



JAPANESE KNOTWEED

Japanese Knotweed Management Plan:
Total Fitness, Wrexham

16026-01

August 2016



Document Control

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Distribution

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Gower Homes Limited

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1. Introduction

1.1 Authorisation

Ashfield Japanese Knotweed (AJK) has been commissioned by Gower Homes (the Client) to provide a Management Plan for Japanese knotweed (JK) at the Total Fitness site, Stansty Rd, Wrexham LL11 2BU (the Site).

1.2 Background

Prior to construction of parking bays at Total Fitness, planning decision WRR P/2016/0141 Condition 5 required a JK remediation scheme to be agreed with the Local Planning Authority (LPA). This was due to JK being identified local to the proposed construction area. The Client was advised by Canopy (Division of Scottish Woodland Limited) that JK was not found within the required works area to remove vegetation to facilitate the required excavation area for the parking bays and associated retaining wall. As part of their works, Canopy marked up JK at the Site to prevent accidental cross contamination and used operatives experienced in the identification of JK. Works to construct the parking bays have now been completed at the Site prior to formal agreement of a JK Management Plan.

1.3 Objective

Therefore the objectives of this commission are as follows:

- To undertake a review of the current status of JK at the Site;
- Provide commentary on the recommendations of consultees to the LPA; and
- Provide recommendations on the management of JK moving forward.

1.4 Report Limitations

This report has been prepared with due care and attention, in accordance with industry best practice and guidance. The conclusions presented in this report, represent AJK's best professional judgement based upon the discussions with the Client, information available and conditions existing as of the date of this report. Survey works were undertaken on the 19th August 2016 and were limited to the areas of known JK local to the construction of the parking bays.

2. Site Survey

AJK undertook a survey of the works area on the 19th August 2016 and areas of JK in close proximity. A detailed record sheet for each identified area of JK can be found in Appendix A and Drawing 01 highlights each location. Table 1 below provides a summary of AJK's findings.

Table 1 – JK Survey Summary

JK Ref.	Details	Approximate Area Affected
01	Area of herbicide treated JK with little re-growth evident. Please note area affected includes areas where no re-growth is apparent but dead canes were witnessed.	30m ²
02	Area of mature JK growth displaying the visual impact of herbicide treatment.	30m ²
03	Area of twisted bonsai JK growth where herbicide treatment was apparent.	6m ²

Based on AJK's observations herbicide application is managing JK at the Site with a reduction in growth. Herbicide application should continue in line with the Property Care Association's Code of Practice for the Management of JK until two full seasons without re-growth can be demonstrated.

3. LPA Consultation

AJK were provided with a copy of email correspondence from the Ecology and Biodiversity Officer who was a consultee to the LPA. A copy of the correspondence is detailed below with our comments:

It is common place to have a removal strategy for invasive species such as knotweed when they are located within the site boundary regardless of whether they are directly impacted by the development.

Firstly it is worth noting that there is no legal requirement on land owners to remove or control; Japanese knotweed on their land although it is recommended that management is implemented specifically to prevent spread to third party land.

Waste Legislation requires developers to reduce the volume of wastes generated at a Site as far as practicable and the Environment Agency's guidance, *Managing JK on development sites the knotweed code of practice*, recommends that you plan to minimise the amount of JK you have to excavate and utilise herbicide treatment where practicable.

The Client as part of the development have mitigated the requirement to generate JK wastes in line with current guidance by ensuring that a competent contractor (Canopy) has ensured that their works area is free of JK prior to works commencing. Canopy's competence is based on their letter dated 29th June 2016, which states that all their operatives have experience working in JK impacted areas and are able to identify it.

Where JK remains at Site, the Client has advised that Total Fitness have implemented a herbicide treatment strategy again in line with current guidance.

Japanese knotweed is spread vegetatively by parts even as small as finger nail breaking off a stem or root (rhizomes) and being moved around by people, wind or vehicles. Rhizomes can be present many metres away from any visible signs on the surface and they can remain viable for a number of years without producing shoots above ground. Where there are visible stands above ground it is safe to assume the actual problem below ground is worse.

We agree with this statement and in our experience JK rhizomes on average can be found 1.5 to 2m from above ground stands however the guidance provided by the EA does highlight up to 7m is possible. To mitigate this the Client advised AJK that all arisings excavated to facilitate the car parking bays were inspected by the site team who are experienced in the management of sites impacted by JK. We understand that no JK rhizomes were identified in waste arisings and all materials have been removed from the Site to a licensed landfill site.

Our site observations noted that the nearest occurrence of JK, the twisted bonsai growth (JK03), was 2.4m away from the parking bays and all other areas of JK are several meters further away. AJK noted no new growth of JK to the rear of the parking bays but other vegetation has started growing in this area.

For any future maintenance of landscaping or even litter removal to be carried out without risk of spreading knotweed in the future it needs to be removed from the entire site.

As highlighted above, this is not a recommended strategy in line with waste legislation and the EA's guidance, however areas of JK should be highlighted by signage and where practicable fenced off. Landscaping contractors/litter pickers should be advised of the presence of JK and prevented from working in this area unless experienced in working in a JK impacted environment.

An arborist deals with trees, he may well have been trained in knotweed remediation and have the relevant licences and if this is the case he can of course produce a remediation strategy for you to satisfy the condition.

We understand that Canopy's site team are trained in the identification of JK and working in areas impacted by JK, however AJK as an experienced surveyor/consultant in the management of JK has been requested to provide this management plan in lieu of Canopy.

4. Management Plan

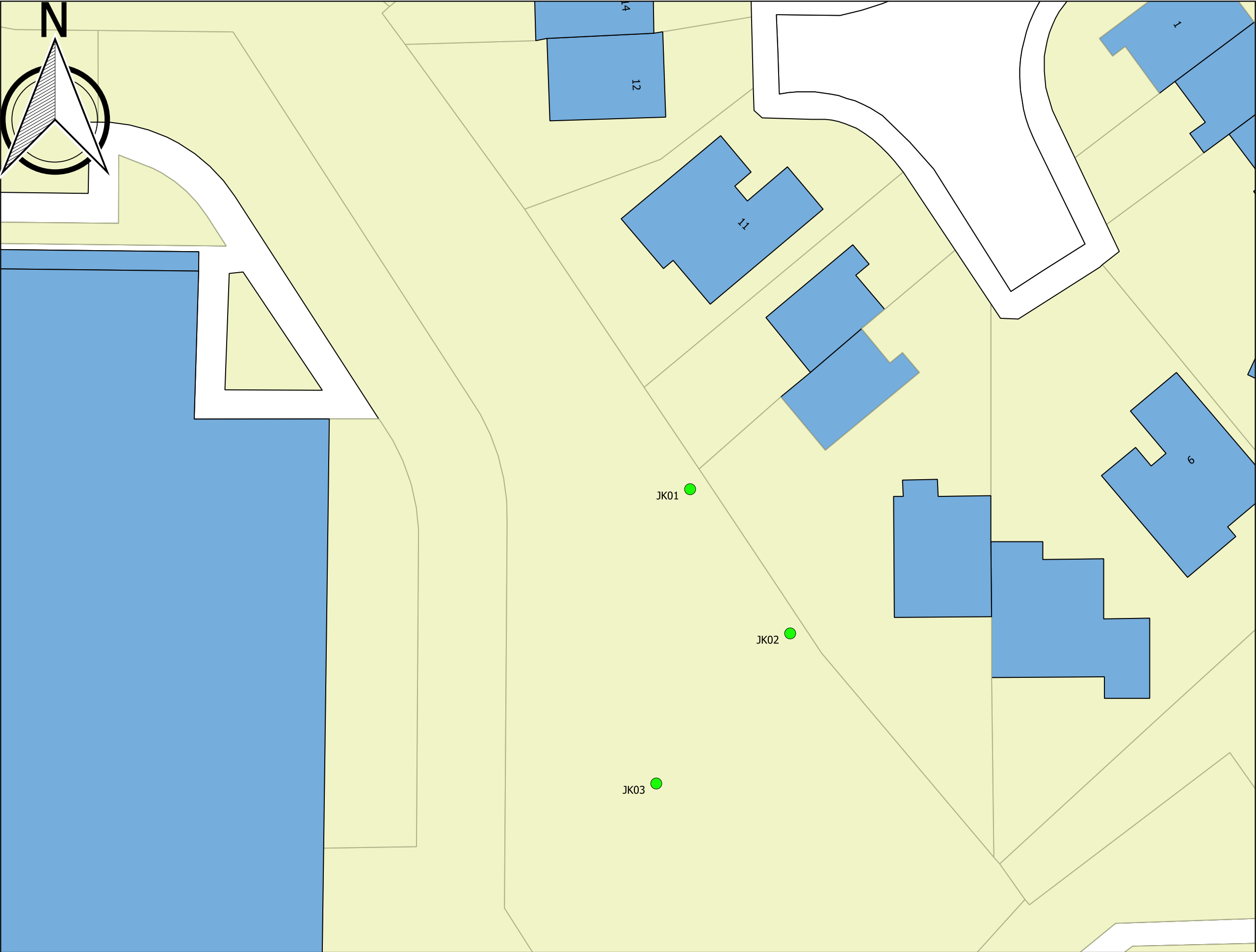
As JK remains at the Site, a management plan to prevent its further spread by natural growth or cross contamination is recommended. Based on our observations at the Site, management of the JK has been implemented utilising herbicide application. We understand these works have been procured and are under the direct management of Total Fitness who lease the impacted land.

Herbicide works should continue under the management of Total Fitness as tenants of the land, in line with guidance/best practice until a period of two full growing seasons has elapsed without re-growth. Further to this it is recommended that the areas impacted by JK are fenced off where practicable with signage erected highlighting the presence of JK to prevent accidental access and cross-contamination.

Ashfield Japanese Knotweed: Unlocking value through independence

Drawings

Drawing Number:	Drawing Title:
16026-01-01	Identified Areas of Japanese Knotweed



Legend

- Japanese knotweed
- Buildings
- Land
- Roads Tracks And Pat

Note:
Location of JK are approximate based on site observations. Please note survey limited to area of new parking bays to the east of the main building.

	Client:	Project:	Title:	Project Number:	Report No. :	Drawing No. :	Revision:	Scale	Date:
	Gower Homes Limited	Total Fitness Wrexham	Identified Areas of Japanese Knotweed	15026	01	01		1:250	22-08-2016

Appendices

Appendix A

Japanese Knotweed Record Sheets

INNS Record Sheet

Project Name: Total Fitness, Wrexham

Project Number: 16026

Client: Gower Homes

Site: Total Fitness, Wrexham

Surveyor: Richard Newis

Date: 19-Aug-16

INNS Reference No.	JK01		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Less than 1m		
Stem width (if JK):	Less than 10mm		
Area:	30m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Greater than 5m		
Slope Gradient:	Moderate		
Land Use:	Landscaped area		
Site Description: Area of treated JK with little re-growth. Die back is mature JK with stems up to 50mm diameter. Re-growth is less than 300mm tall with only two new stems identified. Clearance of vegetation local to JK apparent on the boundary with residential properties. Please note RICS Category is in regards to the Client's site and not the adjacent residential properties.			



INNS Record Sheet

Project Name: Total Fitness, Wrexham

Project Number: 16026

Client: Gower Homes

Site: Total Fitness, Wrexham

Surveyor: Richard Newis

Date: 19-Aug-16

INNS Reference No.	JK02		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Greater than 2.5m		
Stem width (if JK):	Greater than 25mm		
Area:	30m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Greater than 5m		
Slope Gradient:	Moderate		
Land Use:	Landscaped area		
Site Description: Area of JK with evidence of herbicide application as JK is in poor condition. Due to dense vegetation access is difficult so area is approximate. JK is on a boundary with residential property. Please note RICS Category is in regards to the Client's site and not the adjacent residential properties.			



INNS Record Sheet

Project Name: Total Fitness, Wrexham

Project Number: 16026

Client: Gower Homes

Site: Total Fitness, Wrexham

Surveyor: Richard Newis

Date: 19-Aug-16

INNS Reference No.	JK03		
GPS Co-ordinate:			
On Client's Land:	Yes		
INNS Type:	Japanese knotweed		
Height (if JK):	Less than 1m		
Stem width (if JK):	Less than 10mm		
Area:	6m2		
RICS Risk Category	Not Applicable		
Distance to nearest watercourse:	Greater than 5m		
Slope Gradient:	Moderate		
Land Use:	Landscaped area		
Site Description: Area of twisted bonsai growth of treated JK ~2.4m from retaining wall to rear or car parking spaces. Please note RICS Category is in regards to the Client's site and not the adjacent residential properties.			

