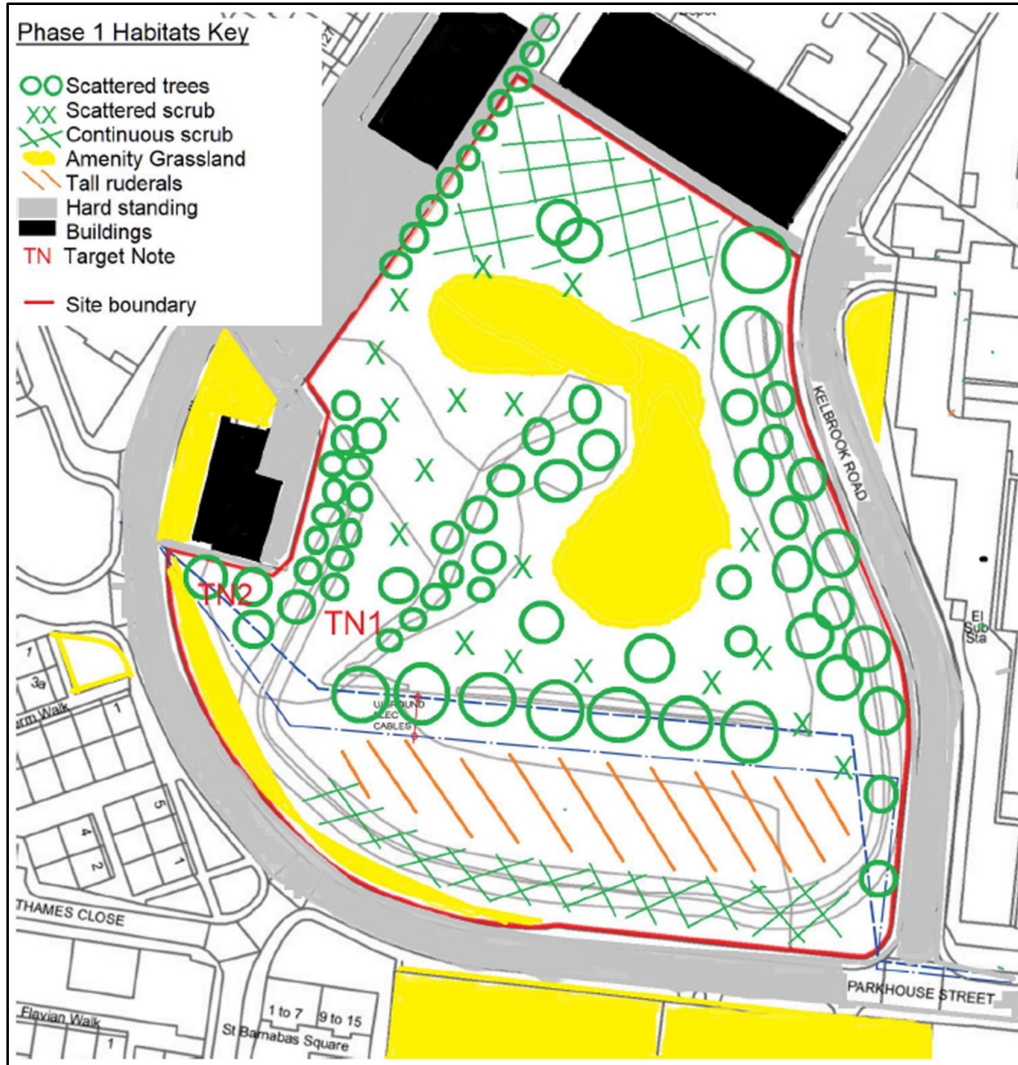
The ecologist will be able to identify any stands of Japanese knotweed during the winter period, by looking of the characteristic stems from the previous year. Other INNS such as Himalayan balsam will not be readily identifiable outside of the growing season but have not actually been recorded on site to date.

The ecologist will record all occurrences of INNS within the site boundary. Each occurrence will be documented with a grid reference, photographs and the area of coverage. A map will be prepared and shared with the site clearance and construction teams.

Any Japanese knotweed that is identified on site will be demarcated with a 7m buffer around the edge of the stand. The buffer will be marked by metal rods and hazard marker tape. No access or



excavations within this 7m zone will be permitted until such time as one of the eradication measures detailed below are implemented.



During Construction

Areas of vegetation and existing habitats that are to be retained as part of the approved scheme, will be clearly demarcated prior to the start of works and will not therefore be disturbed during the Construction Phase.

Area of retained vegetation will be subject to inspection in May and July of 2026, to identify the growth of any INNS that would not have been visible during the pre-commencement survey. Any occurrences of INNS identified during this survey will be recorded as previously described and appropriate buffers applied.

To avoid the accidental spread of any INNS either onto site or off-site it is recommended that all soils are retained on site where possible and that any imported soils are obtained from reputable sources

and subject to certification over the absence of INNS such as Japanese knotweed.

Post Construction

A post-construction INNS survey will be undertaken approximately 12 months from the completion of the scheme (including any landscaping works). The survey will require a suitably experienced ecologist to walk the entire site and to search for any INNS.

The ecologist will record all occurrences of INNS within the site boundary. Each occurrence will be documented with a grid reference, photographs and the area of coverage. A map will be prepared and shared with the site operational and maintenance teams.

Any INNS present post-construction will be subject to the appropriate eradication measures as detailed below.

Eradication Methods

The following methods are recommended for the eradication of INNS if/when they are found to be present within the application site boundary:

Japanese Knotweed

- Install a 7m exclusion zone around the above-ground stems to prevent accidental spread.
- Use an appropriate herbicide (such as Glyphosate) and apply to green foliage during the growing season.
- At least 2 x applications are recommended; May/June and July/August.
- Only when no regrowth is found the following year can the species be considered eradicated.
- Alternatively, stem-injection could be undertaken, requiring a specialist contractor.

Himalayan Balsam

- Install a 2m exclusion zone around the stems to prevent accidental spread.
- Hand pulling of stems during the growing season. Stems can be left where they fall.
- Recommend hand-pulling every 4-6 weeks during the period May to September.

Cotoneaster / Rhododendron / Other garden escapes

- Cut above-ground stems and chip or burn the woody material.
- Dig out all root material and chip or burn.
- Chippings or ash should be retained on site.

Timing of Works

A precise works programme has not been prepared at the time of writing but they are likely to be implemented from February/March 2026 onwards. Therefore the pre-commencement survey would be required at this time.

Consideration will also be given to the nesting bird season, which runs from March to August inclusive. Normally INNS do not present suitable nesting sites but care should still be taken when undertaking any eradication work during this period.

Roles and Responsibilities

The following roles and responsibilities are defined:

Suitably Experienced Ecologist

- Undertaking the pre-commencement survey.
- Undertaking INNS surveys during the construction phase.
- Undertaking the post-construction INNS survey.
- Identifying and recording all occurrences of INNS within the site boundary.
- Disseminating INNS information to the client/contractor.

Developer / Contractor

- Marking out the required working area on site.
- Ensuring all site workers are made aware of the presence of INNS on site and updating them if/when further occurrences are found.
- Appoint a suitably experienced contractor to undertake eradication works.
- Ensure that their Principal Contractor and all sub-contractors respect any exclusion zones around INNS.
- Advise the ecologist if any further INNS are suspected on site.

Prepared by: Russell Grey

Issued on: 14th January 2026