

JAPANESE KNOTWEED SURVEY REPORT

Site: Land adjoining the ‘Premier Inn,’ Jacques Way, Wrexham, LL11 2BY

Report by: Daniel Cheetham

Authorised by: Iestyn Jones (PCA Certified Surveyor)

Recorded by: Daniel Cheetham

Prepared for: Joseph O’Donnell

Subject matter: Japanese Knotweed

Inspection Date: 27/03/2018

Job: JKRW/4401

Client email: jo’donnell@castlemeadgroup.co.uk

INDEX

1. Introduction	Page 3
2. The background to the survey and the issues	Page 4
3. The technical investigation	Page 5
4. The opinion	Page 6-7
5. Recommended Action	Page 8-9
6. Map & Photographic Evidence	Page 10-12
7. Declaration	Page 13
8. PCA Certificate	Page 14
9. Statement of truth	Page 15
10. Biosecurity Information	Page 16
11. Terms & Conditions	Page 17
12. Legal	Page 18

1 INTRODUCTION

1.1 Formal Details

Iestyn Jones has prepared this report. I am the principal consultant at Japanese Knotweed Removal Wales, a Japanese Knotweed Removal consultancy based in Wales. We undertake the surveying of land for development and specialise in Japanese Knotweed removal. This report has been prepared to advise the client if they have Japanese Knotweed and the cost involved in eradicating it.

1.2 Instructions

I have been instructed to undertake a report to confirm the presence of Japanese Knotweed on site.

1.3 Disclosure of interests

I have no actual or potential conflict of interests in connection with any of the parties, witnesses, advisors or contractors which might be thought to influence the opinions expressed in this report. I can act independently and report only the facts as they are presented to me. Once I have issued this report my work is completed until I receive further instructions.

2 THE BACKGROUND TO THE SURVEY

2.1 The relevant parties

This report has been prepared at the request of Joseph O'Donnell for land adjacent to the 'Premier Inn,' Jacques Way, Wrexham, LL11 2BY.

2.2 The assumed facts

This report has been prepared in accordance with "Managing Japanese Knotweed on Development Sites, the Knotweed Code of Practice" written by the Environment Agency.

2.3 Any issues to be addressed

This survey is to confirm or refute the presence of Japanese Knotweed on the site and establish the extent of the infestation.

The results of the Japanese Knotweed survey undertaken show evidence of Japanese Knotweed in 2 areas of the property, (JK1 & JK2). *

*Please see map for details.

2.4 The assumptions adopted

It is assumed that this document will be made available to all parties concerned including the vendor and surveyors acting for any parties involved with the property.

3 TECHNICAL INVESTIGATION

3.1 Evaluation

- The site surveyed is an area of Land adjacent to the ‘Premier Inn,’ Jacques Way, Wrexham, LL11 2BY.
- The area surveyed is a bare development site, previously a scrap-yard.
- There is evidence of Japanese Knotweed in two areas within the boundary.

3.2 Detailed evaluation

- The site is a development plot, the client wishes to utilise the area for residential housing. Access to the site is via main gate situated behind the hotel.
- There is a heavy infestation of Japanese Knotweed along the fence to the south perimeter with further rhizome fragments seen 20 metres from the south fence (JK1).
- Area JK2 has two small roots 2-3 metres from the west boundary.
- With the area having previously been cleared there is a risk that further JK may become evident during spring/summer. This will require further monitoring throughout the growing season.

4 THE OPINION

4.1 REF:

The opinion is based on the document *Managing Japanese Knotweed on Development Sites* – the Knotweed code of practice written by the Environment Agency.

4.2 RICS Risk Categories

	Description
4	Japanese Knotweed is within 7 metres of a habitable space, conservatory and/or garage, either within the boundaries of this property or in a neighbouring property or space; and/or Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences. Further investigations by an appropriately qualified and/or experienced person are required.
3	Although Japanese Knotweed is present within the boundaries of the property, it is more than 7 metres from a habitable space, conservatory, and/or garage. If there is damage to outbuildings, associated structures, paths and boundary walls and fences, it is minor. Further investigations by an appropriately qualified and/or experienced person are required.
2	Japanese Knotweed was not seen within the boundaries of this property, but it was seen on a neighbouring property or land. Here, it was within 7 metres of the boundary, but more than 7 metres away from habitable spaces, conservatory and/or garage of the subject property.
1	Japanese Knotweed was not seen on this property, but it can be seen on a neighbouring property or land where it was more than 7 metres away from the boundary.

I assess this property as falling into **Category 4** as the intention is to develop directly on the infested areas

The following comments are given in relation to the usual liabilities that may arise for owners of property affected by Japanese Knotweed.

4.3 Damage to buildings, structures & hard surfaces

The site currently has no buildings or structures in situ.

4.4 Private nuisance resulting from encroachment to or from adjoining land

The infestation of Japanese Knotweed is mainly on the property. We recommend biotech membranes on any properties being built within 10-15 metres of any area affected by JK.

4.5 Mortgage security

Many mortgage lenders decline mortgages on property infested with Knotweed. Some also decline where properties do not contain Knotweed but adjoin properties that do. However, many take a more pragmatic view and will lend if a reputable specialist firm able to provide appropriate guarantees is carrying out Knotweed treatment. When trying to secure a mortgage against a property infested with Knotweed it is always advisable to check the lender’s policy relating to Japanese Knotweed before incurring significant costs.

4.6 Cost of eradication

The cost of eradication depends upon the site specifics, the available timeframe, and the method adopted. As a general rule, herbicide treatment is the least expensive method. Physical excavation and offsite disposal is the most expensive.

5 RECOMMENDED ACTION

5.1 Precautions necessary by owners

The owners of land affected by Japanese Knotweed should ensure the following:

- 1) Do not allow Knotweed infested ground to be disturbed. This typically includes the area above ground where growth is or has been evident, plus a buffer zone around it typically measuring 3 to 7m. Ground disturbance fragments the rhizome system and leads to rapid spread.
- 2) Do not allow the above ground Knotweed vegetation to be trampled on, cut down or damaged. Damage to the above ground part of the plant makes the treatment using a foliar spray method less effective. In certain circumstances it can also lead to further spread.
- 3) If by nature of the property you cannot control access then you should consider putting up fencing and warning signs to prohibit unauthorised access into the affected area.
- 4) Remain vigilant for signs of new outbreaks in new areas within the property's boundary and on adjoining land. If you identify Knotweed shoots in new areas report these to us. This will allow the further assessment of the extent to be determined, and treatment to take place.
- 5) During application of herbicide by our operatives please keep persons and pets out of the area. The herbicides used are not harmful to mammals if used correctly, however unnecessary exposure should be avoided.
- 6) When the treatment programme is complete please abide by the requirements within the Management Plan that is issued for all JKRW projects benefitting from a guarantee. This will ensure that any residual risks following treatment completion are adequately managed.

5.2 Recommended Treatment

We recommend the following treatment:

1. Contain area
2. 1 year of herbicide treatments
3. Excavation of rhizome and Japanese Knotweed
4. Safely stockpile excavated material and allow drying period
5. Incineration of Knotweed material
6. Soil testing
7. Digging out infested soil and sending it to a controlled landfill
8. Installation of Japanese Knotweed resistant membrane
9. Monitoring of site

5.3 Recommended treatment and cost

ACTION:

Herbicide Treatment*	07/18, 08/18, 09/18	= £500
4 days of Root excavation		= £4,000
Soil Testing		= £500
Management Plan		= £300
Rhizome storage		= £700
Rhizome incineration		= £2,000
Site monitoring		= £1,000
	Total	= £9,000

Dates for Herbicide application will need to correspond with periods of dry weather in order to ensure maximum effectiveness.

5.4 Other Resources and costs

1. Digging out infested soil and sending it to a controlled landfill.
2. Installation of Japanese Knotweed resistant membrane.

6 MAP + EVIDENCE

SITE MAP SHOWING SURVEYED AREAS



*“Ymaith â’ch pryderon!”
“Away with your worries!”*

PHOTOGRAPHS SHOWING THE AREA SURVEYED

	AREA JK1 Rhizome pieces
	AREA JK1 Dead canes
	AREA JK1 Showing location of rhizome pieces approximately 20m from south perimeter



AREA JK2
Rhizome fragment



AREA JK2
Rhizome fragment in-situ

7 DECLARATION

I, Iestyn Jones DECLARE THAT:

7.1 I understand that my duty in providing written reports is to help the speedy resolution of any matter of dispute, and that this duty overrides any obligation to the party by whom I am engaged or the person who has paid or is liable to pay me. I confirm that I have complied and will continue to comply with my duty.

7.2 I confirm that I have not entered into any arrangement where the amount or payment of my fees is in any way dependent on the outcome of the survey.

7.3 I know of no conflict of interest of any kind, other than any that I have disclosed in my report.

7.4 I have shown the sources of all information I have used.

7.5 I have exercised reasonable care and skill in order to be accurate and complete in preparing this report.

7.6 I have endeavoured to include in my report those matters, of which I have knowledge or of which I have been made aware, that might adversely affect the validity of my opinion.

7.7 I have not, without forming an independent view, included or excluded anything that has been suggested to me by others.

8 PCA CERTIFICATE



This is to certify that

Iestyn Jones

has passed the examination for

*Certificated Surveyor in Japanese
knotweed*

on

9th March 2017

and is entitled to use the designation C.S.J.K

A handwritten signature in blue ink, appearing to read "S. Hodgson", is written over a horizontal line.

Stephen Hodgson
Chief Executive Officer

CSJK Number: 134



9 STATEMENT OF TRUTH

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not. Those that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Signature:



Iestyn B Jones

PCA Certified Surveyor

Date: 08/02/2018



10 BIOSECURITY

Precautions necessary by owners

The owners of land affected by Japanese Knotweed should ensure the following:

- 7) Do not allow Knotweed infested ground to be disturbed. This typically includes the area above ground where growth is or has been evident, plus a buffer zone around it typically measuring 3 to 7m.

Ground disturbance fragments the rhizome system and leads to rapid spread.

- 8) Do not allow the above ground Knotweed vegetation to be trampled on, cut down or damaged. Damage to the above ground part of the plant makes the treatment using a foliar spray method less effective. In certain circumstances it can also lead to further spread.
- 9) If by nature of the property you cannot control access then you should consider putting up fencing and warning signs to prohibit unauthorised access into the affected area.
- 10) Remain vigilant for signs of new outbreaks in new areas within the property's boundary and on adjoining land. If you identify Knotweed shoots in new areas report these to us. This will allow the further assessment of the extent to be determined, and treatment to take place.
- 11) During application of herbicide by our operatives please keep persons and pets out of the area. The herbicides used are not harmful to mammals if used correctly, however unnecessary exposure should be avoided.
- 12) When the treatment programme is complete please abide by the requirements within the Management Plan, which is issued for all JKRW projects benefitting from a guarantee. This will ensure that any residual risks following treatment completion are adequately managed.

11 TERMS AND CONDITIONS

Our Management Plans are subject to Japanese Knotweed Removal Wales’s standard Terms and Conditions, which are listed here:

1. The first stage of payment becomes due upon the delivery of the Management Plan.
2. No physical work will commence until the first stage of payment has been received.
3. Subsequent treatment costs are due on the anniversary of the first instalment (invoices will be provided at the relevant time).
4. Delays in payment may delay the treatment works, which may involve the client incurring additional costs for out of sequence work.
5. Further payment delays may result in the Guarantee and Management Plan being suspended.
6. Precautions (see ‘Basic Level Biosecurity’) should be exercised by the owners of the affected properties before, during and after treatment.
7. Japanese Knotweed Removal Wales Ltd has prepared this document for the sole use of the person or organisation that has commissioned the work.
8. This document is copyright protected and provides commercially sensitive information. It must not be disclosed to other third parties without the prior written permission of Japanese Knotweed Removal Wales[®].
9. If the property or land to which this management plan relates, is sold within the treatment or monitoring period – the remaining balance will become due, upon completion.
10. By paying the first stage of payment, the client accepts these ‘Terms and Conditions’.
11. Following receipt of payment, your documentation will be prepared and presented within 5 working days.

12 LEGAL

1. This report should not be copied, forwarded or in any other way redistributed without prior permission.
2. *Japanese Knotweed Removal Wales* has used all reasonable skill, care and diligence in the preparation of this document. During the site survey a visual inspection of the above ground condition of the site was undertaken.
3. *Japanese Knotweed Removal Wales* is reliant on the integrity of the client to provide full information on any known or suspected Japanese Knotweed on or adjacent to the property surveyed.
4. Japanese Knotweed Removal Wales are licensed and certified as required by the National Proficiency Test Council. Japanese Knotweed Removal Wales comply fully with the Control of Pesticides Regulations (Copra) 1986 and the Environmental Protection Act 1990.
5. Only suitably qualified personnel are allowed to apply herbicide and are expected to ensure that all relevant legislation relating to the use of herbicides is followed.
6. The procedures used by Japanese Knotweed Removal Wales comply with the Environment Agency and PCA Code of Practice for the control of Japanese Knotweed.
7. Japanese Knotweed Removal Wales is registered with Natural Resources Wales under the carriage of waste regulations act. Copies of certification are available on request.
8. Contaminated Waste: Japanese Knotweed Removal Wales will regularly inspect the site to assess the progress of the program. It is important that the client keeps Japanese Knotweed Removal Wales updated on any planned works or fundamental changes on site. This program, guarantee/warranty does not include the removal of Japanese Knotweed or soil or waste contaminated with Japanese knotweed from the site unless specifically mentioned.
9. Note: ground that has been contaminated with Japanese knotweed remains classified as contaminated waste. If contaminated soil or waste is removed from the site it must only be handled and accepted by suitable registered waste carriers and disposed of at specialist licensed landfill sites and appropriate records kept.
10. Please be advised that our program to control any Japanese Knotweed is restricted to the sites specifically outlined in your management plan.
11. Japanese Knotweed Removal Wales cannot control any Japanese Knotweed that may exist on neighbouring property without the landowner's permission and we have specifically mentioned the additional land in our quote/program.