



Clearsafe Partners,
49 Gwyn St
Alltwen
SA8 3AN
07584535202
info@clearsafepartners.co.uk
Company Number:10353851
Freephone: 0800 643 9275

13/05/2025

Our ref:Land@SixBells

Client Name and Address

Nicholas Simon Meaney
11 Morlais Street
Merthyr Tydfil
CF48 3AY

Dear Mr Meaney

Following our survey of land designated CYM221750 (title number) at six Bells Estate, Merthyr Tydfil CF48 1TU (Subject property) we can confirm there is no evidence of live Japanese Knotweed growth however there is significant evidence of an historical and still viable Japanese Knotweed (*Fallopia japonica*) infestation within the boundaries of the subject property

Reason for survey

Clearsafe Knotweed (CSK) were contacted by the client and asked to carry out a Japanese Knotweed survey on the subject property to ascertain the best method to safely develop the site whilst carrying out removal of JK materials. The client wishes to apply for planning on the site and is pre-emptively looking to employ methods of management of the JK to satisfy any planning criteria that may be imposed.

The survey was a walkover survey, no underground investigations were carried out.

The survey was conducted on 9th May 2025. The owner was present for the survey. During the survey I gained access to the entire site.

During the course of the survey 3 areas of JK were observed with more 'patches' likely in the undergrowth. All 3 areas observed appeared to have some dormancy with no live growth presenting but rhizomes being viable with bright orange colour indicating as much. The 'dead' stems in these areas appear to be last season or the seasons before growth. The growth was sporadic, weak and stunted with significant bonsai growth.

The owner has indicated that he has employed a chemical herbicide treatment schedule over a number of years which would explain the dormancy and bonsai growth.

The repeated herbicide applications have had a significant effect on the infestations weakening them to a point that is close to no longer being viable.

The nature of the survey and soil movements on the property make it difficult to put a figure on total ground area affected by the JK, however if based on the JK that was observed during the survey the combined coverage of the three would be approximately 30 square metres.

During the survey some crown material was seen in an infected area indicating was once an established infestation.



Roadside picture of the subject property taken by google during the winter dormancy period, JK infected areas marked in red.



RICS Japanese Knotweed risk category

Following the survey CSK can confirm the subject property falls into the following Royal Institute of Chartered Surveyors: **Management Category B**

This means there is no material damage to structures, but that Japanese knotweed is likely to prevent use of or restrict access to amenity space. This may still affect value, but that will be related more directly to the cost of remediation because no structural repairs will be needed.

Summary of survey

- No above ground JK growth this season was observed indicating some dormancy
- JK rhizome is weakened and close to being unviable.
- The subject property falls into RICS JK category B.

Professional recommendation

To proceed with development of the site CSK recommend the JK rhizomes within the areas marked for the dwelling and immediate garden should be excavated and separated from the soils using the 'sifting' technique. All Rhizomes should then be incinerated following permission to do so from Natural Resources Wales via an 'exemption to burn' application. Soils excavated can be reused in a low-risk area on site (the likely option is that the soils be laid down on the banking at the northern and western boundaries).

To achieve this CSK recommend a 'Clerk of works' service. This would essentially mean CSK direct operations using the customers contractors and plant.

Following excavation works a 5-year Herbicide application backed up by a 10-year insurance backed guarantee policy should be implemented should the development be put on the open market for sale once development works are completed.



Satellite image of the subject property with boundaries marked in Blue, JK in red, Proposed soil lay down area in Orange and proposed treatment boundary in green.

Costs for remediation

Clerk of works service for JK excavation per day £400 est 2 days	£800
5-year Japanese Knotweed treatment services to the above address	£1100
Japanese Knotweed Management Plan 2025/2030	£600
IBG Admin fee	£30
VAT	£506
10-year Japanese Knotweed Treatment, monitoring and insurance backed guarantee (Guarantee Protection Insurance Ltd) +IPT @ 12% (required for future property sale)	£290
Total Cost	£3326

If you have any other questions, please don't hesitate to call me on 0800 634 9275, I will be happy to answer them.

Kind regards

James Stevenson



Email: info@clearsafepartners.co.uk