



Total Weed Control



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NPTC

Japanese Knotweed Survey Report
Former Health Centre
Bridge Street
Aberfan
CF48 4QU
What3words sobered.counts.respected



Written by Robert Mitchell

Certificated Surveyor in Japanese Knotweed

Member of Property Care Association Invasive Weed Group

4th March 2025

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DOCUMENT CONTROL

Japanese Knotweed Survey Report. Former Health Centre. Aberfan. CF48 4QU	
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On behalf of	GTH Developments.
Written by	Robert Mitchell
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Issue Status	Final
Signed	
Date of issue	4 th March 2025
Report Number	TWC2003
Quotation No	TWC Q2002
Date of Site visit	Thursday 27 th February 2025.

Legal

This report has been prepared by Total Weed Control Limited for the sole benefit of the client. This report is intended for the use by the client and may not be used or relied upon by any other person. This report should not be used by the client or any other party in relation to any other matters not covered specifically by the scope of the report. If this report does not contain a signature in the Document Control window, then this is an uncontrolled electronic copy and should not be relied upon by the client or any other recipient. Total Weed Control Limited has used all reasonable skill, care and diligence in the preparation of this report. During the site survey a visual inspection of the above ground condition of the site has been undertaken with no intrusive works undertaken. Total Weed Control Limited is reliant on the integrity of the client to provide information on any known or suspected invasive species on or adjacent to the property surveyed. This report is valid for the date the survey is undertaken. No individual is personally liable in connection with the preparation of this report. By receiving this report and acting on it, the client or any other person accepts that no individual is personally liable for breach of statutory duty or otherwise.

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1.1 Introduction and background.

On Thursday 27th February 2025 Total Weed Control Limited (TWC) carried out a Japanese Knotweed (*Reynoutria japonica*)¹ survey at The Former Health Centre, Aberfan, as requested and instructed by Philip Harris on behalf of his client, GTH Developments.

Philip Harris had received a decision notice for planning permission from Merthyr Tydfil Borough Council, which had a condition regarding the suspected presence of Japanese Knotweed within the site, which included a control programme and method statement for the control programme.

The aim of the survey was to confirm the presence, or not, of Japanese Knotweed; to measure the area affected and to provide advice as to the most appropriate control method, should any Japanese Knotweed be identified.

1.2 Limitations of the survey.

This report has been prepared with due care and attention in accordance with Property Care Association best practice and guidance. The findings of this survey are based on visual inspection only and we do not undertake any exploratory excavations.

The conclusions presented in this report represent Total Weed Control Ltd's best professional judgement based upon the information available and conditions existing as of the date of the survey 27th February 2025.

This report is not intended as legal advice and should additional information become available, which may affect the opinions expressed in this report, Total Weed Control Ltd reserves the right to review such information and, if required, to modify the report's opinions and recommendations.

1.3 Brief and Scope.

TWC have been requested to carry out a survey for Japanese Knotweed within the boundary of the property known as The Former Health Centre.

However, if there are other plants, that are observed during the process of the survey and it is the opinion of the surveyor that these should be noted, then these will also be recorded.

2. Summary.

There is no evidence of Japanese Knotweed (*Reynoutria japonica*) within the boundary of The Former Health Centre.

There is evidence of Himalayan Balsam (*Impatiens glandulifera*).

3. Implications

Himalayan Balsam (*Impatiens glandulifera*) was amongst those plants listed on the Schedule 9 plants of The Wildlife and Countryside Act (1981), but is now listed on The Invasive Alien Species (Enforcement and Permitting) Order 2019, where it is indicated that to allow any plant from those listed to spread or escape into the wild is in contravention of the Order.

¹ Japanese Knotweed, previously classified as *Fallopia japonica*, was reclassified in 2019 as *Reynoutria japonica*.

In addition to which, where land owners fail to control the spread of listed non-native invasive plants from their land, they can leave themselves open to prosecution under the common law of public nuisance and the civil law regarding anti-social behaviour.

The presence of listed non-native invasive plants, that are not in a recognised control programme, on a property can lead to difficulties when selling, buying or refinancing a property.

A control programme for the identified area of Himalayan Balsam is recommended.

4.1 Findings

Japanese Knotweed.

There was no evidence of Japanese Knotweed found either within the site of The Former Health Centre, or within a 3m boundary of the site, or within the immediate vicinity of this site.

Himalayan Balsam

There was evidence of a single area of Himalayan Balsam identified along the north and east boundary of the site, associated with what appears to be a stream running along the northern boundary into the River Taff.

The area is approximately 20sqm in area and was measured as being less than 1m from the northern boundary and less than 1m from the main building.

There was evidence of detritus from last season's growth (old stems) and a few early emerging Himalayan Balsam seedlings.

There was no evidence of other areas of Himalayan Balsam within the neighbouring properties of The Former Health Centre, or within the immediate vicinity.

Please note that February is not a time of year when there would be any active Japanese Knotweed or expected Himalayan Balsam growth and so this observation is based on any evidence remaining from the previous season's growth.

See Map in Appendix A locating the Himalayan Balsam.

See images in Appendix B.

4.2 Other Findings

There was evidence of Buddleia, which is invasive and will grow anywhere and everywhere, gutters, walls, Tarmac, chimney pots etc. Buddleia is reported to cost Network Rail more money than Japanese Knotweed. It is strongly recommended that these Buddleia plants are removed at the earliest opportunity.

5. Possible pathways for infestation and history.

At the time of the survey, other than the identified area of Himalayan Balsam, there was no other area of Himalayan Balsam identified within the immediate vicinity, or within 3m of the boundary. However, riparian environments and waterways are renowned pathways for the spread of Himalayan Balsam. As the Himalayan Balsam was identified along the northern boundary, which is associated with the stream, it would be wise to assume that this is a possible pathway for reinfestation and so an ongoing management plan should include annual monitoring of this area for any new arrivals.

In addition to getting the area of Himalayan Balsam put into a control programme, it will also be important to follow the usual bio-security measure of not introducing material from outside the site unless the material is known to be clean.

There is no Japanese Knotweed, but there is Himalayan Balsam within the grounds of The Former Health Centre.

Under The Invasive Alien Species (Enforcement and Permitting) Order 2019 and Common Law, it is the responsibility of the land owner to prevent the spread of Non-Native Invasive Species beyond their land.

Himalayan Balsam is listed as a Non-Native Invasive Species within The Invasive Alien Species (Enforcement and Permitting) Order 2019.

The area of Himalayan Balsam, should be put into a recognised formal control programme to prevent it from spreading beyond the boundary of The Former Health Centre.

A formally recognised management control programme is recommended for the Himalayan Balsam.

In addition to the control programme, it will be important for no one to cut or interfere with the stands of Himalayan Balsam.

7. Integrated Himalayan Balsam Management Plan.

Total Weed Control Ltd seeks to minimise herbicide use in accordance with Government guidelines and legally-binding statutes. We set out below the options for management available and fully considered before making our recommendation/proposal based on your specific requirements.

There are two basic options for the control of Himalayan Balsam; one is excavation, which includes physical controls such as root barrier membranes and the second is herbicide.

Excavation options provide a more immediate control option and could be considered to be the only category of option that delivers a true eradication, in that the Himalayan Balsam is physically removed. However, this can prove to be expensive and complex, as not only the top vegetation needs to be removed, but also the seed bank.

Herbicide control options are very cost effective and considerably simpler to deliver, but it should be understood as a control option and not an eradication. This means that once completed, the Himalayan Balsam is under control and no longer active, but there is still the potential of a dormant seed bank, which can result in some new Himalayan Balsam plants. This is why herbicide control options can only be considered where there are no plans to disturb the ground.

Where there is a need or plan to disturb the ground containing any Himalayan Balsam then some form of excavation is required.

Himalayan Balsam.

Given the location of the Himalayan Balsam being mostly on the northern boundary, it is considered that this is unlikely to be the subject of any major ground works and so a systemic herbicide control programme is felt to be most appropriate.

8. Integrated Himalayan Balsam Management Plan.

Total Weed Control Ltd seeks to minimise herbicide use in accordance with Government guidelines and legally-binding statutes. We set out below the options for management available and fully considered before making our recommendation/proposal based on your specific requirements.

There are two basic options for the control of Himalayan Balsam; one is excavation, which can be hand pulling where there are small isolated stands or mechanical for large areas and the second is herbicide.

Excavation options provide a more immediate control option and could be considered to be the only category of option that delivers a true eradication, in that the Himalayan Balsam is physically removed. However, this can prove to be expensive and complex, as all the above ground vegetation must be removed as well as the dormant seed bank.

Herbicide control options are very cost effective and considerably simpler to deliver, but it should be understood as a control option and not an eradication. This means that once completed, the Himalayan Balsam is under control and no longer active, but still present within the soil and the soil has to be handled as controlled waste. This is why herbicide control options can only be considered where there are no plans to disturb the ground.

Where there is a need or plan to disturb the ground containing any Himalayan Balsam, or dormant seed bank, then some form of excavation is required.

9. Recommended Himalayan Balsam Management Control Programme.

Himalayan Balsam

The recommended control programme for the Himalayan Balsam is to put the areas into a herbicide control programme. However, it is important to understand that if there are any plans in the future to disturb the ground where the Himalayan Balsam is located, then this will require some form of excavation or physical control programme to be agreed before this can take place.

Should this be accepted, it will be important to accept that this area will need to be left undisturbed and not to disturb the area where the Himalayan Balsam is located.

N.B. Should it be that this area where the Himalayan Balsam is located is part of a planned ground works then an alternative excavation option for the Himalayan Balsam will be required, which will be the subject of a separate quotation and method statement.

10. Method statement for the Himalayan Balsam.

The chosen control programme is a systemic foliar herbicide control programme.

All the timings for the treatment visits will be dependent on both the weather on the day, as a period of dry weather is required for chemical treatments, and the general climate of that year. The suggested timings are based on previous experience, but this may be adjusted given the conditions that present themselves for that season.

The precise timing of the treatments of the Himalayan Balsam will be determined as to how the plants are developing, given the conditions of any individual year, as the key to the success in controlling Himalayan Balsam is preventing the plants from developing seed and so breaking the life cycle.

2025 (Yr1)

Three control visits: during May then July/early August and then again in September/October.

This is due to the potential of the dormant seed bank generating as a result of competition being removed by the treatment of the earlier generating Himalayan Balsam plants.

Year 2026 (Yr 2)

Two treatment visits; one in May and one in July/August

Year 2027 and 2028

One treatment visit in late spring/early summer, if required.

Treatment visits will continue on an annual basis until such time as there is no active growth detected. At this point the monitoring period begins.

A two year monitoring programme will follow, or continue until there is no active growth within the areas of the Himalayan Balsam for two years.

Once the Himalayan Balsam has completed the two year monitoring period, a Completion Certificate will be issued.

Every site visit will be followed up by a site visit report recording what was found, what was done and what will happen next.

Every site visit will be followed up by a site visit report recording what was found, what was done and what will happen next.

Total Weed Control Limited have the appropriate licenses to use herbicide within a riparian environment and will apply to Natural Resource Wales for the agreement to carry out this planned control programme.

N.B Any unauthorised cutting, mowing or disturbance of the ground where the Himalayan Balsam is located may reduce the effectiveness of the treatment programme and can have an impact on the guarantee.

13. Quotation for the recommended control programme.

Himalayan Balsam management control programme.
Site address: The Former Health Centre

Quotation Number TWC Q2002

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Himalayan Balsam herbicide control programme based on report no TWC 2003

Himalayan Balsam herbicide control programme with a ten year company guarantee.

To: Systemic Herbicide Treatment Programme for Himalayan Balsam
Monitoring programme
All treatment and monitoring visits to be supported by site visit reports
Completion Certificate.
Company guarantee.

Treatment programme as described above, plus a ten year company guarantee.

Cost of the treatment programme £2260.00 + vat

Payment schedule of treatment programme (**all plus vat**)

On instruction to proceed	£ 900.00 +vat
Yr2	£ 800.00 + vat
Yr3	£ 560.00 + vat

Where the property is subject to a sale and will be passing into new ownership, we prefer payment of the programme in full before the sale of the property is completed.

Should we be awarded the contract we would wish to clarify what was being expected prior to commencing any work.

Continued.....

Exclusions

Any work not expressly specified above.

Where the paving slabs ,may have to be lifted in order to remove the Japanese Knotweed these will be carefully removed, but will require an appropriately qualified person to re lay afterwards.

A separate price will be given for supplying a thin gravel layer to go immediately on top of the root barrier membrane and protective layer.

Terms and conditions

Payments due on receipt of invoice.

Preferred payment method – by bank transfer please. .

Quotation valid for 3 months from the date above.

Any non payment of an invoice may break the terms of this contract.

Agreement to this quotation does not affect your statutory rights such as the 14 day 'cooling off' period from the time of your agreement.

Complaints procedure - We very much hope that you will not have any cause for complaint, but should this be so, we would ask that you contact directly and immediately us on 07518 456090 or email robert@totalweedcontroltd.com so that any concerns can be addressed straight away.

GDPR and our Privacy Policy – we take care with your data and do not share your details with any third parties, except for necessary delivery purposes, in which case we would inform you beforehand.

E & O E

I hope this will prove to be acceptable for you and I look forward to hearing back from you.

Yours sincerely

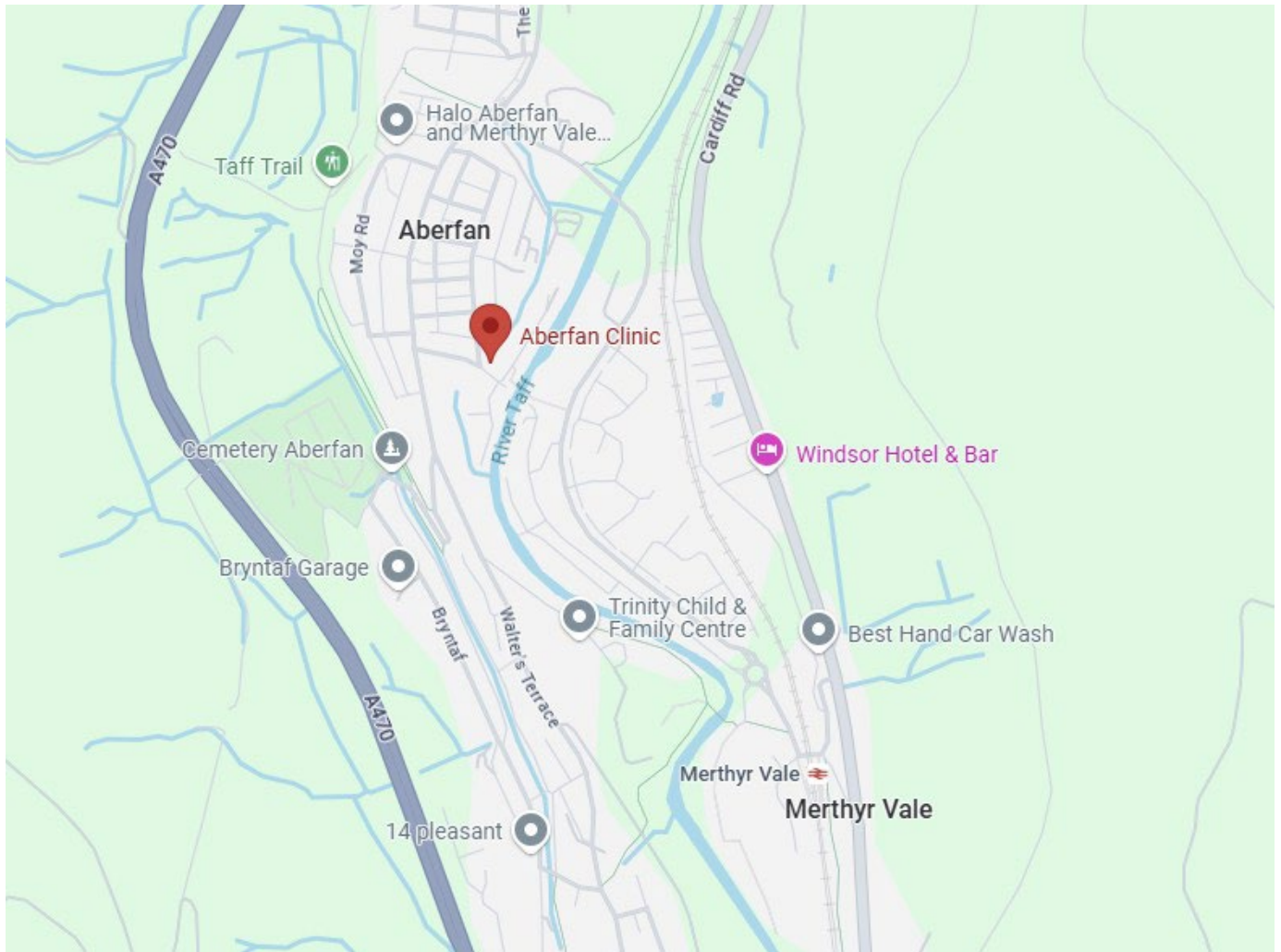


Robert Mitchell
Director

Appendices

Appendix A maps

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Map 1 indicating location of the Former Health Centre Abafan.



Map 2 showing the approximate location of the Himalayan Balsam at the Former Health Centre, Abafan and area of suvey.

Appendix B Images

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Image 1 view of area where the majority of the Himalayan Balsam was found. The red arrow indicating the location.



Image 2 Example of evidence of last season's Himalayan Balsam vegetation.



Image 3 Another example of 'litter' from last season's Himalayn Balsam.



Image 4 Showing examples of Himalayan Balsam seedlings.



Image 5 Example of Buddleia

Appendix C: Some Do's and Don't's with Non-Native Invasive Plants.

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1. Once a treatment programme has begun it is critical that the plant is left alone and not cut or the ground disturbed for the period of the treatment programme and monitoring period.
2. If a herbicide programme is chosen, then the area of ground with the plant must not be disturbed.
3. Do not try to treat the plant yourself as this can make the resulting control programme for the plant being more complicated than it would otherwise be.
4. Material containing listed non-native plants is classified as Controlled Waste (unless a soil test finds evidence of hazardous material, in which case it is classified as hazardous material) and subject to legislation concerning the handling of Controlled Waste. Do not move any material containing Japanese Knotweed unless authorised to do so.
5. During the course of the control programme and afterwards, If you have any concerns or questions regarding the plant and the control programme, do contact Total Weed Control who will provide help and advice.

Appendix D: Insurance.

Details of insurance held by Total Weed Control Ltd

Professional Indemnity Chubb European Group SE UKFN010425124	£2m	(Exp: 07.04.2025)
Public Liability HCC International Insurance Company PLC Policy No 088219/00/2024	£5m	(Exp: 07.04.2025)
Employers Liability HCC International Insurance Company PLC Policy No 088219/00/2024	£10m	(Exp: 07.04.2025)