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Japanese Knotweed
Survey and Remediation
Report

The Grawen Takeaway
19 Brecon Road
Merthyr Tydfil
CF47 8NR

GWP Property Services
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Japanese Knotweed Survey and Remediation Report

Site Address: The Grawen Takeaway
19 Brecon Road
Merthyr Tydfil
CF47 8NR

Client Details: Mr Paul Deng

Report Reference: The Grawen Takeaway

Date: 20/09/2024



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Instruction

GWP Property Services has been commissioned by Mr Paul Deng provide advice in respect of work required for the control of Japanese Knotweed for a development site at:
The Grawen Takeaway, 19 Brecon Road, Merthyr Tydfil, CF47 BNR

Planning Permission

Planning permission has been granted by MTCBC for Retaining works with associated re-profiling of land and new boundary treatments at the dwelling.
MTCBC Planning Ref: P/24/0169
The Planning Permission contains conditions in respect of Japanese Knotweed at the site.

Condition 3 states:

No Development or site clearance shall take place until an invasive Non-Native Species (INSS) Method Statement for Japanese Knotweed has been submitted and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved scheme

The purpose of this report is to provide information to the developer on the extent of the Japanese Knotweed infestation at the site and to provide a remediation and treatment program.

Scope of Assessment

This Japanese Knotweed Survey and Remediation report has been produced based on guidance contained within the Property Care Associations Code of Practice for managing Japanese Knotweed, the Environment Agencies Knotweed Code of Practice for development sites and the Royal Institute of Chartered Surveyors guidance note, Japanese Knotweed and Residential Property. (2022)

Site Location Plan



Location Plan for.....

19, The Grawen, Brecon Road Merthyr Tydfil, CF47 8NR

Scale. 1:1250

Paper. A4

Site Survey

Survey Date: 18/09/2024

Survey Reference: The Grawen Takeaway, 19 Brecon Road, Merthyr Tydfil, CF47 8NR

Survey Limitations

The retaining walls and gardens at the rear of the Grawen takeaway have collapsed and have fallen into the pedestrian access lane at the rear of the property.

Access to the rear of the property was severely restricted by the dangerous and unstable spoil/rubble mound in the rear lane.

No access was available from the front of the dwelling

Owing to the dangerous nature of the site the survey was limited to a visual inspection the land within the curtilage of The Grawen Takeaway

Survey Findings

Japanese Knotweed was found to be present within the curtilage of the site.

The Japanese Knotweed is located on an area of collapsed retaining wall at the North East side of the site.

The area affected is between 2.5m and 3m above rear lane level and some 5m from any habitable space

The affected area is identified as JK1 on the attached plan.

See attached Plan.

Knotweed on adjoining land

A visual inspection of the land within the adjacent properties was undertaken.

There was no visual evidence of Japanese Knotweed within 3m of the dwelling in these areas.

There is evidence of Japanese Knotweed on scrub land some 20m from the Grawen Takeaway

Previous remediation work

No record of any historic treatment of the Japanese Knotweed at the site was provided

Construction Timeline

The retaining wall construction and landscaping work construction period is proposed to run from January 2025 to June 2025, subject to planning approval.

Japanese Knotweed Location Plan



-  Dangerous and unstable spoil/rubble mound.
-  JK1 Area of garden affected by Japanese Knotweed
-  JK2 Japanese Knotweed on land within the vicinity of The Grawen takeaway
-  Property Boundary

RICS Guidance note- Japanese Knotweed and Residential Property (2022)

Current RICS guidance details 4 management categories for Japanese Knotweed, A, B, C & D
 Each Category indicates what action should be taken in respect of Japanese Knotweed on Residential Property” in respect of the risk faced by properties from Japanese Knotweed
 The Guidance Note provides advice concerning the level or risk faced by properties affected by Japanese Knotweed.

RICS Guidance note- Japanese Knotweed and Residential Property (2022)

Current RICS guidance details 4 management categories for Japanese Knotweed, A,B,C & D
 Each Category indicates what action should be taken in respect of Japanese Knotweed

Management Category A

Japanese Knotweed causing Actual Physical damage to property

Management Category B

Unlikely to prevent use of or restrict access to amenity space

Management Category C

Unlikely to prevent use of or restrict access to amenity space

Management Category D

Visible on adjoining land within 3m of the Boundary

RICS Management Classification		
Address	Japanese Knotweed Location	RICS Management Category
The Grawen Takeaway	Within the curtilage of the dwelling	C

In respect of The Grawen Takeaway

RICS Note 6: Management Category C:

An assessment at this level indicates that an infestation is:
 not causing damage to significant structures within a site and
 not likely to prevent use of or restrict access to amenity space.
 It can therefore be considered as having a low impact on the property.

Knotweed Control Options

There are a number of control options available for dealing with Japanese Knotweed, these Include:

- Herbicide Treatment
- On Site Stockpiling
- Screening
- Rhizome Fragmentation and cultivation (Bund Method)
- Burial (Deep burial or Cell burial)
- Root Barrier installation
- Disposal to Landfill
- Or any combination of the above methods

The method or combination of methods chosen should be tailored to the individual dwelling based on the RICS risk category, and the extent of the infestation

Control Recommendations

Having regard to the findings of the site survey, the clients plans and timeline, we would recommend that the following Japanese Knotweed control measures be implemented on site

In Situ Herbicide Treatment and Disposal to Landfill

Pre-Commencement Herbicide Application

Prior to commencement of works on site an approved herbicide treatment shall be applied to all areas affected by Japanese Knotweed.

All works involving the application of herbicides will only be carried out by operatives holding the relevant qualifications i.e. NPTC PA1, & PA6.

Area to be treated

The area to be treated is identified as JK1 on the attached plan.

Herbicide Treatment and Monitoring Timeline

Item	Date of Works
Site Survey and Report	September 2024
Pre-Commencement Herbicide Treatment	September 2024*
Monitoring Year 1	June 2025
Monitoring Year 2	June 2026

*If construction works at the site are delayed into the following growing season, (March to September 2025) a second herbicide treatment should be applied prior to commencement of work

Tool Box Talk

Prior to commencement of works at the site a “tool box talk” will be delivered to all operative who will be working on the site during the spoil/rubble removal and construction phases detailing the removal methodology and outlining the site Bio Security measures in place during all phases of the project

Remediation Methodology

All material contained within the spoil/rubble mound at the rear of The Grawen Takeaway should be removed to a waste disposal facility licenced to receive Japanese Knotweed waste.

All materials to be transported by a fully licensed haulage contractor

All site Bio Security measures are to be in place during this operation.

All waste removal operations should be supervised by a qualified Japanese Knotweed surveyor.

Once all the spoil/rubble mound has been removed the site should be reassessed prior to the start of construction works.

Only when the Japanese Knotweed Surveyor confirms that the site has been cleared of all visible Japanese Knotweed and associated contaminated spoil/rubble can construction work begin.

Retaining wall construction

The retaining wall and associated patios, paths and fences should be constructed as per the approved plans.

All site Bio Security measures are to be in place during the construction phase.

Garden and soft landscaping

The newly created garden area at the site should be laid to lawn either by the use of grass seed or turf.

All soils imported for the soft landscaping on the raised bank at the rear of the property will fall within the green category and be certified accordingly

No soft landscaping or planting should be undertaken within these areas for two full growing seasons after completion of the construction works.

This is to ensure that the Japanese Knotweed infestation at the site has been controlled effectively.

The site should be monitored during this period by a qualified Japanese Knotweed surveyor.

Once the garden areas have been Japanese Knotweed free for two growing seasons the soft landscaping and onsite planting can take place

Notes

All works involving the application of herbicides will only be carried out by operatives holding the relevant qualifications i.e. NPTC PA1, & PA6.

All site works will be supervised by a suitably qualified Japanese Knotweed Technician/Surveyor.

Site Bio Security

- The developer will ensure that all site operative directly or indirectly employed on the site are aware of the presence of Japanese Knotweed and their duties and responsibilities in respect of the infestation.
- The developer should ensure that any area of the site affected by Japanese Knotweed is securely fenced off and access restricted until remediation works have been completed.
- Warning Signs indicating the presence of Japanese Knotweed should be securely fixed to the fence.
- The use of caterpillar tracked vehicles should be avoided in the infested area.
- Dedicated haulage routes protected by root barrier membrane should be maintained from the infested area to any soil storage/treatment area.
- Vehicles used to transfer contaminated soil within the site must be thoroughly brushed down or pressure washed in a designated decontamination areas prior to being used for other work on site or before leaving site.
- All material remaining after the vehicles have been decontaminated must be contained, collected and disposed of along with any other Japanese Knotweed material
- No site works should be undertaken in the infested area prior to the completion of all remediation works

If access is required to the fenced off/infested area this should be monitored and controlled by the supervising Japanese Knotweed Surveyor

Disclaimer

This report has been produced by GWP Property Services within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

The report is based on information both written and oral obtained from the client and his representatives

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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Survey Photographs



Main Site Access



Rubble/Spoil on main Access Route



Japanese Knotweed Location



Japanese Knotweed Location



Japanese Knotweed Location



Japanese Knotweed Location