

INVASIVE SPECIES METHOD STATEMENT

DECEMBER 2025

Birch Business Park

Whittle Lane,
Middleton,
Rochdale,
OL10 2RN

U R B A N
G R E E N

QUALITY MANAGEMENT

Project No.:	UG1236				
Project:	Birch Business Park				
Location:	Whittle Lane, Middleton, Rochdale, OL10 2RN				
Title:	Invasive Species Method Statement				
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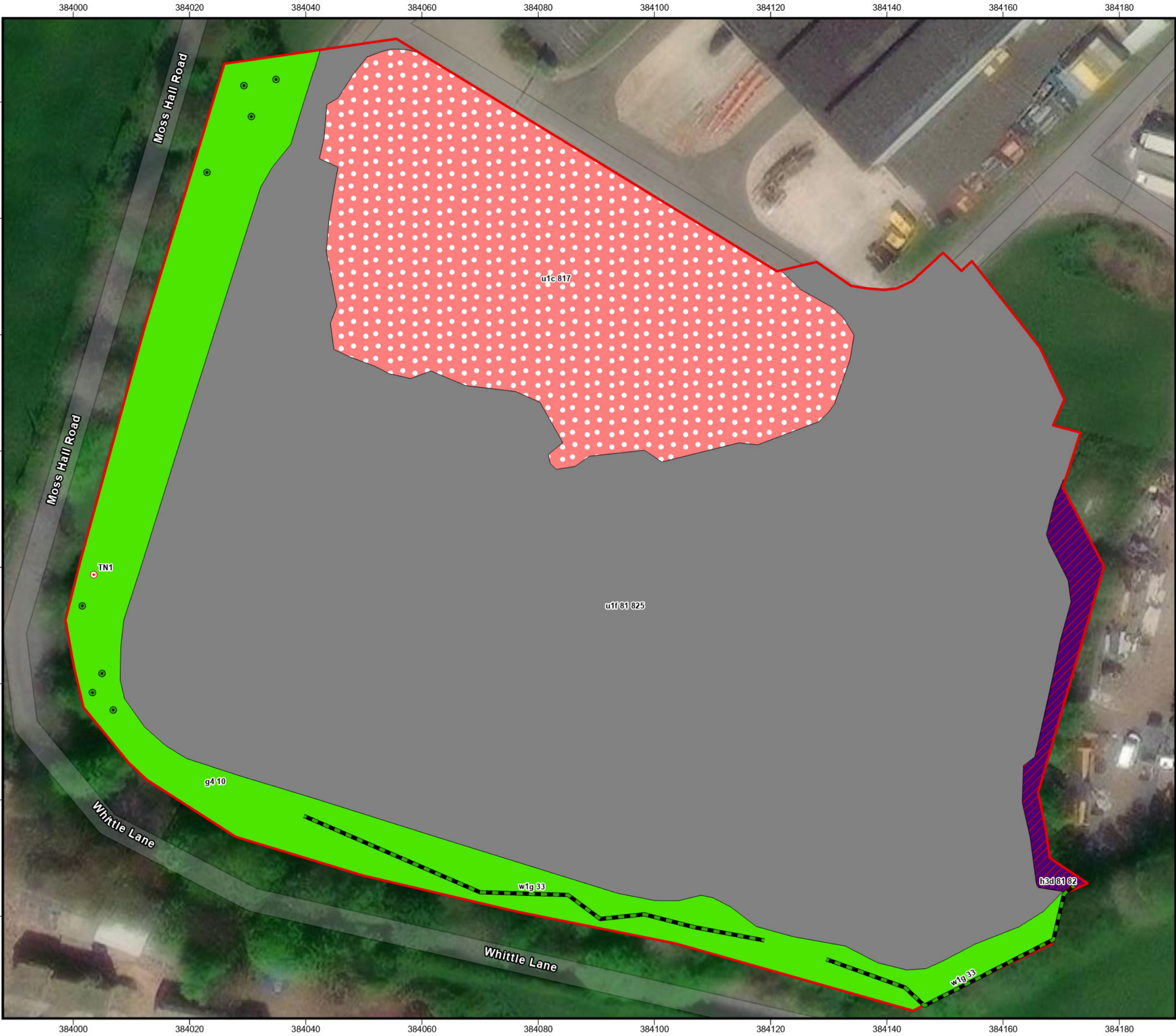
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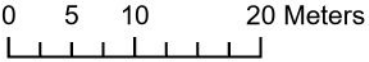
Legend: Red Line Boundary		1 Kilometers		N		
Client:	CGG MLI (REIT) PropoCO1 Limited	Issue:	01	Figure:	01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 wearurbangreen.co.uk
Project:	Birch Business Park	Scale @ A4			1:12,000	
Title:	Site Context	Approved by:	CL	Checked by:	BG	
Drawing Ref:	UG_1236_SITE_CONTEXT	Author:	CL	Date:	01/12/2025	



U R B A N
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Legend

- Red Line Boundary
- Bramble scrub
- Artificial unvegetated - unsealed surface
- Modified grassland
- Sparsely vegetated urban land
- Line of Trees
- Tree
- Target Note
TN1 - Himalayan balsam



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Client: CGG MLI (REIT) PropoCO1 Limited		
Project: Birch Business Park		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: BG	Approved: BG
Project: UG1236	Scale @ A3: 1:600	Date: 01/12/2025
Dwg No: UG_1236_ECO_HM_01		Revision: 01

1 Introduction

1.1 Scope

- 1.1.1.1 Urban Green has been instructed by CGG MLI (REIT) Propco 1 Limited to carry out an Invasive Species Method Statement at Birch Business Park, Middleton and produce our findings in a report.
- 1.1.1.2 The development proposals are for a cut and fill levelling of the site, and the construction of a new industrial warehouse unit, with parking spaces and loading/docking bays.

1.2 Site Context

- 1.2.1.1 The site is located at National Grid Reference SD 84082 08211 and comprises a total area of approximately 2ha (see Figure 1).
- 1.2.1.2 The site comprises a section of the industrial-commercial Birch Business Park, situated within a relatively rural enclave of Greater Manchester, 1.5km south of Heywood, ~2km northwest of Middleton, and 3.5km southeast of Bury. The surrounding landscape is predominantly rural-arable farmland, which spans from the site for ~2km in all directions, aside the M62 motorway, situated 600m southeast.

1.3 Ecological Background

Ecological Assessment Report (Avian Ecology, 2021)

- 1.3.1.1 An Extended Phase 1 Habitat walkover was undertaken by Avian Ecology at the site in 2021.
- 1.3.1.2 During the walkover, a stand of Himalayan balsam (*Impatiens glandulifera*) encroaching onto the site in the southwestern corner of the site. It was recommended that a pre-construction survey be undertaken to establish the extent of further stands of invasive non-native species established within the site. Furthermore, it was recommended that this species is subject to a regime of targeted vegetation control/removal on an annual basis.

Method Statement for Removal of Himalayan Balsam (Yeagate Ltd, 2021)

- 1.3.1.3 A method statement for the removal of Himalayan balsam was produced for the site by Yeagate Ltd. in 2021. This report was produced to satisfy Condition 4 of the draft planning permission detailed in Section 1.4.

Preliminary Ecological Appraisal (Urban Green, 2025)

- 1.3.1.4 Urban Green conducted an updated PEA survey of the site in November 2025. No Himalayan Balsam was observed on site, though would be expected to have died back during the winter. In the absence of any evidenced removal, the balsam stand is anticipated to remain present.

1.4 Purpose of this Report

1.4.1.1 A condition was given as part of planning permission. Planning Condition 3 states:

“The development hereby approved shall not be carried out otherwise than in strict accordance with the details and timescales contained within the approved Method Statement for Removal of Himalayan Balsam, by Avian Ecology”

This report has been produced to supersede the original Avian Ecology method statement. To that end, Condition 3 will be varied, with this report acting to fulfil it.

2 Site Assessment

2.1 Site Survey

- 2.1.1.1 A field survey was conducted on 20th November 2025 by Ecologist Barnaby Gardner.
- 2.1.1.2 In summary, no invasive plant species were recorded within or adjacent to the site's boundary during the PEA. However, the 2021 surveys by Avian Ecology identified a stand of Himalayan Balsam at the southwest site boundary.
- 2.1.1.3 The updated 2025 survey was conducted in winter, at a time when the previously identified stand of balsam would be expected to have died back. In the absence of any evidence of direct mitigation for the previously identified stand, it is assumed that the balsam remains.

2.2 Himalayan Balsam Information and Identification

- 2.2.1.1 Himalayan Balsam is native to the Himalayan region of Asia. It was introduced to Britain in 1839 as an ornamental garden plant. However, it has now spread rapidly and is widespread throughout the UK in riparian and urban habitats.
- 2.2.1.2 It is a tall, annual plant that can reach up to 3m tall within one growing season. The tall red/purple hollow stems are topped with clusters of pink flowers from June to October, followed by seed pods.
- 2.2.1.3 Each plant can produce up to 800 seeds in a year, which can remain viable for between 18 and 36 months without germinating if transported by water. It colonises rapidly and can prevent native plants from growing within that area. It creates dense, monoculture stands predominantly on riverbanks and other areas of damp ground. When the Himalayan balsam dies back in winter, the banks are left bare and liable to erosion. The invasive nature of this plant is accelerated because it has no natural forms of control in the UK, as it would in its native setting.

3 Relevant Legislation

- 3.1.1.1 It is an offence under Section 14(2) of the Wildlife and Countryside Act 1981 (as amended) to “plant or otherwise cause to grow in the wild” any plant listed in Schedule 9, Part II, which includes Japanese knotweed, montbretia and cotoneaster. Offences under Section 14 carry a maximum penalty of £5,000 fine and/or 6 months imprisonment on summary conviction (i.e. at Magistrates’ Court) and an unlimited fine (i.e. what the court feels to be commensurate with the offence) and/or 2 years imprisonment on indictment (i.e. at Crown Court).
- 3.1.1.1 Similarly, under the Invasive Alien Species Protection Order 2019, it is illegal to plant invasive species in the wild or cause them to spread.
- 3.1.1.2 Soil and other waste containing viable propagules of invasive non-native plant species is classified as ‘controlled waste’ under the Environmental Protection Act 1990. Subsequently, such waste must be disposed of in accordance with official Environment Agency guidance designed to prevent further spread of the species. Any waste being disposed of must be accompanied by appropriate waste transfer documentation.
- 3.1.1.3 Local councils and the police (in most cases the local council) have the power to issue Community Protection Notices against “individuals who are acting unreasonably and who persistently or continually act in a way that has a detrimental effect on the quality of life of those in the locality”. The notice could require an individual or organisation to make reasonable efforts to rectify problems arising from invasive non-native species and/or make it a requirement to take reasonable steps to prevent future occurrence of the problem. For more information see “Reform of anti-social behaviours powers: Japanese knotweed and other invasive non-native plants” (Home Office, n.d.).
- 3.1.1.4 See Property Care Association Guidance Note – Legislation and Policy for Invasive Non-Native Plant Species Including Japanese Knotweed (PCA, 2014) for further information.
- 3.1.1.5 Failure to comply with the relevant invasive non-native species legislation could lead to prosecution.

3.2 Permits

- 3.2.1.1 An Environment Agency permit will not be required to eradicate the onsite invasive species, providing that the conditions of the Environment Agency Regulatory Position Statement 178 – Treatment and Disposal of Invasive Non-Native Plants (RPS178) are met. The following method has been provided to comply with these conditions. **Note – If at any point the conditions of the RPS178 cannot be met, a permit must be applied for with the Environment Agency.**
- 3.2.1.2 See <https://www.gov.uk/government/publications/treatment-and-disposal-of-invasive-non-native-plants-rps-178> for further details.

4 Method Statement

4.1 Justification

- 4.1.1.1 Himalayan balsam is a fast-growing, invasive non-native species that spreads rapidly by seed dispersal, particularly along watercourses and disturbed ground. In the absence of mitigation, there is a high risk of it colonising new areas within and beyond the site boundary.
- 4.1.1.2 Although the current extent of Himalayan balsam on site was unclear due to suboptimal season, its scattered distribution presents a risk that construction activities—such as soil movement or vegetation clearance—could unintentionally facilitate its spread into the wild. To avoid this, it is recommended that the species is appropriately controlled or removed in accordance with best practice guidelines prior to the commencement of construction works.

4.2 Site-Specific Method Statement

- 4.2.1.1 All actions involving invasive and non-native species should be conducted under appropriate biosecurity measures.
- 4.2.1.2 The location of the invasive species can be found in Figure 2.
- 4.2.1.3 Two forms of treatment can be applied to control the invasive species on site (non-chemical and chemical).

Option 1: Non-chemical Control

Hand-Pulling

- 4.2.1.4 Himalayan balsam and montbretia can be hand-pulled as these species have very shallow roots (or bulbs in the case of montbretia) growing to a depth of 10-15 cm. This method is particularly useful for smaller infestations and in high-ecological value areas where the use of herbicides, or indiscriminate cutting, should be avoided. Repeat treatment will likely be required.
- 4.2.1.5 Hand pulling should occur in May/June when plants can be easily identified and have not yet set seed. Hand-pulling is the less labour-intensive option; however, the effects are less instantaneous; therefore, multiple hand-pulling seasons will likely be required.

Option 2: Chemical Control

- 4.2.1.6 Chemical control is a second option for the control of all four species and is less invasive than physical removal. It should be noted that chemical treatment is more suited to smaller plants, as larger and more established plants can be resistant to chemical treatment.
- 4.2.1.7 Herbicide must be used only in accordance with the directions on the product label and with all relevant legislation. Any person involved in the professional application of herbicides should possess the appropriate pesticide certificate of competence for the safe use of

herbicides and hand-held herbicide applicators. Any plants treated with herbicide should be treated with a non-residual herbicide, e.g. glyphosate.

- 4.2.1.8 Spraying programmes should be required for two to three years to eradicate the plant. Records of herbicide use must be kept in accordance with all relevant legislation, e.g. a record must be made of the type, concentration and quantity of herbicide used, the operative's name, weather conditions and date of application. Records must be retained after each treatment.
- 4.2.1.9 Due to Himalayan balsam's preference for habitats near water or with high moisture, this is very likely to limit herbicide selection to products approved for use near water if applicable.
- 4.2.1.10 If opted to follow the herbicide treatment route, the restrictions of RPS 178 must be complied with. An herbicide agreement with the Environment Agency is not required, however, reading the product labels of any herbicides used and/or contacting the manufacturer for advice is strongly recommended.
- 4.2.1.11 All use of herbicides, including stem injection, is to be judged at the discretion of an invasive species specialist.

4.3 Site Biosecurity

- 4.3.1.1 In accordance with guidance set out by the GB non-native species secretariat (www.nonnativespecies.org/), measures to prevent the spread of non-native invasive species within or off sites with infestation include:
 - All site personnel must be fully briefed to ensure all staff are aware of the presence and locations of cotoneaster on the site and how to identify the species. This can be included during a site induction or through toolbox talks. Everybody working on site must understand the role and authority of the invasive species specialist managing the issue of the non-native species.
 - Clearly visible fencing must be erected around the areas of non-native invasive species (including contaminated soil, materials or water) and signs to warn site personnel of presence and identification of species within.
 - Ensure that vehicle use is kept to a minimum around infestations. Keep to hardstanding where possible.
 - Do not use vehicles with caterpillar tracks within infested areas.
 - All clothes, footwear and equipment including site vehicles and tools should be checked for plant material and soil before entering/leaving the site.
 - All vehicles leaving the infested area and/or transporting infested soil/materials must be thoroughly pressure-washed in a designated wash-down area before being used for other work.

- All wash facilities including wastewater from washing vehicles, equipment or personnel should be managed in a responsible way so as not to cause spreading of the invasive species or harm to the environment.
- Clothes, footwear and equipment should be thoroughly cleaned and ensure no contaminated material is present. Keep equipment on site where practical and free of contaminated material.
- Equipment used to treat invasive species should be kept separate to unused equipment and identifiable through clear signage or designated areas.
- All chemicals used for the control of non-native species (if applicable) should be stored and used in a responsible manner.
- Where cross-contamination is possible (i.e. from one site to another), designated vehicles or machinery must be used for specific sites where possible to prevent spread.
- All plant material will comply with BS 3936 1: 1992, BS 4043:1989 and BS 8545: 2014 or European equivalents. All planting shall be UK grown and obtained from a reputable and approved nursery. Plant material should be fully hardy and be free from pests and diseases.
- Existing and imported multipurpose topsoil shall conform to BS 3882:2015. A Declaration of Analysis sheet should be supplied if requested. If acceptable, topsoil shall be taken from stockpiles on site or imported from an approved source. Imported soil shall be a loam type, to BS 3882:2015, be free of contamination and contain a maximum of 15% clay or silt fines. A topsoil sample shall be provided with topsoil structure analysis for general landscape purposes. Topsoil should be free of any part of an invasive plant (as identified by the Wildlife and Countryside Act 1981, as amended).

5 References

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The Environmental Partnership (2018). Ecological Assessment. Report ref 6808.001.

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Urban Green (2025). Preliminary Ecological Appraisal for Birch Business Park. Ref. UG_1236_ECO_PEA_01.

The National Archives (1981). *Wildlife and Countryside Act 1981* [online]. Available from: <<http://www.legislation.gov.uk/asp/2011/6/section/14#section-14-2-a>>

Avian Ecology (2021). Ecological Assessment Report for Birch Business Park.

Yeagate Ltd. (2021). Method Statement for Removal of Himalayan Balsam.

Appendix 1 – Timetable of Works

Works	J	F	M	A	M	J	J	A	S	O	N	D
Burning of INNS Species	Can be conducted at any time of the year											
Chemical control: Timing is species dependent.			Initial application March/May, subsequent applications June/August and September/November									
Mechanical removal (inc. cutting, digging, and hand pulling) of Himalayan balsam			Conducted when plants are in flower for easy identification									