

SITE OFF STATION ROAD, KILDARE TOWN JAPANESE KNOTWEED MANAGEMENT PLAN


Job Number: IPM 23 1048
Date of Plan: July 2024
Client: Kildare County Council



INCREASING LAND VALUE

LK
GROUP

DOCUMENT VERIFICATION

Site Address	Site off Station Road, Kildare Town		
	an Triantán Housing at Station Road, Kildare Town		
Document Title	Japanese knotweed Management Plan		
Job Number	IPM 23 1048	Document Ref.	IPM23 1048 JKMP
Date Issued	10/07/2024	Report Version	000
Prepared By	Lee Worrall	Signature	
Reviewed By	Conor Leyden	Signature	

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1 OVERVIEW

1.1 Project Description:

The LK Group was asked to provide a survey, management plan and method statement for Japanese Knotweed (JK) within the site of the proposed development off Station Road, Kildare Town.

1.2 Invasive Species

1.2.1 Site Visit

A site visit took place on the 7th February 2024 to survey the existing site and the presence of Japanese Knotweed.

The Japanese Knotweed is located in one main area to the rear of the residential properties that front Station Road, see Figure 1 below.



Figure 1: Refer to Appendix showing full site plan

1.2.2 Japanese Knotweed:

The recommended management plan is to undertake a “controlled excavation” of the material within the development area and export the soils to a suitable landfill prior to the redevelopment of the site into residential dwellings.

Excavation will take place to remove all evidence of Japanese Knotweed and its Rhizomes up to the boundary wall where a batter may be required to maintain the stability of the party wall to the north.

Once the batter has been formed an a flat surface has been provided, a C3 Dendro Scott root barrier is to be placed on the dig area and extend just beyond the dig areas. The membrane is to be lapped with a minimum of 1,000mm overlap on each joint and finished 100mm above proposed finished ground level.

The membrane will need to be suitably protected prior to backfill so as not to damage or pierce the material. Advice from the civil engineer will be needed to understand that required make up of levels for the final construction in this area.

2 SEQUENCE OF OPERATIONS

The sequence of operations shall be as follows:

- The demarcation and isolation of all contaminated areas to prevent any spread from other contractors.
- Set up a waste management area on site for wagons to access.
- Excavation of Japanese Knotweed.
- Load wagons directly from the waste management area.
- Installation of geo-textile or Dendro Scott root barrier membrane.
- Protection of the membrane and backfill
- Final tidy and completion.
- Ongoing herbicide treatment/management to the stockpile area inspections of whole site.

3 WORKING AREA

The working area shall allow sufficient space for operatives to work safely adjacent to the site plant (i.e. 360° hydraulic excavator & 8 wheel wagon) and will include:

- The areas contaminated with JK
- The JK waste management area
- The party wall
- The haul road

3.1 Controlled Excavation

Before any ground disturbance is carried out a Permit to Dig form will be filled out (**See Appendix 1**).

The areas subjected to the remediation program shall be excavated with a ditching bucket on a 20 tonne 360° excavator and 9t dumper. The detailed method proposed is as follows:

- All JK plants shall be demarcated before any work takes place on site to prevent any spread from existing contaminated areas to 'clean' areas from plant and operatives on site.
- Where practical, excavate from outside the contaminated area to the extent of the JK rhizomes. This reduces the likelihood of getting contaminated material on the tracks and spreading around site. Where it is not possible the tracks will be cleaned in situ before the excavator moves elsewhere on site.
- The excavated material is then stockpiled to a waste management area.
- When an area or section appears to be clean, a careful search of the surface shall be carried out by experienced personnel. If no JK rhizomes are found a further 100mm layer shall be removed and moved to the stockpile area.
- If no more JK is found, a further 200-300mm of material shall be loosened and searched. If on this third check no rhizomes are found, the material shall be left in-situ.
- If more JK material is found at any stage, the whole process is repeated.
- When moving the JK material from the excavator to the dumper / wagon, great care will be taken to ensure no cross contamination takes place. This will involve filling each instrument to at least 20cm of the top and through thorough checks of the tyres and tracks.
- A root barrier membrane will be installed to the party wall area to protect the site from future regrowth.
- The edges of the excavations shall be battered back to a safe angle (approximately 30°), to ensure safe working conditions for the site operatives.
- Following completion of the works the party wall area will be signed to warn future contractors that the membrane must not be disturbed.

Information related to the excavation of the contaminated area shall be recorded using the Dig Control Form (**see Appendix 2**). All occurrences on site will be recorded in the Foreman's Diary of Works Form (**see Appendix 3**).

3.2 Monitoring and Spraying Program

A spraying and monitoring programme should be implemented to inspect the whole site to review any unexpected regrowth. The monitoring program, which includes spraying as required, is recommended to last for a three to four-year period. It is to be expected that regrowth will be experienced behind the root barrier membrane to the party wall.

The recommended monitoring program is as follows:

- Year 1 – at least 2 visits
- Year 2 – at least 2 visits
- Year 3 – at least 2 visits
- Year 4 – at least 2 visits

The application of herbicide shall be undertaken by knapsack sprayers or other suitable sprayers, using telescopic or extended lances. Pressure limitation valves will be set at 1 Bar and coarse droplet nozzle shall be used to reduce drift to a minimum. Glyphosate bioactive will be used in all circumstances within this site.

Information related to the monitoring and spraying programme shall be recorded using the Site Monitoring and Spraying Log (**see Appendix 4**).

4 OPERATIONAL RISK MANAGEMENT

In order to prevent cross-contamination, tracks/wheels and compartments of machines in addition to any tools used on the site shall be inspected and cleaned as required before moving from the contaminated areas.

IPC requires that information relating to the physical and chemical nature of the ground containing the JK areas are provided. The information will assist IPC in its Health & Safety plan for the site and will also ensure that no preferential pathways will be created for contaminants that may be present in the ground.

All operatives shall wear appropriate PPE.

5 ADDITIONAL SERVICES

In addition to the services described, The LK Group shall provide the resources and management to:

- Manage and control the JK on site to enable other trades and construction work to undertake their activities with the least hindrance.
- To provide documentary and photographic evidence to be able to demonstrate to any legislative or other interested bodies that due care has been taken to address all issues relating to the on-site Japanese Knotweed problem.

The site will be monitored for a minimum of 4 years post completion with relevant reports being issued where necessary.

5.1 RICS Risk Assessment

The adjacent risk assessment takes into account the real risk to a property and addresses some of the concerns of the lenders and insurance companies.

The adjacent table defines a category for risk depending on the distance between a habitable space and the nearest stand of Japanese Knotweed.

Based on this assessment tool the nearest stand of Japanese Knotweed that will remain on site will be over 7m from any habitable space therefore falls within a category 3.

It is also important to note that the areas of Japanese Knotweed are under a treatment programme and is separated with a vertical root barrier.

Table 1: Japanese Knotweed risk categories

Category	Descriptors
4	<p>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;</p> <p>and/or</p> <p>Japanese Knotweed is causing serious damage to outbuildings, associated structures, drains, paths, boundary walls and fences and so on.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
3	<p>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.</p> <p>Further investigations by an appropriately qualified and/or experienced person are required.</p>
2	<p>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.</p>
1	<p>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.</p>

6 HEALTH & SAFETY MANAGEMENT PROPOSALS

All staff shall wear the appropriate safety clothing, including protective headgear, safety boots, and high-visibility jackets/vests.

The work shall be carried out in conformity with the Requirements of the Health and Safety Executive Guidance Notes:

- No. GS6 'Avoidance of Danger from Overhead Electrical Cables';
- No. HS(G) 47 'Avoiding Danger from Underground Services'.

Spraying shall be undertaken by operatives qualified to recognised national standards and shall follow all training guidelines and label recommendations and DEFRA off-label recommendations, where applicable. Spraying activities shall comply with the relevant legislation including:

- *The Control of Pollution Act 1974;*
- *The Control of Pesticides Regulations 1986;*
- *The Code of Practice for the Use of Approved Pesticides in Amenity Areas 1988;*
- *The Control of Substances Hazardous to Health Regulations (COSHH) 2004;*
- *And, Pesticides: Codes of Practices 1990.*

All works will be undertaken in line with the approved National Wildlife and Parks Service (NWPS) and will be closed by us at the end of the works.

7 PROGRAMME

Target Programme:

IPC confirm that the works can be completed on site within a 2 week period however this period is subject to the weather and resultant site conditions. It is also dependant on the level of machinery provided for the excavation and loading of material.

7.1 Operatives Confirmation

All operatives will sign and date below which states that they have read and understood this Method statement and associated Risk Assessments

Name	Signature	Date
.....
.....
.....
.....
.....
.....
.....
.....

8 APPENDICES

8.1 Appendix 1 – Permit to Dig Form



The LK Group
 Eton Business Park
 Eton Hill Road
 Greater Manchester
 M33 2WJ

Tel: 0161 763 7200
 Fax: 0161 763 7318

Project:.....**Date:**.....**Time:**.....
Location:.....

<p>Section 1 (to be completed by IPC Site supervisor)</p> <ul style="list-style-type: none"> • Have current drawings showing location, type and status (i.e. live or dead) of all underground services been provided Yes/No • Has a visual inspection of the dig area been carried out Yes/No • Has a Cable Locating Device (CAT) been used to sweep the area to establish underground services Yes/No • Are all operatives conversant with safe digging practices? Yes/No • Are appropriate tools available Yes/No <p>Any other precautions (if any)</p>
<p>I hereby declare that the above precautions will be put into effect prior to the work commencing</p> <p>Name:Sign:.....Date:.....Time:.....</p>
<p>Section 2 Control</p> <p>I am satisfied that the precautions identified above are satisfactory for the works to be undertaken</p> <p>Digging may proceedYes/No</p> <p>Further action required: (Specify)</p> <p>Name:Sign:.....Date:.....Time:.....</p>
<p>Section 3 Completion</p> <p>I am satisfied that the work area has been left in a safe condition and therefore this permit is hereby cancelled</p> <p>Name:Sign:.....Date:.....Time:.....</p>

8.2 Appendix 2 – Dig Control Form



The LK Group
 Eton Business Park
 Eton Hill Road
 Greater Manchester
 M33 2WJ

Tel: 0161 763 7200
 Fax: 0161 763 7318

Site Name:

Job Number:

Area/ Section	(A) Dig to visual extent of JK & search	(B) Dig a further 100mm layer & search	(C) Dig & loosen a further 200-300 & search	Arising's fate	Initials	Date
...						
...						
...						
...						
...						

I confirm that the works to the above site have been carried out according to the method statement for Japanese Knotweed treatment, submitted for works on this site.

Supervisor for IPC Name:..... Date:..... Signed:.....	Client representative (if applicable) Company:..... Name:..... Date:..... Signed:.....
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8.3 Appendix 3 – Forman’s Diary of Works



The LK Group
 Eton Business Park
 Eton Hill Road
 Greater Manchester
 M33 2WJ

Tel: 0161 763 7200
 Fax: 0161 763 7318

Job No:	Address:	Client:
Date started:	Foreman:	

Date	Time Started	Persons Present	Notes	Time Finished

8.4 Appendix 4 – Monitoring Program Form



The LK Group
 Eton Business Park
 Eton Hill Road
 Greater Manchester
 M33 2WJ

Tel: 0161 763 7200
 Fax: 0161 763 7318

Site:	Client:	Date:
Job No:	Visit No:	Time on site:
Operatives Names:		Time off site:

Area No	Est % or m ² live	Details	Photo No


Herbicide used	Rate ml/litre	No of (L) mix used	Total Chem	Wind	Weather

Operatives Signature:	Client representative (when applicable)
	Client signature (when applicable)

8.5 Appendix 5 – Site plan indicating where the Japanese Knotweed is located



KEY

 Area of Japanese Knotweed

NOTE:

Approximate Area Above Ground: 466m²
 Approximate Volume: 1,239m³

Sampling Locations and features annotated by LK Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Ltd by others, LK Ltd gives no warranty, representation or assurance as to the accuracy of such information.



Client: **Shay Cleary Architects**

Site: **Station Road, Kildare Town**

Title: **Japanese Knotweed Survey**

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
IPM 23 1048	NTS	1	
Drawn By:	Checked By:	Drawn:	
AC	CL	Feb 2024	

Extract From: © Google Maps
 Drawing Ref: Station Road, Kildare Town, Ireland

9 VALIDATION REPORT

This section is populated when the works are complete.