

J: IPM 24 1007/02/L001

19th February 2024

Attention: Paul Clark
CJ Partnership Environmental Architects

Dear Paul

Subject: Japanese Knotweed Remediation, Eton Business Park, Radcliffe

LK Remediate Limited (LKR) has been invited to provide a management plan and a quote for the remediation of Japanese Knotweed at the above site.

LKR provides cost-effective solutions for the remediation of Japanese Knotweed. Our methods comply with all current statutory requirements and have been validated on several occasions by the Environment Agency. Furthermore, LKR is currently undertaking Japanese Knotweed remediation on projects commissioned by the Environment Agency, various Local Authorities, Property Developers, House Builders and residential customers throughout the country.

Site visit:

A site visit was completed to identify the areas of Japanese Knotweed present. The following approximate area of Japanese Knotweed was identified by LKR;-

50.6m²

Proposed Management Plan

Excavation – The recommended method for the long term remediation of Japanese Knotweed on this site is a controlled excavation followed by a removal to landfill (**Dig and Dump**) which involves the removal of affected soils where possible to a licensed landfill. For full details please see Appendix 2.

As the Japanese Knotweed extends beyond the site boundary, we will install a geo-textile root barrier on the boundary line to prevent future re-infestation from outside of the site.

As we are PCA members you also benefit from dealing with a contractor that abides by and is regulated by a strict code of practice applicable to the treatment of Invasive Species.

It is recommended that both options be followed by a Monitoring and Spraying Programme in the unlikely event of any re-growth occurring. Please see Appendix 1 for a summary of how we carry out our treatments and monitoring programme.

Additional services

In addition to the services described above, LKR shall provide the resources and management to provide documentary and photographic evidence to be able to demonstrate to any legislative or other interested bodies that due care and attention has been taken to address all issues relating to the on-site Japanese Knotweed problem.

LKR requires that information relating to the physical and chemical nature of the ground containing the Japanese Knotweed area of the site is provided, either chemical analysis or a site investigation will suffice. The information will assist LKR in its Health & Safety plan for the site and will also confirm that no preferential pathways will be created for contaminants that may be present in the ground.

Costs and Terms:

The following costs are for the areas of Japanese Knotweed as identified within the above proposal;-

<i>Provision of Management Plan</i>	<i>£500</i>
<i>Dig and Dump</i>	<i>£19,850</i>
<i>Herbicide Spraying and Monitoring Programme (8 visits)</i>	<i>£2,000</i>
<i>Provision of Validation Report</i>	<i>£500</i>
<i>Total</i>	<i>£22,850</i>
<i>Insurance Backed Guarantee</i>	<i>TBC</i>

The above offer is applicable to the following assumptions;-

- The client will give un-interrupted site access to LKR
- The programme of works does not include for exceptionally inclement weather / site conditions
- The above costs are for all works taking place concurrently with no breaks in activity
- The areas of treatment are to be undisturbed during treatment
- The quotation is based on inert soil containing Japanese Knotweed, any contaminants found may affect the above figures if the landfill option is chosen
- Any backfill requirements have not been accounted for in this quotation
- The quotation is dependent on good access available to plant
- The quotation is exclusive of enabling tree works. Quotations are available on request
- This quotation does not include the provision of welfare, security or site fencing
- Quotations for herbicide spraying and monitoring programmes are inclusive of production and issue of treatment progress reports following each application
- The quotation for the installation of a semi-permeable root barrier geotextile with Static Puncture Strength of **not less than 8kN**. LKR will not use a lesser grade of geotextile as this will not protect the development in this instance
- The quotation is exclusive of costs arising from the location/detection of buried services. All service plans shall be made available to LKR prior to commencement
- The Insurance Backed Guarantee (IBG) will only be issued once full payment has been received for the warranty and the monitoring programme
- All costs are exclusive of VAT, which will be charged at the applicable rate
- This quote is valid for 90 days only

Invoices will be raised by LKR on the last working day of each month or at completion of a certain activity, whichever is the soonest. Payment of invoices is strictly within 30 days from date of issue.

The total cost of the works must be settled before the Insurance backed guarantee is lodged by LKPR.

Insurance Backed Guarantee

All of our herbicide treatment programmes can be covered by an Insurance Backed Guarantee, provided by an insurer approved by the Financial Conduct Authority (FCA). This insurance gives the customer peace of mind that you are dealing with a specialist contractor that is regulated by the industry body for treatment of Invasive Species, the PCA, see www.property-care.org and the appendix for further details.

We are an award-winning specialist that has been providing commercial and professional advice and solutions to the residential and commercial sector for over 20 years. We are quality and environmental assured (9001 and 14001), CHAS, Constructionline and SMAS accredited, we are also members of the Property Care Association, the largest trade association for Invasive weeds. We have the ability and skills required to advise, survey and successfully remediate Invasive weeds while being able to understand the wider environmental issues a project may have.

Please do not hesitate to contact me on 0161 763 7200 or 07837 037 933 should you have any further queries.

Yours sincerely,
For and on behalf of LK Remediate Limited



Lee Worrall C.S.J.K.
Senior Surveyor

Encl: Appendix 1 – Herbicide Treatment
 Appendix 2 – Project Commencement Form
 Appendix 3 – Insurance Backed Guarantee Information
 Appendix 4 – Site Plan

Appendix 1: A detailed methodology of a Monitoring and spraying

The Programme should start as soon as possible should last for a period of 4 years. The spraying regime shall be as follows:

- 2 on going visits (2024)
- 2 on going visits (2025)
- 2 on going visits (2026)
- 2 on going visits (2027)

The spraying programme shall be undertaken during the growing season from when the foliage of the plant is well established (from June / July) until the first frosts (Mid October). Dates of treatment may change depending on the condition of the foliage and weather conditions, furthermore depending on the success of the previous treatments. The amount of visits per annum may increase or decrease but a minimum of 8 visits will be carried out.

If the areas where the Japanese Knotweed has received the all clear and is then disturbed / excavated during construction activities this can cause the Japanese Knotweed to commence re-growth and is not covered by this quote.

Application of herbicide will be undertaken by knapsack sprayers using a telescopic or extended lance. Pressure limitation valve will be set at 1 bar and a coarse droplet nozzle will be used to reduce drift to a minimum.

Non-target plant death should be expected in the direct vicinity of any spraying program. It will be avoided to the best of our ability but cannot be completely excluded as a possibility.

Application will be undertaken over the target foliage and as much as possible to the underside of the foliage. Glyphosate bioactive will also be used in areas that are located within 10m of a watercourse. The EA will be contacted to provide spraying authorisation along the watercourse.

Following treatment of the foliage, it takes up to 3 - 4 weeks for the herbicide to translocate around the system of the plant therefore it is important not to cut the Japanese knotweed until at least 4 weeks post treatment.

In conjunction with the above herbicide, adjuvants such as rain-fast additives or surfactants may be used, at the manufacturers recommended rates and at the operatives' discretion.

The treatment area must not be disturbed during the treatment programme and any plants that are present must be allowed to grow without restrictions.

Following completion of the treatment it is possible for regrowth to occur if excavations or significant ground disturbance takes place, if this is envisaged then other remediation options are to be considered.

Appendix 2: A detailed methodology of a controlled excavation (Dig and Dump):

Controlled Excavation:

- We do not propose excavating 7m from the outermost extent and 3m below the JK plant. Our method involves undertaking a controlled excavation up to the extremities of the rhizomes forensically inspecting excavations with experienced professionals to trace the root spread. Several checks are then undertaken by qualified staff to ensure that no JK materials are left. This operation aims to reduce the volume of arisings. Materials are then loaded under strict bio secure protocols to a wagon prior to being sent to a licensed landfill eligible to accept Japanese Knotweed impacted soils.
- Spraying and monitoring program: This aims to provide evidence in order to satisfy the Regulator that due care has been taken with regard to the site Japanese Knotweed problem. If any JK is seen growing in the works areas it will be sprayed with herbicide before it can re-establish itself. The Programme should start immediately after the controlled excavation and last for a period of four years. The same regime and conditions would apply as in Appendix 1.
- A detailed report with all relevant evidence and working procedures is then produced to provide evidence to the regulator that the works have been successful and waste has been disposed of within the regulations.

Appendix 4: Project Commencement Form

Office Use Only	LK Quote dated: 19/02/2024	
Section: LK Remediate Ltd	Site: Eton Business Park, Radcliffe Quote No: IPM 24 1007	
Scope of works: As per quotation		
Total cost:	£22,850 (Exc VAT)	
Payment terms are as stated within our proposal as dated above. If not specified in our proposal to you, terms are 30 days from date of invoice. Until payment has been received in full, our report remains the property of LKR and may not be relied upon by the client or any third party.		
10 Year Insurance Backed Guarantee		Yes / No

By signing and returning this form I/we commission LK Remediate Limited to commence the work as outlined above and in their proposal dated above. By signing I have read and accepted the costs and terms as outlined in the proposal and in the company terms and conditions. Commencement of work will only begin on receipt this signed Project Commencement Form.

SECTION TO BE COMPLETED BY THE CLIENT:

Signed: **X**.....Print Full Name: **X**

E-mail address: **X**.....

Tel No: **X**..... Mobile: **X**.....

Company Name: **X** Company Reg: **X**

Full Postal Address: **X**.....

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E-mail address for invoicing: **X**.....

Please return this signed and completed form by:

Post: LK Remediate Ltd, Eton Business Park, Eton Hill Road, Radcliffe, M26 2ZS

E-mail: a.gorozdy@thelkgroup.com

Appendix 5: Insurance Baked Guarantee Information

Customer to complete

Insured Email Address	
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Property Owner / The Insured

Title (Mr / Mrs / Miss etc)	
First name	
Last name or Property Owner	

Address Line 1	
Address Line 2	
Town/City	
County	
Postcode	

Risk Address / Location of works

Risk Address / Location of works	

Office Use Only

Job Details

Reference	IPM 24 1007
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Term of our company guarantee	10 Years
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Description of area where knotweed is present?

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Management plan complete?	Yes
7m buffer plan complete	Yes
Combined Monitoring and Treatment period	4 years
Treatment Start Date	(01/06/2024)
Estimated Completion Date	(01/09/2027)
No. of plots affected	
Work Type	Dig and Dump with geo-textile
Contract Value	£