

Land at Waterfold Business Park,
Bury

**Invasive Non-Native Species
Management and Monitoring Plan**

Pursuant to Condition 12
of 23/01294/FUL

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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The surveys and reporting detailed within this report have been undertaken by ecologists who are sufficiently experienced and competent in conducting the ecology and assessment work.

No part of this document constitutes a legal opinion.

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1. Introduction

1.1. Project Background

1.1.1. Red Ecology was instructed by Tritax in June 2025 in respect of a proposed reserved matters application for Land at Waterfold Business Park, Bury (Figure 1).

1.1.2. The site and wider area are in receipt of planning consent (planning permission reference 23/01294/FUL), which is subject to several conditions. Condition 12 is concerned with an Invasive Non-Native Species Management and Monitoring Plan, and is as follows:

No ground works or clearance of vegetation hereby permitted shall take place until a detailed method statement for the removal or long-term management/eradication of invasive plant species on the site has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive plant species during any operations such as mowing, strimming or soil movement, and measures to ensure that any soils brought to the site are free of the seeds/roots/stems of any invasive plant covered under the Wildlife and Countryside Act 1981. Development and site works shall thereafter be carried out in accordance with the approved method statement.

Reason: To prevent the spread of invasive species and to protect native flora in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy, policy JPG8 of Places for Everyone and the National Planning Policy Framework.

1.1.3. Ecology surveys have identified the presence of a number of invasive non-native species and undesirable species present within the site. These include Giant Hogweed *Heracleum mantegazzianum*, Japanese Knotweed *Fallopia japonica*, Himalayan Balsam *Impatiens glandulifera*, Wall Cotoneaster *Cotoneaster horizontalis* and Horsetail / Maretail *Equisetum arvense*.

1.1.4. All identified species are listed in Schedule 9 of the Wildlife and Countryside Act 1981 making it an offence to plant or otherwise cause the species to grow in the wild, except Horsetail which, although not legally listed, requires active management due to its persistence and potential to deleteriously impact construction. Giant Hogweed, Japanese Knotweed, Himalayan Balsam and Wall Cotoneaster are also subject to Sections 33 and 34 of the Environmental Protection Act 1990 whereby, if taken away from the site of origin, the plant material and associated spoil is classified as Controlled Waste and must be disposed of at a licensed landfill facility.

1.1.5. To ensure compliance with legislation and best practice there is a need to control the spread of these species in the wild and complete effective eradication measures across the infestations within site.

1.2. Proposals

1.2.1. The proposals relate to redevelopment of existing premises, comprising full demolition and erection of a new building for Class B8 purposes, with ancillary offices, together with the installation of external plant and gatehouse. Additional provisions include hardstanding for servicing and parking, an attenuation pond, and boundary enclosure.

1.3. Purpose of Report

- 1.3.1. The purpose of this report is to detail the control, eradication and prevention measures to the identified invasive non-native species and undesirable species present within the site and subsequent monitoring and treatment, as required. The report seek to meet the requirements of Condition 12 and allow for its discharge.

2. Objectives

2.1. This section sets out the objective of the plan and identifies four key elements as detailed below:

- Prevent the spread of invasive non-native species on and off-site.
- Ensure safe, legal, and effective eradication or long-term control.
- Implement biosecurity measures during all site operations.
- Ensure any imported soils are free of invasive plant propagules.

3. Pre-Construction Control Measures

3.1. A number of pre-construction and biosecurity control measures are required to ensure compliance with best practice and reduce the risk of the spread of the invasive non-native species. These measures are detailed below.

3.2. Delineation and Signage

- Invasive non-native species affected zones will be clearly marked and fenced off prior to any site works.
- Signage will warn of hazardous species (e.g. phototoxicity of Giant Hogweed).

3.3. Biosecurity Protocols

- Machinery and boots will be cleaned before and after working in INNS zones.
- Dedicated tools will be used, where possible, for each species area.
- A designated wash-down area will be established.

3.4. Soil and Material Handling

- No soil disturbance or movement will occur within invasive non-native species zones until cleared.
- Any soil moved off-site will be treated as Controlled Waste, if contaminated.
- Imported topsoil must be certified as invasive non-native species free via supplier guarantees and checks.

3.5. Where plants are present adjacent to a watercourse e.g. River Roch, an AqHerb011 Licence is required, and agreement must be obtained from the local Environment Agency before application of herbicides proceeds. Any contractor applying herbicide in the vicinity of the River Roch must have the appropriate documentation before applying the herbicide.

4. Species-Specific Eradication and Long-Term Management Strategy

- 4.1. The identified invasive non-native species across, and adjacent to, the proposed development area shall be subject to specific eradication methods to seek the long-term removal of the species from the site. The identified species, together with the proposed strategy for their eradication, is detailed below.

Giant Hogweed

- 4.2. **Distribution:** Located principally along the western site boundary and tied to the banks of the River Roch.

4.3. **Management Actions:**

- Mechanical excavation removal of plants at least 100mm below crown in early spring.
- Spoil to be removed as Controlled Waste to a licensed facility.
- Spot application of glyphosate in early growth stages (April–May) on any regrowth.
- Full protective PPE required for appointed specialist contractor completing the eradication works due to photo-toxic sap.

Japanese Knotweed

- 4.4. **Distribution:** A single area of Japanese Knotweed is present on the margins of the River Roch in the west of the site.

4.5. **Management Actions:**

- Repeated cutting of stems close to ground level throughout the growing season (minimum 3–4 times annually) to exhaust the plant's energy reserves.
- Excavation of rhizomes to a minimum depth of 1.5 metres where feasible, ensuring removal of all root fragments.
- All excavated material and soil containing rhizomes to be treated as Controlled Waste and disposed of at licensed facilities.
- Targeted herbicide application (e.g. glyphosate) during late summer/early autumn when the plant translocates nutrients to rhizomes and is more effective.
- Use of specialist contractors experienced in Japanese Knotweed management and full PPE during excavation and treatment operations.
- Ongoing monitoring and follow-up treatments over multiple years to ensure complete eradication.
- As required, roof membrane / barrier shall be installed to required depths to prevent regrowth into new areas of hardstanding.

Himalayan Balsam

- 4.6. **Distribution:** Present across multiple locations within the site boundaries; principal area being the bank of the River Roch in the west of the site, together with more restricted area on the northern and south-eastern site boundary. A further stand of Himalayan Balsam is present to the south of the existing bridleway in the south of the site.

4.7. **Management Actions:**

- Manual pulling of whole plants before seed set can be considered but is time consuming and labour intensive.
- Option for both mechanical removal and chemical control also viable.
- Mechanical removal could either dig out the infestation and associated seed bank or cut the plant below the lowest node to prevent regeneration.
- Chemical control would utilise glyphosate and is best used in conjunction with other eradication methodology.
- Works to be completed in late May to early July, prior to flowering and seeds setting.
- Spoil and plant material removed as Controlled Waste to a licensed facility.

Wall Cotoneaster

4.8. **Distribution:** This species has been previously planted in various amenity formal beds associated with the car park area in the east of the site.

4.9. **Management Actions:**

- Whole plant (including root) removal.
- Monitor for seedlings thereafter and spot treat with glyphosate, as required.
- Tools disinfected between plants to prevent seed spread.
- Spoil and plant material removed as Controlled Waste to a licensed facility.

Horsetail / Maretail

4.10. **Distribution:** Horsetail / Maretail is sporadically across the amenity planting in the east of the site and tied to the car park and also within the south-west of the site.

4.11. **Management Actions:**

- The existing plants that are not removed with spoil tied to the Wall Cotoneaster shall be subject to treatment with herbicide (e.g. glyphosate).
- Treatment with the herbicide shall be completed across six visits between May and September.
- Spot herbicide treatment shall be completed on any new growth.
- As required, root membrane / barriers shall be installed to required depths to prevent regrowth into new areas of hardstanding.

5. Construction: Monitoring and Compliance

5.1. During the course of the construction works, an Ecological Clerk of Works (ECOW) will monitor compliance and advise on any additional measures required tied to treatment of infestations or biosecurity measures. These measures will include weekly inspections to confirm:

- No unapproved clearance in area infested by invasive non-native species.
- Biosecurity procedures are being followed, such as cleaning of tools and vehicles checked for mud, debris and vegetation prior to leaving the site and washed if required, with careful management of run-off to avoid spread of floating seeds.
- Any new infestations of invasive non-native species will be reported to the site manager and added to the control plan.

6. Post-Construction Monitoring and Maintenance

- 6.1. Monitoring to continue for a minimum of two years post-clearance and initial treatment / eradication works.
- 6.2. This will include, as necessary, annual control activities to prevent regrowth; such as manual pulling of Himalayan Balsam or herbicide spot treatment of any regrowth (all species).
- 6.3. A follow-up report will be submitted at the end of each growing season detailing:
 - Species status.
 - Control effectiveness.
 - Recommendations for additional treatments.

7. Contingency Measures

7.1. If any invasive non-native species spread / new infestation is detected the following measures shall be implemented:

- Immediate cessation of works in affected zone.
- Control measures enacted within 48 hours.
- Revised control plan submitted to Rochdale Borough Council if significant new infestations occur.

8. Approval and Implementation

8.1. No vegetation clearance, groundworks, or site operations shall proceed until this Management and Monitoring Plan is formally approved in writing by Rochdale Borough Council.

8.2. Once approved:

- All site contractors will be briefed on invasive non-native species protocols.
- The Management and Monitoring Plan will be embedded in the Construction Environmental Management Plan (CEMP).
- Compliance will be documented and made available upon request.

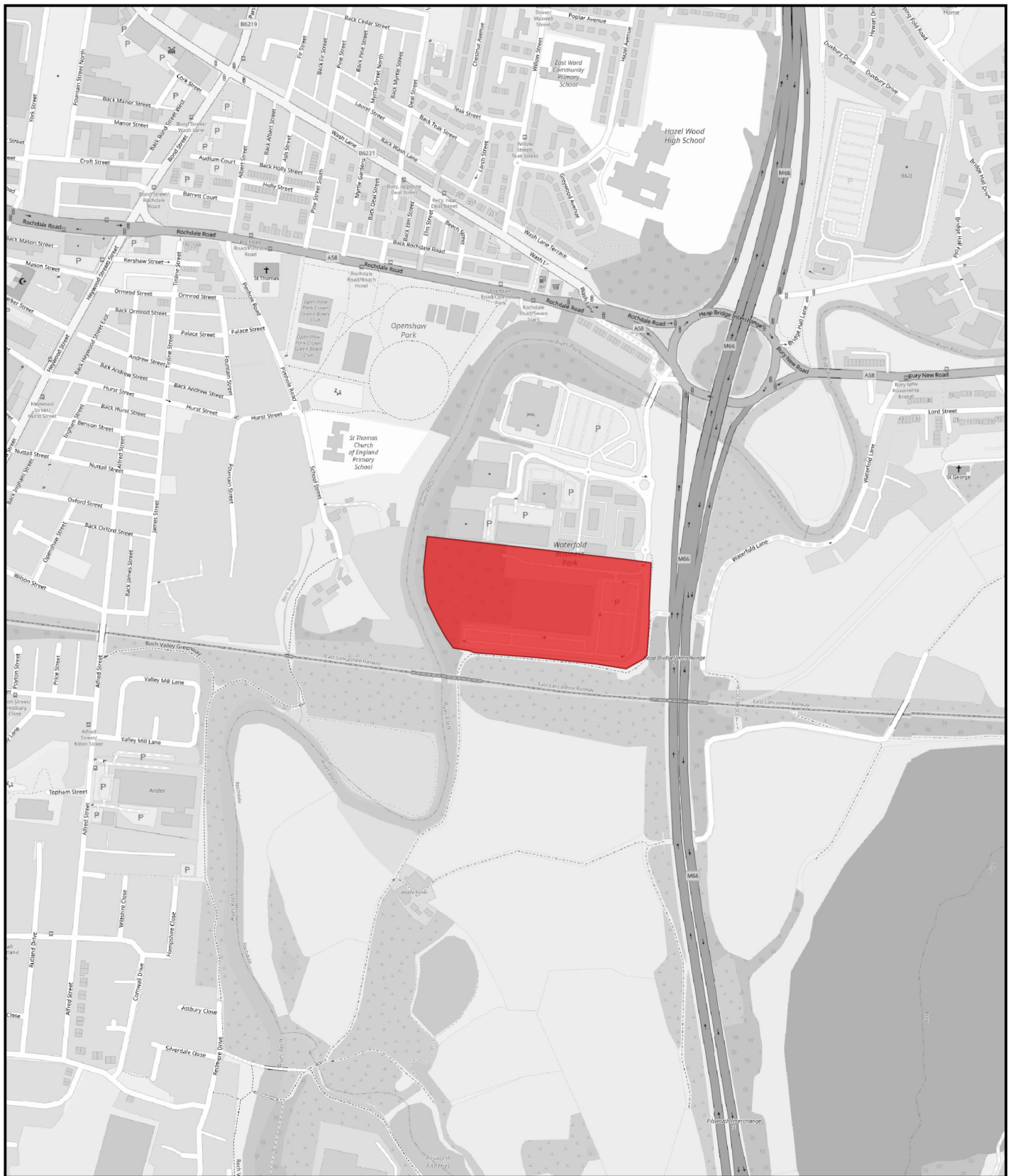
9. Conclusions

- 9.1. Red Ecology was commissioned by Tritax in June 2025 to prepare an Invasive Non-Native Species Management and Monitoring Plan, pursuant to Condition 12 for the redevelopment at Waterfold Business Park, Bury (planning permission reference 23/01294/FUL).
- 9.2. The detail and specifications within the report show how the various identified infestations of invasive non-native and undesirable species shall be removed from the site, with appropriate biosecurity measures implemented.
- 9.3. Against the details of this drafted Invasive Non-Native Species Management and Monitoring Plan, it is considered the requirements of Condition 12 have been addressed and this condition may be discharged.

Figure: 1

Title: Site Location

Drawing No.: 1108.INNS.01.Rev A



Key:

Site Location



Project: Land at Waterfold Business Park, Bury

Figure: Site Location

Dwg No.: 1108.INNS.01

Revision: A

Date: 13.06.25

Figure: 2

Title: Locations of invasive non-native species

Drawing No.: 1108.INNS.02.Rev A



Key:

- Site Boundary
- Giant Hogweed
- ◆ Japanese Knotweed
- Himalayan Balsam
- Wall Contoneaster
- Horsetail / Marestail



Project: Land at Waterfold Business Park,
Bury

Figure: Location of Invasive Non-Native
Species

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