

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Invasive Species Method Statement

Mold Road, Gwersyllt,
Wrexham LL11 4AF
Ref: P.1812.23

October 2023

Rev	Date	Details

Ascerta

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Invasive Species Method Statement

For

ASC Real Estate Investments

18 October 2023

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QA Review & Approval	Ciaran Power – Operations Manager

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Appendix 1 *Drawing P.1812.23.E01 Invasive species location plan*

Appendix 2 Timetable for Invasive Species Treatment

1.0 Introduction

- 1.1 Ascerta has been instructed by ASC Real Estate Investments to prepare an Invasive Species Method Statement for the land at Mold Road, Gwersyllt, Wrexham LL11 4AF (hereafter referred to as the site). The site OS grid reference is SJ315538 and the what three words location is ranch.gains.shaped. The site location is shown below:



Site location

- 1.2 The site was visited in March 2023 and on 26th September 2023, to determine the extent of invasive species cover at the site and provide a method statement for the control of the species identified. This report sets out the details of the existing invasive species on-site (Japanese knotweed (*Fallopia japonica*)) and provides a management plan for the control of the species. Associated drawings can be found within the appendices of this report.

Japanese knotweed was previously identified within the eastern section of the site and removed by excavation in June 2019, with a 6m exclusion zone and all material was excavated until no plant material could be noted, an additional depth of 0.6m was then also dug to ensure the removal of all material. All plant material and soil were removed by a licenced contractor.

- 1.3 Prior groundworks or any earthworks within the site an updated survey for invasive species will be required to check if there has been any further spread of the species and to confirm the locations of the invasive species recorded. If works have not commenced by September 2024 a full updated ecological survey to include the invasive species will be required.

2.0 Site Description and Legislation

- 2.1 The site lies adjacent to Mold Road (A541) to the north of Wrexham and is bound by retail/industrial premises and Daisy Field to the northern site boundary. Within the surrounding landscape lies agricultural land, residential dwellings residential dwellings and areas of woodland. The areas of invasive species identified in September 2023 are presented on drawing P.1812.23.E01 (*Appendix 1*).
- 2.2 Japanese knotweed is located to the west of the site (photograph 1) as marked on drawing P.1812.23.E01.



Photograph 1: Stands of Japanese Knotweed, September 2023

3.0 Japanese Knotweed Method Statement

- 3.1 All Japanese knotweed should be isolated prior to site clearance. The Japanese knotweed should be fully excavated, to a depth of 3m to ensure all material is removed, including 3m of earth surrounding the plant to ensure all the rhizome root material has been removed. This can be done at any time of year. Alternatively, if timescales allow the Japanese knotweed can be controlled through stem injection of herbicide to reduce the impact on native species within the vicinity. The areas will be fenced off and no building works will occur in this exclusion zone until it is confirmed that Japanese knotweed has been successfully eradicated from this zone by chemical treatment. An appropriate notice will be placed on the fence informing the workforce that a Japanese knotweed exclusion zone lies within the fenced area (see appendix 4 for notice example).
- 3.2 If the Japanese knotweed is to be controlled by herbicide injection, the plants will first be stem injected with glyphosate in July.
- 3.3 The site will be treated with stem injection glyphosate again in September to ensure all Japanese knotweed is treated including any regrowth or any stands missed during the initial treatment.
- 3.4 As off-site habitats are likely to have Japanese Knotweed infestation, regular checks for this species will be required, with an ongoing treatment programme. This would occur as part of the landscape management requirements for the site and would most likely involve a check for and treatment of Japanese knotweed between April and July annually. If no Japanese knotweed is found on the site within a two-year period following the herbicide treatment, the site can be considered cleared of Japanese knotweed for development purposes.
- 3.5 If any Japanese knotweed is recorded during these checks, it will be treated by excavation or using stem injection of herbicides by suitably licensed contractors.
- 3.6 Once the exclusion zone has been declared free of Japanese knotweed and any other invasive species, it should be re-vegetated appropriately to maintain a dense vegetation covering that will limit the potential for re-invasion by Japanese knotweed and other undesirable plant species.

4.0 Conclusions & Recommendations

- 4.1 Japanese knotweed is present on the site and need control prior to works commencing to avoid risk of spreading the invasive species in the wild.
- 4.2 The Japanese knotweed will be fenced off prior to treatment. The Japanese knotweed will be excavated or treated in July and September with herbicide stem injection by a suitably experienced contractor licensed to control invasive species near water. All removed material will be disposed of at an appropriate landfill site as controlled waste. The timetable for treatment of these three species is presented in Appendix 2.
- 4.3 As stands of Japanese knotweed are likely to exist off-site, annual checks will be undertaken for these species and any found within the site will be controlled as required by suitably qualified contractors. Full details of ongoing monitoring and management can be provided in a Landscape Management Plan for the site.
- 4.4 It is recommended that the surrounding land is checked for invasive species. If any are found the owners of the adjacent land should be advised to control any invasive species on their land at the same time and potentially placed on legal notice of liability. If an invasive species spreads from the adjacent land back onto the site, owners of the adjacent land could be liable for costs of controlling invasive species on the Mold Road site.

Appendix 1



KEY

- Survey area
- Location of Japanese Knotweed

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:

ASC Real Estate Investments

PROJECT:

Mold Road, Gwersyllt

DRAWING TITLE:

Invasive species location

SCALE: NTS@A3	DRAWN BY: LK	DRAWING No: P.1812.23.E01
DATE: 17/10/2023	CHKD BY: CP	REV: -

Appendix 2

Timetable for Invasive Species Treatment

Date	Japanese Knotweed
July	Excavation of all plant and root material by digging (can be carried out at any time of the year). Stem injection with chemical herbicide can be used as an alternative as agreed by the Environment Agency.
September	Stem injection with chemical herbicide
Following the first frost	
From July (for 3-5 years)	Continue monitoring the site and treat any new growth. (Until a 12-month period in which no growth is observed).