

MIDDLETON CARE HOME, ROCHDALE

INVASIVE NON-NATIVE SPECIES MANAGEMENT PLAN

February 2026

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Issue Date		11/02/2026

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1 INTRODUCTION

1.1 Background

This report provides invasive non-native species (INNS) management recommendations for the proposed development at Parkfield House, Middleton at Ordnance Survey grid reference SD 86268 05569. This application was granted planning permission (reference 23/00335/FUL) in January 2026 subject to a number of planning conditions.

This INNS Management Plan has been prepared to assist in the discharge of the final part of Condition 8 which states:

“No phase of development (including any demolition, site clearance or preparation works) shall take place until a detailed method statement for the removal or long-term management/eradication of invasive non-native (alien) species of plant on that part of 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 non-native (alien) species of plant 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 shall be carried out in accordance with the approved method statement.

Reason: In accordance with policy G7 of the adopted Rochdale Core Strategy and Policy JP-G8 of the adopted Places for Everyone Joint Development Plan and to ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread in the wild.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.”

A Preliminary Ecological Appraisal (PEA) by ERAP Ltd was submitted by as part of the application which identified the presence of Invasive Non-Native Species.

This report outlines the relevant legislation regarding disturbance or removal of Schedule 9 invasive species, and provides the necessary procedures, timings and mitigation measures required to eradicate and avoid the spread of invasive species found on the site.

1.2 Site Description

The application site comprises approximately 1.11 ha. Historically a developed plot, the site currently features a large, disused former office building and an associated electricity substation. The terrestrial landscape is defined by a mosaic of unmanaged habitats typical of post-industrial transition, including areas of former amenity grassland that have fallen into neglect, interspersed with ornamental shrubberies and hardstanding that is increasingly being colonised by frequent ruderal herbs. Three Schedule 9 invasive species, namely Entire-leaved Cotoneaster (*Cotoneaster integrifolius*), Rhododendron (*Rhododendron ponticum*), and Himalayan Balsam (*Impatiens glandulifera*), are present within the onsite habitats.

1.3 Location of INNS Onsite

Himalayan Balsam was identified on hardstanding directly adjacent to the southern elevation of the northern section of the main onsite Building.

Rhododendron was identified within the modified grassland parcel along the eastern site boundary.

Entire-leaved Cotoneaster specimens were identified within the scrub in the centre of the application site.

A map detailing the locations of the Himalayan Balsam, Rhododendron and Entire-leaved Cotoneaster has been provided within **Appendix B**. This map is not necessarily exhaustive of all INNS and as such, care should be taken to remain vigilant across the entirety of the site.

All onsite personnel dealing with vegetation removal should be made aware of the characteristics of these plant species and should be able to identify the plant confidently. Visual identification sheets are provided at **Appendix C**.

1.4 Legislation and Policy

Himalayan Balsam, Entire-leaved Cotoneaster and Rhododendron are listed under Schedule 9 of the Wildlife and Countryside Act 1981. It is therefore an offence to distribute or allow the spread of this species into the wild.

Additionally, if these cannot be dealt with onsite, they must be disposed of in licensed landfill as controlled waste and any material treated with herbicides must also be handled as hazardous waste. A full overview of the legislation regarding this species is contained within **Appendix A** of this report.

1.5 Roles and Responsibility

North Bay Developments will be responsible for the implementation of this INNS Management plan and shall liaise with appointed Ecological Clerk of Works (ECoW), where required.

Should work be subcontracted then the subcontractor, and their Site Manager will be made aware of and become responsible for implementing this INNS Management Plan, liaising with the ECoW where required.

This INNS Management Plan and record file will be made available to view in the Site Managers office.

All ecological queries should be directed to the appointed ecological consultancy.

2 METHODOLOGY AND MITIGATION MEASURES

The primary objective is to eradicate invasive species from the development site, prior to any other works being carried out.

Should any development works need to occur within the fenced off area prior to completion of the full eradication process, any soil and plant material from this area should be considered contaminated and either placed beneath hardstanding or removed to an appropriately licensed waste management facility as detailed in **Section 2.1** of this document.

2.1 Preventing Future Spread

- To avoid contamination around the site, operatives with the potential to work within the vicinity of the invasive species should receive training in Japanese Knotweed, Himalayan Balsam and Cotoneaster identification and best practice procedures for avoidance of spreading the species to other areas of the site. Refer to **Appendix B** for identification guidance and best handling.
- Good site hygiene should be maintained:
 - All stands of the invasive species should be marked and should be undisturbed until the completion of any treatment and eradication works.
 - Piles of contaminated soil and vegetative material should be clearly marked and isolated.
- Avoid any new contamination to the site by minimising the risk of fly-tipping waste onto the development, not importing infested topsoil for use on site, and inspecting new vehicles entering the site, particularly any caterpillar tracks.
- Reusing treated soils onsite is possible without the need for a waste management licence. However, to minimise the potential problems there could be if the soil was not treated adequately, you should only use soil again where there is little risk of future spreading, away from amenity areas, away from boundaries with other properties and in an area which will not be disturbed heavily by people.

2.2 Treatment

Works to control invasive species should be undertaken by suitably trained and qualified operatives holding the appropriate certification and licences where applicable. When using herbicide, application works must be undertaken by an operative certified to use and apply the relevant herbicides.

As there is the possibility that the invasive species could be disturbed by contractors throughout the construction period, any invasive species should be eradicated / removed prior to start of works in the affected areas.

The following working procedures should be followed:

- An initial walkover will be carried out by an Ecological Clerk of Works (ECOW) prior to any treatment / eradication being implemented. The areas of INNS will be clearly identified using fence pins, bright rope and barrier tape. Laminated signage noting 'Invasive Species' will be secured to fencing.
- Each stand of Himalayan Balsam will be surrounded by a 5m exclusion zone.
- The location plan will be revised as necessary and a photographic record taken.

- The fenced areas will only be accessed by foot and no vehicles will pass within the fenced areas.
- No excavation or tipping of any material shall be allowed within 5m of any identified stands or staked areas.
- All site personnel shall be briefed upon the identification of invasive species (refer to **Appendix C**) and the need to avoid contact or cross contamination within the site, including the points above.

Should any treatment / eradication works be programmed to start during the breeding bird season (March-September inclusive) the ECOW will also check all nearby vegetation for breeding birds prior to work commencing.

2.2.1 Rhododendron

Removal and eradication of Rhododendron will be undertaken using mechanical and manual methods only, with no herbicide application.

- Shrubs will initially be cut back to manageable size using hand tools (e.g. loppers, bow saws or chainsaws as appropriate) to facilitate safe access to the root plate.
- The entire root plate and associated root system will then be excavated using hand-tools.
- All major root material will be removed from the ground to minimise the potential for regeneration. Care will be taken to remove any layered stems that may have rooted where branches have contacted the soil.
- Excavated material (including root plates and woody arisings) will be treated as controlled waste and either:
 - Removed from site by a suitably licensed waste contractor to an appropriately licensed facility; or
 - Buried onsite beneath permanent hardstanding, where agreed and where there is no risk of future disturbance.
- Any soils containing root fragments will be treated as potentially contaminated and managed in accordance with **Section 2.1** of this document.
- Following removal, the area will be backfilled with clean, certified material where required and stabilised as part of the development proposals.
- Monitoring of the treated area will be undertaken annually for a minimum of two growing seasons. Any regrowth identified during monitoring will be promptly removed by hand-pulling or further localised excavation.
- Works will ideally be undertaken outside of the main bird breeding season (March–September inclusive), unless a pre-commencement nesting bird check has been undertaken by the ECoW.

2.2.2 Himalayan Balsam

Removal and eradication of Himalayan Balsam will be completed using the following manual control methods¹:

- Hand pulling will be undertaken from the base of the plant to remove the shallow roots. The plants must be pulled from the base of the plant to ensure the complete removal of the whole root. If broken off stems are left (even low down on the plant) then the Himalayan Balsam will re-shoot and send up new flowerheads.
- The optimum time for control is when the Himalayan balsam is just starting to develop flowering buds. Hand-pulling should, therefore, be conducted between May and July.
- All plant removal should be left to dry and decompose in a controlled area of the site away from proposed development and be placed on an impermeable membrane. For disposal guidance refer to **Appendix A** of the document.

2.2.3 Entire-leaved Cotoneaster

Removal and eradication of Entire-leaved Cotoneaster will be undertaken using manual removal techniques only, with no herbicide use.

- Seedlings and small saplings will be removed by hand-pulling, ensuring that the entire root system is extracted to prevent re-establishment. Removal will ideally be undertaken when soil conditions are moist to facilitate complete extraction.
- Larger shrubs will be removed by excavation of the entire root ball using hand tools. All visible root material will be removed from the soil.
- Particular care will be taken where plants are bearing fruit. Berry-bearing branches will be carefully cut and handled to prevent seed dispersal. Fruiting material will be collected and disposed of as controlled waste at a suitably licensed facility.
- Excavated soils containing root fragments or seeds will be managed in accordance with **Section 2.1** of this document to prevent spread within the site.
- Removed plant material will not be composted or stockpiled for reuse. All arisings will either be disposed of off-site by a licensed waste contractor or buried beneath permanent hardstanding where there is no risk of future disturbance.
- Treated areas will be subject to annual monitoring for a minimum of two growing seasons to identify any germination from the soil seed bank. Any seedlings identified during monitoring will be removed by hand-pulling.

2.3 Monitoring and Responsibility

If the outlined methodology is used to control disturbance and spread of Invasive Species, then contamination within the site will be prevented.

¹ Himalayan Balsam Good Practice Management

Accessed at: https://www.nonnativespecies.org/assets/Good_Practice_Management_-_Himalayan_balsam.pdf

Any Invasive Species which is to be disposed of off-site (plant material and associated soils) shall be by an appropriately licenced waste handler and / or waste facility, which will ensure that contamination off-site is prevented.

It is important that regular annual monitoring be undertaken to assess any regrowth and prevent the spread of any invasive species. If the site is sold, responsibility for future monitoring and treatment of invasive species will also be passed on to the new site owners or the management company appointed to maintain the site. Any regrowth of invasive species will be further assessed, and an appropriate method of treatment carried out.

APPENDIX A - LEGISLATION REGARDING SCHEDULE 9 SPECIES

The following legislations relate to Schedule 9 Invasive Species inclusive of:

- ***Wildlife & Countryside Act 1981***
Section 14(2) of the Wildlife and Countryside Act 1981 (WCA 1981) states that "...if any person plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9, he shall be guilty of an offence." *Fallopia japonica* and *Crassula helmsii* are listed in Schedule 9. Anyone convicted of an offence under Section 14 of the WCA 1981 may face a fine of £5,000 and/or 6 months imprisonment, or 2 years and/or an unlimited fine on indictment.
- ***Control of Pesticides Regulations 1986***
The Control of Pesticides Regulations 1986 require any person who uses a pesticide to take all reasonable precautions to protect the health of human beings, creatures and plants, safeguard the environment and avoid the pollution of water.
- ***The Environmental Protection Act 1990 (EPA, 1990)***
The EPA 1990 stipulates a number of legal provisions concerning "controlled waste". Any soil or plant material contaminated with cotoneaster that is discarded during onsite works is likely to be classified as controlled waste. Section 33 (1) (a) and (1) (b) assert offences regarding the deposit, treatment, storage or disposal of controlled waste without a permit. Section 33 (1) (c) asserts that it is an offence to keep, treat or dispose of controlled waste in a manner likely to cause pollution of the environment or harm to human health. Section 34 stipulates the responsibility of the individual(s) handling the controlled waste to do so responsibly in accordance with the law at all stages between its production and final recovery or disposal.
- ***Waste Regulations 2011***
Waste must be transferred to an authorised person – a person who is either a registered carrier or exempted from registration by the Waste Regulations. A waste transfer note must be completed and signed giving a written description of the waste in accordance with regulation 35 of the Waste Regulations. Failure to comply with these provisions is an offence.
- ***Hazardous Waste (England and Wales) Regulations 2005 (HWR 2005)***
The HWR 2005 contain provisions about the handling and movement of hazardous waste. Consignment notes must be completed when any hazardous waste is transferred, which include details about the hazardous properties and any special handling requirements. Though untreated cotoneaster is not classed as hazardous waste, cotoneaster material that has been treated with herbicides may be classified as hazardous waste.
- ***Environmental Permitting (England and Wales) Regulations 2010 (EPR 2010)***
The EPR 2010 includes reference to the 'Exercise of relevant functions' in Schedule 9, paragraph 4. These objectives are derived from Article 13 of the Waste Framework Directive. The objectives state that necessary measures shall be taken to ensure that: "*waste management is carried out without endangering human health, without harming the environment and, in particular: (a) without risk to water, air, soil, plants or animals; (b) without causing a nuisance through noise or odours; and (c) without adversely affecting the countryside or places of special interest*".

APPENDIX B – LOCATION OF INNS



Key

- Red Line Boundary
- Rhododendron
- Himalayan Balsam
- Entire-leaved Cotoneaster

Google Satellite

WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
SHEFFIELD, S11 8YZ

LANDSCAPE
ARBORICULTURE
GARDEN DESIGN
ECOLOGY

Job:
MIDDLETON CARE HOME

Title:
INNS MAP

Scale@A3: 550:1	Drawn: BS	Date: 11/02/26	Drawing no. n/a
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APPENDIX C - VISUAL IDENTIFICATION SHEETS

WEDDLES

Cotoneaster

Species Description

Scientific name: *Cotoneaster* species

AKA: Cotoneasterau (Welsh)

Native to: Majority of species originate from east Asia

Habitat: Rough ground

A large group of small trees and prostrate shrubs that can be either evergreen or deciduous. They are becoming increasingly naturalised due to birds which eat the small red berries and spread the seed. There is one native species, wild Cotoneaster (*Cotoneaster cambricus*) which occurs as a few individuals in North Wales. This ID sheet includes those introduced species which are relatively common. Where they become established they can become dominant to the exclusion of native species.

Himalayan cotoneaster (*Cotoneaster simonsii*) is an erect deciduous shrub 3-4 metres high with 1.5-2.5 cm long leaves; small-leaved cotoneaster (*Cotoneaster microphyllou*) is an evergreen low-growing shrub with very small leaves (0.5-0.8cm long) and tree cotoneaster (*Cotoneaster frigidus*) is a deciduous or semi-evergreen shrub or small tree with leaves between 6-15 cm long and flowers in dense clusters. All these species have leaves which are shiny and hairless on the upper surface and slightly hairy on the lower surface. Cotoneaster species do not have thorns.

Wall cotoneaster (*Cotoneaster horizontalis*) is the most widely recorded species and is distinctive in having stems that spread horizontally in flattened herring-bone like branches and bears single flowers. Unlike the other cotoneasters mentioned, the underside of leaves of this species are relatively hairless.

Cotoneasters have been in cultivation in GB since 1824 and there are over 100 species now widely cultivated in the UK. Other species could also become naturalised.

Cotoneaster species are listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England and Wales. As such, it is an offence to plant or otherwise cause these species to grow in the wild.

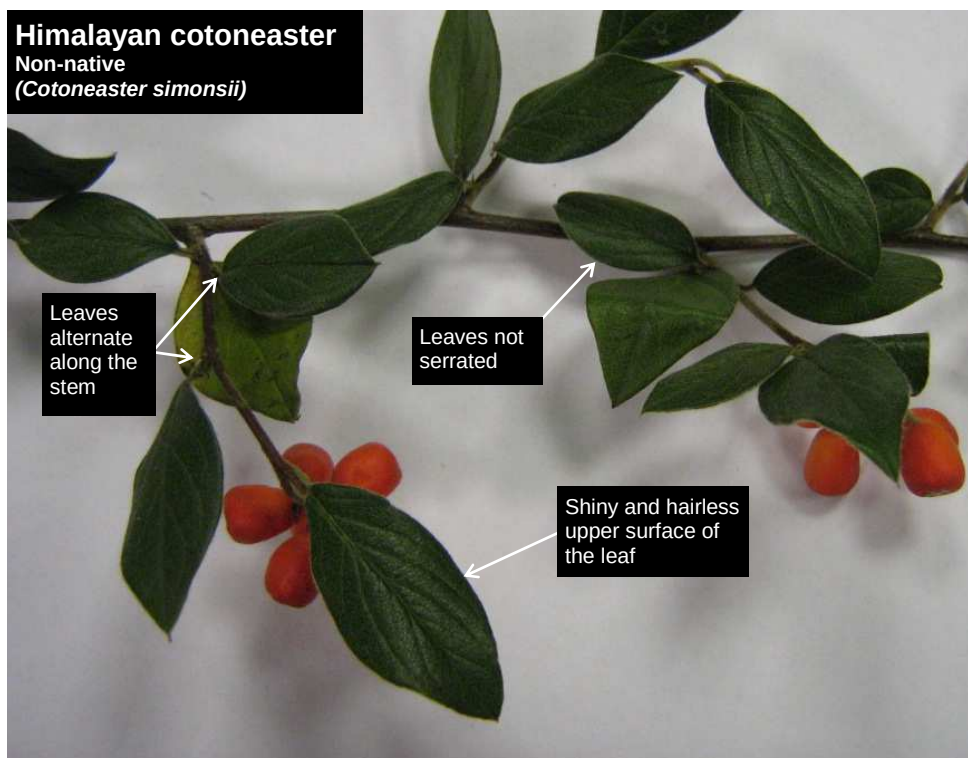
For details of legislation go to www.nonnativespecies.org/legislation.



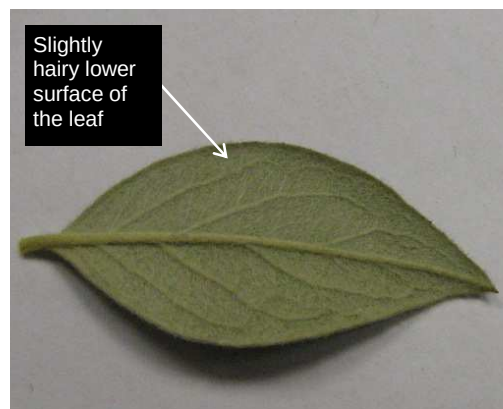
Himalayan cotoneaster (*Cotoneaster simonsii*)

Key ID Features

Himalayan cotoneaster
Non-native
(*Cotoneaster simonsii*)



Slightly hairy lower surface of the leaf



Red/orange fruits in clusters

Identification throughout the year

Evergreen species such as the small-leaved cotoneaster can be identified throughout the year by its leaves. Deciduous species can be identified by the presence of the red berries which can remain throughout winter and, in the case of wall cotoneaster, by the distinctive herringbone-shaped branches.



Similar Species

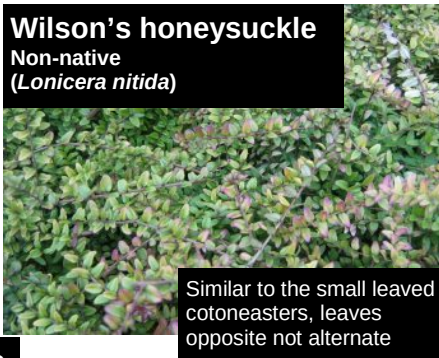
Firethorn
Non-native
(*Pyracantha coccinea*)



A shrub with small serrated leaves that alternate along the stem, which has long thorns



Wilson's honeysuckle
Non-native
(*Lonicera nitida*)



Similar to the small leaved cotoneasters, leaves opposite not alternate

Aromatic wintergreens
Non-native
(*Gaultheria* species)



An evergreen shrub with alternate leaves and bell shaped flowers, unlike the five petalled flowers of cotoneasters

Other similar species which may be confused with cotoneaster include:

Escallonia (*Escallonia macrantha*) - an evergreen shrub which has alternate serrated leaves and numerous pinkish-red flowers, no thorns;

Barberry (*Berberis vulgaris*) - a thorny shrub with small serrated leaves, yellow flowers and red lozenge-shaped berries; and

Sea buckthorn (*Hippophae rhamnoides*) - a thorny densely branched shrub with alternate long thin leaves with bright orange berries on female plants.

Distribution

Cotoneaster species are widespread throughout Britain.

Source: NBN Gateway: Check website for current distribution.



Some other species of Cotoneaster

Wall cotoneaster
Non-native
(*Cotoneaster horizontalis*)



Herringbone-shaped branches



Himalayan cotoneaster
Non-native
(*Cotoneaster simonsii*)



Evergreen habit

Small-leaved cotoneaster
Non-native
(*Cotoneaster microphyllus*)

References and further reading:

Johnson, O and More, D (2004) "Collins Tree Guide". HarperCollins

Preston, C D, Pearman, D A and Dines, T A (editors) (2002) "New Atlas of the British and Irish Flora". Oxford University Press

Stace, C (1999) "Field Flora of the British Isles". Cambridge University Press

Rhododendron

Species Description

Scientific name: *Rhododendron ponticum*

AKA: Rhododendron

Native to: South-west Europe and south-west Asia. UK's stock is believed to come from Spain.

Habitat: Common on acid, peaty or sandy soils in woodland, heathland, rocky hill-sides, river banks, gardens and parks

A large evergreen shrub with leathery leaves, attractive purple to pink flowers and solid stems forming into a trunk when mature. Relatively easy to identify, but can be confused with cherry laurel or horticultural varieties of rhododendron. However, horticultural varieties of rhododendron are relatively rarely found in the wild. Spreads by suckers and seed, which are small and carried long distances by wind.

Introduced by gardeners in the late 18th century into parks and woodlands, where it was also used for game cover. Still widely planted, particularly by gardeners. Often grows in ecologically sensitive habitats, such as heath, broad-leaved woodland and dunes, where dense growth can considerably alter the structure of the habitat.

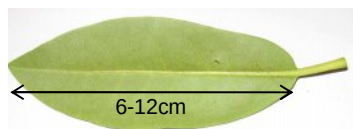
For details of legislation go to www.nonnativespecies.org/legislation.



Key ID Features



Leathery leaves with dull green upper surface



Pale underside



Leaves in spiral at end of stem



Stem usually up to 15cm diameter and 5m tall

Stems / trunk often dense and twisted



Usually pink / purple, occasionally whiteish

5 petals



Seeds pods are formed after flowering

3cm

Identification throughout the year

Varies little throughout the year as leaves are evergreen and woody stems remain the same. Flowers appear May to June followed by seed pods.

Similar Species

Cherry laurel
Non-native
(*Prunus laurocerasus*)



Leaves arranged alternately, ending in a single leaf



Flower heads white and clustered to form a spike

Rhododendron leaf
(for comparison)



Cherry laurel leaf



Toothed edge →

Glossy surface

Distribution

Widespread across the whole of the UK, most common in the south and west.

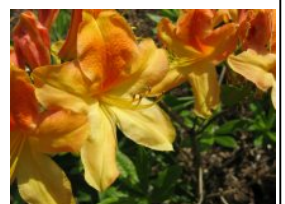
Source: NBN Gateway. Check website for current distribution



Varieties of Rhododendron

There are a large number of highly sought after species and varieties of rhododendron, of which the invasive *Rhododendron ponticum* is just one. It is unusual to encounter other varieties or species outside of planted habitats.

Examples of rhododendron varieties:



References in the further reading list can be used to distinguish between the different varieties if necessary.

References and further reading:

- Cullen, J (2005) "*Hardy rhododendron species: a guide to identification*". Collins
- Preston, C D and Croft, J M (1997) "*Aquatic plants in Britain and Ireland*". Harley Books
- Preston, C D, Pearman, D A and Dines, T A (editors) (2002) "*New Atlas of the British and Irish Flora*". Oxford University Press
- Stace, C (1999) "*Field Flora of the British Isles*". Cambridge University Press

Himalayan Balsam

Species Description

Scientific name: *Impatiens glandulifera*

AKA: Policeman's Helmet, Indian Balsam, Jac y Neidiwr (Welsh)

Native to: West and central Himalayas

Habitat: Found mostly on river banks and in damp woodland, can grow in other damp habitat

A tall, attractive, annual herb with explosive seed heads. Although easy to identify as a mature plant with its pink-purple flowers, fleshy stem and characteristic leaves, the seedlings and last year's dead stems of this annual are more difficult to spot.

Introduced as a garden plant in the early 19th century and first recorded in the wild in 1855. Often favoured by the general public for its aesthetic appeal and is still deliberately planted on occasion. Now widespread in the UK, especially along urban rivers. Spreads solely by seeds, which are small and easily carried by wind or water.

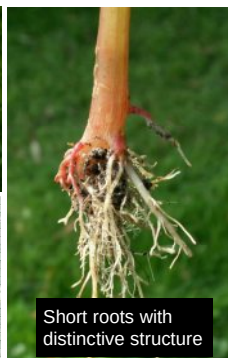
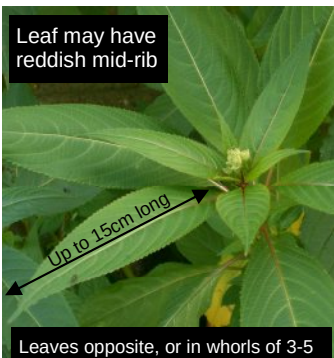
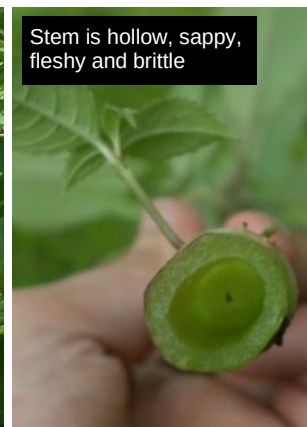
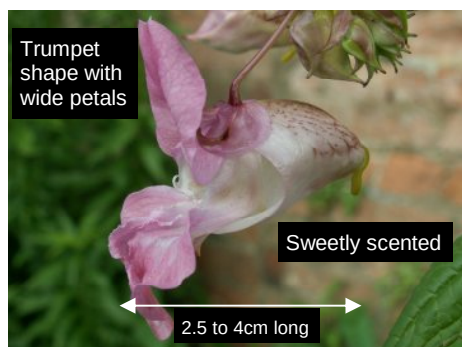
Out-competes native species in ecologically sensitive areas, particularly river banks. Where it grows in dense stands along river banks it can impede flow at times of high rainfall, increasing the likelihood of flooding. Die back of extensive stands over winter can leave river banks bare and exposed to erosion.

Himalayan balsam is listed under Schedule 9 to the Wildlife and Countryside Act 1981 with respect to England and Wales. As such, it is an offence to plant or otherwise allow this species to grow in the wild.

For details of legislation go to www.nonnativespecies.org/legislation.



Key ID Features



Identification throughout the year

Can be identified at most times of the year: March-June by its seedlings, stem and leaf shape, from July to September by its stem, leaf shape and flowers. More difficult to identify over winter (October to February), look for hay like remains and distinctive root structure.



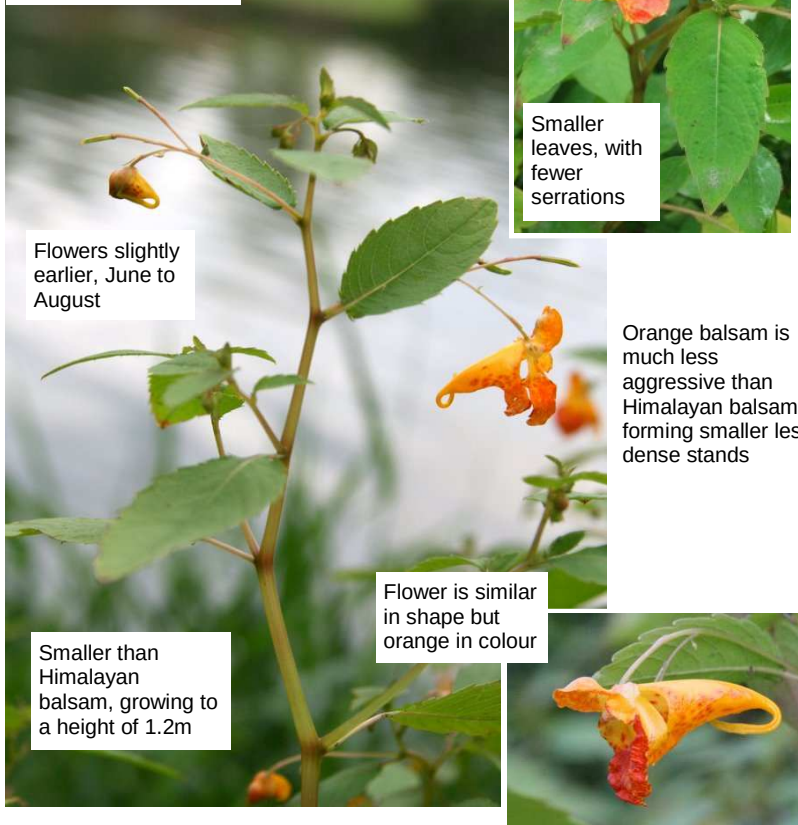
Hay like remains in winter



Root structure in winter

Similar Species

Orange Balsam Non-Native (*Impatiens capensis*)



Flowers slightly earlier, June to August

Smaller leaves, with fewer serrations

Orange balsam is much less aggressive than Himalayan balsam, forming smaller less dense stands

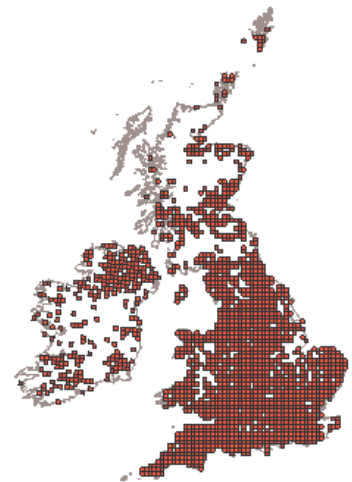
Flower is similar in shape but orange in colour

Smaller than Himalayan balsam, growing to a height of 1.2m

Distribution

Widespread and common across the whole of the UK. Primarily on riverbanks and in other damp areas.

Source: NBN Gateway. Check website for current distribution



References and further reading:

- Blamey, M, Fitter, R and Fitter, A (2003) "The Wild Flowers of Britain and Ireland. The Complete Guide to the British and Irish Flora". A & C Black
- Preston, C D, Pearman, D A and Dines, T A (editors) (2002) "New Atlas of the British and Irish Flora". Oxford University Press
- Stace, C (1999) "Field Flora of the British Isles". Cambridge University Press