

INVASIVE ALIEN PLANT SPECIES - PLANNING STAGE MANAGEMENT PLAN

DEVELOPMENT LANDS AT SCHOLARSTOWN ROAD, DUBLIN 16

INVASIVE PLANT SOLUTIONS

17 JUNE 2019 | ISSUE 5 : 01 OCTOBER 2019

I.A.P.S. PLANNING STAGE MANAGEMENT PLAN

DEVELOPMENT LANDS at SCHOLARSTOWN ROAD DUBLIN 16

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I.A.P.S. PLANNING STAGE MANAGEMENT PLAN

DEVELOPMENT LANDS at SCHOLARSTOWN ROAD									
PROJECT NO.	SD-01-19	GPS POSITION : ITM	X	712469	Y	726838	TIME	2.30 PM	
DATE OF ASSESSMENT	07 JUNE 2019	WEATHER	COLD, CLOUDY AND BREEZY, WITH A RISK OF SHOWERS						

SECTION 1 : INTRODUCTION

This Site Assessment report has been prepared for the client / agency / agent referenced in Section 2 below, and is for their sole and exclusive use. The report reflects the particular site circumstances and conditions, as they presented on the day of inspection. Depending on the time of year of the site assessment, and particularly in advance of, or at the beginning of, the annual growing season, the evidence of invasive plant species on site may be limited. In these circumstances a follow up site inspection, later in the year, may be recommended. This will be included in Conclusions and Recommendations at Section 7 of the report.

By their nature, invasive alien plant species are aggressive interlopers to our native habitat, are capable of aggressive and rapid dominance, and if left untreated generally result in extensive habitat impairment. It is therefore reasonable to conclude from this report that, where invasive plant species are identified and control measures are not applied, that these plant species will persist and spread beyond their observed locations.

In addressing invasive alien plant species the precautionary principle should always be applied to their assessment, management and control. All recommended management and control measures should be carried out strictly in accordance with a Site Specific Treatment Plan, and follow "best practice" principles, as set out in technical reference documents such as the UK Environment Agency's *The Knotweed Code of Practice*

Control measures should be implemented using a recognised professional service with expertise in this field of work, and take into account any and all sensitivities highlighted in this report. Particular care should be taken in circumstances where the invasive plant species are located within an officially designated site of ecological importance, such as an SAC, SPA or NHA, or are set within the context of known ecological sensitivities. Where the use of pesticides / herbicides are proposed, these should be applied strictly in accordance with the manufacturers recommendations, by a registered Professional Pesticides User, and fully in compliance with the European Communities (Sustainable Use of Pesticides) Regulations, 2012, (S.I. 155 of 2012).

Under no circumstances should any invasive alien plant species be cut or dug out without the advice, direction and supervision of an invasive species specialist. Most plant species have extensive root / rhizome systems which spread well beyond the footprint of the above ground plant, and can regenerate themselves from very small fragments of root or stem. Some plants produce very substantial quantities of seeds which can remain viable for many years, while others produce a sap which will cause severe skin blistering, up to and including third degree burns.

Furthermore the off-site removal of Japanese knotweed, its variants, and soil infested with knotweed material, is strictly controlled by legislation and will require a licence from the National Parks and Wildlife Service in advance of any removal, in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 (SI 477).

To prevent the uncontrolled spread of invasive alien plant species strict bio-security measures and protocols should always be observed.

SECTION 2 : LEGISLATIVE CONTEXT

Japanese Knotweed, *Fallopia japonica*, and other invasive plant species, are listed as Invasive Alien Plant Species in Part 1 of the Third Schedule of the *European Communities (Birds and Natural Habitats) Regulations 2011* (SI 477 of 2011, as amended). In addition, soils and other material containing Knotweeds are classified in Part 3 of the Third Schedule as vector materials and are subject to the same strict legal controls. Failure to comply with the legal requirements set down can result in either civil or criminal prosecution, with very severe penalties accruing. A person who commits an offence under Regulations 49 & 50 is liable (a) on summary conviction, to a Class A fine or imprisonment for a term not exceeding six months, or both, or (b) on conviction on indictment, to a fine not exceeding €500,000, or imprisonment for a term not exceeding three years, or both. A person who knowingly incites, directs, procures, permits or assists another person to carry out an action that is an offence under these Regulations shall also be guilty of an offence.

The relevant sections of the regulations are reproduced below.

- 49(2) *Save in accordance with a licence granted [by the Department of Arts, Heritage and the Gaeltacht], any person who plants, disperses, allows or causes to disperse, spreads or otherwise causes to grow in any place [a restricted non-native plant], shall be guilty of an offence.*
- 49(3) *... it shall be a defence to a charge of committing an offence under paragraph (1) or (2) to prove that the accused took all reasonable steps and exercised all due diligence to avoid committing the offence.*
- 50(1) *Save in accordance with a licence, a person shall be guilty of an offence if he or she [...] offers or exposes for sale, transportation, distribution, introduction or release—*
- (a) [any restricted non-native animal or plant species],
 - (b) anything from which an animal or plant referred to in subparagraph (a) can be reproduced or propagated, or
 - (c) a vector material listed in the Third Schedule, [which includes] soil or spoil taken from places infested with Japanese Knotweed...and its hybrids...

It is an offence under regulations 49(2) and 50(1) to spread, or cause to spread, Japanese Knotweed. An offence may be avoided only if the relevant party can prove that they took all reasonable steps to avoid causing an offence under the legislation. Therefore, in compliance with these regulations, this management plan will rely solely on methodologies necessary to ensure strict compliance with the legislation.

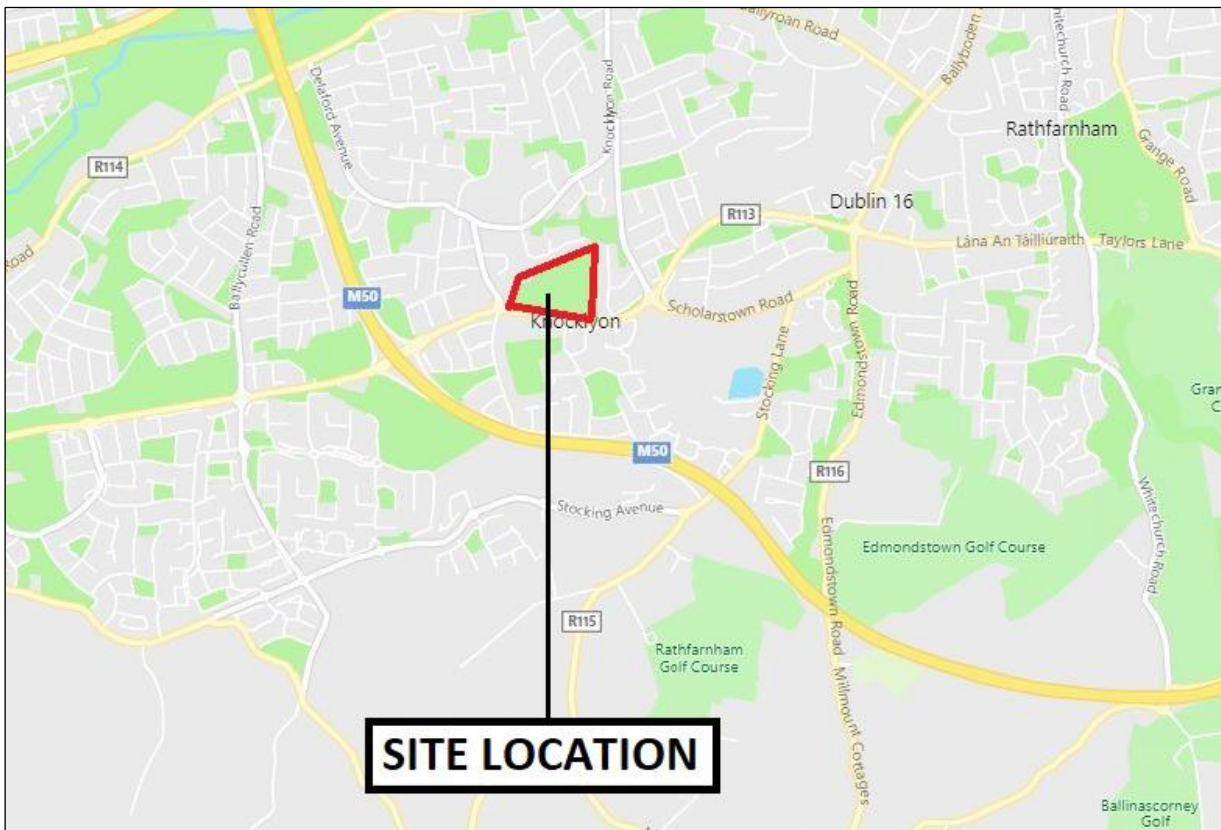
SECTION 3 : CLIENT & SITE DETAILS

GENERAL DETAILS											
SITE ADDRESS		SCHOLARSTOWN ROAD, DUBLIN 16									
CLIENT / AGENT DETAILS		ARDSTONE HOMES LIMITED c/o KSN PROJECT MANAGEMENT 4 CLONSKEAGH SQUARE CLONSKEAGH DUBLIN 14				OWNERSHIP		PUBLIC	PRIVATE	X	
						TEL / MOB		01 2776999 / 087 9237855			
						EMAIL		kkeegan@ksnpm.ie			
STATE AGENCIES INVOLVED		CO. COUNCIL		NPWS		IFI		BORD NA MONA	OTHER		
		ESB		IRISH RAIL		GNI		IRISH WATER	NO	X	
CONSULTANTS		KSN - PROJECT MANAGEMENT / THORNTON O'CONNOR - PLANNING CONSULTANTS / JOHN FLEMING – ARCHITECTS									
SITE DESCRIPTION		<p>THE PROPERTY COMPRISES A RECTILINEAR GREENFIELD SITE, WITH TWO RESIDENTIAL BUNGALOWS CENTRALLY LOCATED WITHIN THE HOLDING. THE TERRAIN IS GENERALLY LEVEL BUT WITH THE NORTH EASTERN SECTOR GENTLY SLOPING DOWN FROM THE SOUTH WEST TO THE NORTH EAST</p> <p>THE SITE IS LOCATED TO THE NORTH OF SCHOLARSTOWN ROAD, BETWEEN JUNCTION 12 OF THE M50 MOTORWAY TO THE WEST AND THE ROUNDABOUT JUNCTION WITH TEMPLEROAN ROAD TO THE EAST, DIRECTLY OPPOSITE ST. COLMCILLE'S SCHOOL.</p> <p>THE SITE IS BOUNDED BY SCHOLARSTOWN ROAD TO THE SOUTH, BY A PRIVATE DETACHED RESIDENCE, GATELODGE AND DRIVEWAY TO THE WEST, BY THE REAR GARDENS OF HOUSES ON DARGLE WOOD TO THE NORTH, AND BY THE REAR GARDENS OF HOUSES ON SCHOLARSTOWN PARK TO THE EAST. ALL BOUNDARIES ARE CLEARLY DEFINED, AND TYPICALLY DEMARCATED IN A COMBINATION OF MASONRY WALLS, STONE WALLS, TIMBER FENCING AND METAL RAILINGS</p> <p>TO THE SOUTH, WEST AND NORTH WEST, THE SITE IS ALSO BOUNDED BY STANDS OF MATURE NATIVE TREES, WITH THE BALANCE OF BOUNDARY ZONES CONTAINING NATIVE SHRUBS AND SCRUB. THE MAJORITY OF THE LANDS ARE IN NATIVE MEADOW, WITH A SMALL PORTION OF THE NORTH EASTERN SECTOR UNDER CULTIVATION</p>									
SITE AREA		APPROX. 5.5 Ha.									
SITE USAGE		AGRICULTURAL		FORESTRY		RESIDENTIAL	X	COMMERCIAL		INDUSTRIAL	
		PUBLIC SPACE		GREENFIELD	X	BROWNFIELD		OTHER			

SECTION 4 : OVERALL INFESTATION DETAILS

INVASIVE ALIEN SPECIES									
JAPANESE KNOTWEED		GIANT KNOTWEED		BOHEMIAN KNOTWEED		HIMALAYAN KNOTWEED			
GUNNERA		HIMALAYAN BALSAM		GIANT HOGWEED		RHODODENDRON			
AMERICAN SKUNK CABBAGE		THREE CORNERED GARLIC	X	SPANISH BLUEBELL		X	HOTTENTOT FIG		
OTHER NON NATIVE SPECIES									
BUDDLEIA		WINTER HELIOTROPE	X	MONTBRETIA		OTHER			
DESCRIPTION & EXTENT OF I.A.P.S. COLONISATIONS <u>THREE CORNERED GARLIC & SPANISH BLUEBELL</u> – TCG/SB 1 <p>THERE IS A GROUP OF SMALL STANDS OF THREE CORNERED GARLIC & SPANISH BLUEBELL LOCATED IN THE SOUTH WESTERN CORNER OF THE SITE, DIRECTLY BEHIND THE NEIGHBOURING GATE LODGE TO THE WEST OF THE DEVELOPMENT SITE</p> <p>THE STANDS ARE LOCATED ON SEMI BARE GROUND, UNDER A MATURE HORSE CHESTNUT TREE, WITH EVIDENCE OF THEIR PRESENCE UP TO, AND INCLUDING, ALONG THE TIMBER BOUNDARY FENCING</p> <p>THE PLANTS ARE IN THEIR POST FLOWERING STAGE, AND ARE CURRENTLY DYING BACK ABOVE GROUND</p>					DESCRIPTION & NON-NATIVE PLANT COLONISATIONS <u>WINTER HELIOTROPE</u> – WH 1, 2 & 3*** <p>THERE ARE A SERIES OF THREE LINEAR STANDS OF WINTER HELIOTROPE, WHICH OCCUPY THE GROUND IMMEDIATELY BEHIND THE MASONRY WALLS FORMING THE SOUTHERN BOUNDARY WITH SCHOLARSTOWN ROAD</p> <p>*** ALTHOUGH NOT A SCHEDULED INVASIVE ALIEN PLANT SPECIES, THESE PLANTS ARE CLASSIFIED AS NON-NATIVE, AND ARE CONSIDERED A THREAT TO NATIVE BIO-DIVERSITY. THEIR RECORDING IS FOR INFORMATION PURPOSES, AND THE DECISION ON THEIR MANAGEMENT IS FOR THE PROPERTY / PROJECT ENVIRONMENTAL AND ECOLOGICAL CONSULTANTS</p>				
CONDITION OF INFESTATIONS									
GROWTH STAGE	EMERGENT	X	JUVENILE		MATURE		DIE-BACK		X
CONDITION	HEALTHY	X	DISTRESSED		STUNTED		BONSAI		
PREVIOUS TREATMENT / CUTTING	YES		NO	X	DETAILS	N/A			
RISKS FROM PLANTS									
BOUNDARIES	X	SOFT LANDSCAPE	X	HARD SURFACES		STRUCTURES		ADJOINING PROPERTIES	X

SECTION 5 : SITE LOCATION AND SITE MAPS



SITE LOCATION MAP




OVERALL SITE LAYOUT : LOCATION OF I.A.P.S. AND NON-NATIVE PLANTS

SITE LOCATION MAP & OVERALL SITE LAYOUT REPRODUCED COURTESY OF BING MAPS

SECTION 6 : INDIVIDUAL INFESTATION DETAILS

DETAILS	NO.	ITM - X	ITM - Y	SIZE (M X M)	DETAILS / COMMENTS
INFESTATION 1	TCG/SB 1	712324	726804	4m x 5m	In south west corner near boundary, behind adjoining gate lodge
INFESTATION 2	WH 1	712379	726785	12m x 5m	Along southern edge of site, behind masonry boundary wall
INFESTATION 3	WH 2	712437	726780	10m x 3m	Along southern edge of site, behind masonry boundary wall
INFESTATION 4	WH 3	712487	726774	6m x 2m	Along southern edge of site, behind masonry boundary wall
INFESTATION 5					
COMMENTS / NOTES					

SECTION 7 : ENVIRONMENTAL IMPACT AND LOCAL SENSITIVITIES

ENVIRONMENTAL CONTEXT								
VISUAL IMPACT	MINIMAL	X	MODERATE		SIGNIFICANT		SEVERE	
ENVIRONMENTAL IMPACT	LIMITED	X	MODERATE		SIGNIFICANT		SEVERE	
TRANSLOCATION RISK	LOW		MEDIUM	X	HIGH		ACUTE	
PROXIMITY TO WATER BODY	NONE	X	VICINITY		NEARBY		ADJOINING	
NATURE OF WATER BODY	RIVER	N/A	SEA	N/A	LAKE	N/A	STREAM / DYKE	N/A
DESIGNATED STATUS								
IS SITE IN A DESIGNATED AREA	SAC	NO	SPA	NO	NHA / pNHA	NO	NO.	n/a
DESIGNATED AREA NEARBY	SAC	NO	SPA	NO	NHA / pNHA	YES	NO.	pNHA NO. 000991
OTHER SENSITIVITIES								
COMMENTS / NOTES	<p>THE NEAREST DESIGNATED SITE, THE DODDER VALLEY pNHA NO. 000991 IS APPROX. 1.3KM TO THE WEST OF THE FITZSIMON'S WOOD pNHA NO. 001753 IS APPROX. 4.5KM TO THE EAST OF THE DEVELOPMENT SITE THE GLENASMOLE VALLEY SAC NO. 001209 IS APPROX. 4.1KM TO THE SOUTH WEST OF THE SITE THE WICKLOW MOUNTAINS SAC NO. 002122 IS APPROX. 4.6KM TO THE SOUTH OF THE SITE</p> <p>THERE IS NO EVIDENCE OF DIRECT PATHWAYS TO THE pNHA's AND SAC</p>  <p>DODDER VALLEY pNHA NO. 000991 SITE LOCATION</p>							
MAP SHOWING THE RELATIONSHIP BETWEEN THE DEVELOPMENT SITE & CLOSEST DESIGNATED SITES								

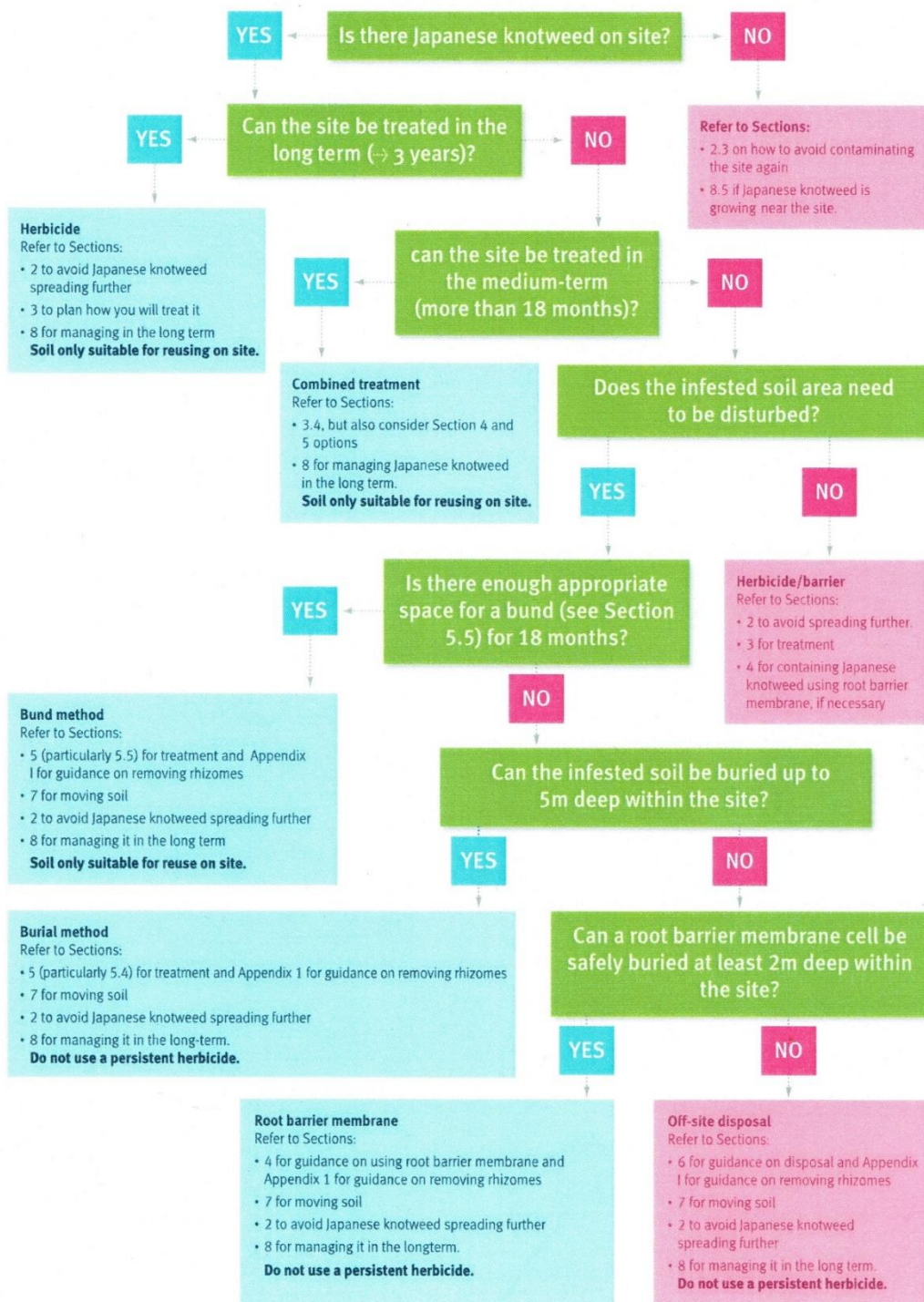
SECTION 8 : JAPANESE KNOTWEED - PROCESS OF TREATMENT SELECTION

THIS SECTION IS NOT APPLICABLE TO THIS I.A.P.S. REPORT

INVASIVE ALIEN SPECIES				
JAPANESE KNOTWEED	GIANT KNOTWEED		BOHEMIAN KNOTWEED	HIMALAYAN KNOTWEED
SELECTION OF TREATMENT				

THE MATRIX BELOW HAS BEEN DEVELOPED BY THE U.K. ENVIRONMENT AGENCY, BASED ON BEST PRACTICE AND THE APPLICATION OF "THE PRECAUTIONARY PRINCIPLE". THIS PROCESS IS INTENDED TO ARRIVE AT THE OPTIMUM JAPANESE KNOTWEED MANAGEMENT SOLUTION, WHICH POSES THE LEAST BIO-SECURITY RISK, AND WHICH MANAGES THE PLANT REMEDIATION PROCESS AS CLOSE AS PRACTICABLE TO IT'S EXISTING POSITION

Flowchart for treating Japanese knotweed



SECTION 9 : JAPANESE KNOTWEED - TREATMENT PLAN

THIS SECTION IS NOT APPLICABLE TO THIS I.A.P.S. REPORT

TREATMENT PLAN				
TREATMENT METHODOLOGY				
TREATMENT ELEMENTS	INITIAL / MULTI-ANNUAL HERBICIDE CONTROL	N/A	EXCAVATE AND TREAT IN ON-SITE TEMPORARY BUND	N/A
	ON-SITE BELOW GROUND SOIL CONTAINMENT CELL	N/A	EXCAVATE AND DISPOSE OFF-SITE – SUBJECT TO PLANNING	N/A
HERBICIDE TREATMENT	FOLIAR SPRAY	N/A	STEM INJECTION	N/A
	CUT AND STEM FILL	N/A	SPOT SPRAY / LEAF WIPE / SWAB	N/A
HERBICIDE TYPE	APPROVED FOR USE WITH JAPANESE KNOTWEED	N/A	APPROVED FOR USE IN AQUATIC ENVIRONMENTS	N/A
ADDITIONAL WORKS	REMOVE DEAD CANES / RAKE AND BAG ROOT CROWNS	N/A	SHRED & DISPOSE OF VIABLE CUT KNOTWEED	N/A
BIO-SECURITY MEASURES	FENCE OFF INFESTATIONS AND FIT WARNING SIGNS	N/A	SET 5 – 7m SAFETY ZONE AROUND INFESTATIONS	N/A
	ADVISE AFFECTED PARTIES / NOTIFY NEIGHBOURS	N/A	BRIEF WORKERS AND VISITORS TO PROPERTY	N/A
	IF MORE THAN 1 PARTY, AGREE WORKS IN ADVANCE	N/A	ONGOING MONITORING AND RECORDING	N/A

SECTION 10 : THREE CORNERED GARLIC & SPANISH BLUEBELL - TREATMENT PLAN

TREATMENT PLAN				
TREATMENT METHODOLOGY	THE INITIAL PREFERRED SOLUTION FOR MANAGING THREE CORNERED GARLIC & SPANISH BLUEBELL IS : <ul style="list-style-type: none"> A MULTI-ANNUAL HERBICIDE TREATMENT PROGRAMME FOR STAND TCG/SB 1 IF, IN THE SHORT TERM, DEVELOPMENT IS APPROVED AND SCHEDULED TO PROCEED, THEN THE INITIAL HERBICIDE CONTROL PROGRAMME AT TCG/SB 1 SHOULD BE REPLACED BY THE PHYSICAL REMEDIATION OF THE INFESTED SOIL AT THE LOCATION, IF THE PROPOSED DESIGN AND LAYOUT DICTATES. REMEDIATION WORKS MUST ONLY BE CARRIED OUT ON FOOT A CONSTRUCTION STAGE MANAGEMENT PLAN, PREPARED BY A JAPANESE KNOTWEED SPECIALIST, AND EXECUTED BY A COMPETENT JAPANESE KNOTWEED REMEDIATION CONTRACTOR 			
TREATMENT ELEMENTS	MULTI ANNUAL HERBICIDE CONTROL PROGRAMME	X	HAND PULL STEMS AND BAG FOR DISPOSAL	
	ROOT BARRIER MEMBRANE SOLUTIONS		EXCAVATE AND DISPOSE OFF-SITE	
HERBICIDE TREATMENT TECHNIQUE	FOLIAR SPRAY	X	STEM INJECTION	
	CUT AND STEM FILL		SPOT SPRAY / LEAF WIPE / SWAB	
ADDITIONAL WORKS	CUT AND BAG FLOWERING HEADS		SHRED & DISPOSE OF VIABLE PLANT MATERIAL	
HERBICIDE	APPROVED FOR USE ON 3 CORNERED GARLIC	X	APPROVED FOR USE IN AQUATIC ENVIRONMENTS	
BIO-SECURITY MEASURES	FENCE OFF INFESTATIONS AND FIT WARNING SIGNS	X	SET SAFETY ZONE AROUND INFESTATIONS	X
	ADVISE AFFECTED PARTIES / NOTIFY NEIGHBOURS	X	BRIEF WORKERS AND VISITORS TO PROPERTY	X
	IF MORE THAN 1 PARTY, AGREE WORKS IN ADVANCE	X	MONITOR AND RECORD	X

COMMENTS / NOTES SECTIONS 8 & 9 OF THIS DOCUMENT ARE NOT RELEVANT TO THE TREATMENT PLAN FOR THREE CORNERED GARLIC & SPANISH BLUEBELL



SECTION 11 : TREATMENT PROGRAMME

PROGRAMME	
STAGE 1 SUMMER 2019	<ul style="list-style-type: none">• DEPLOY BIOSECURITY MEASURES, COMPRISING SECURE FENCING AND ADVISORY / WARNING SIGNAGE• COMMENCE REGULAR MONITORING OF SITE
STAGE 2 SPRING 2020	<ul style="list-style-type: none">• CARRY OUT FIRST HERBICIDE TREATMENT, CONSISTING OF FOLLIAR / SPOT SPRAYING AT TCG/SB 1• INSPECT FENCING AND SIGNAGE. CARRY OUR ANY NECESSARY REPAIRS / REPLACEMENT / RE-CONFIGURATION• CONTINUE REGULAR MONITORING OF SITE
STAGE 3 SPRING / SUMMER 2020	<ul style="list-style-type: none">• RECORD RESULTS OF FIRST HERBICIDE TREATMENT• CARRY OUT SECOND HERBICIDE TREATMENT, IF REQUIRED, CONSISTING OF FOLLIAR / SPOT SPRAYING AT TCG/SB 1• INSPECT FENCING AND SIGNAGE. CARRY OUR ANY NECESSARY REPAIRS / REPLACEMENT / RE-CONFIGURATION• CONTINUE REGULAR MONITORING OF SITE
STAGE 4 SPRING 2020	<ul style="list-style-type: none">• RECORD RESULTS OF SECOND HERBICIDE TREATMENT• CARRY OUT THIRD HERBICIDE TREATMENT, IF REQUIRED, CONSISTING OF FOLLIAR / SPOT SPRAYING AT TCG/SB 1• INSPECT FENCING AND SIGNAGE. CARRY OUR ANY NECESSARY REPAIRS / REPLACEMENT / RE-CONFIGURATION• CONTINUE REGULAR MONITORING OF SITE
STAGE 5 SPRING / SUMMER 2020 ONWARDS	<ul style="list-style-type: none">• CONTINUE IMPLEMENTATION OF THE MULTI-ANNUAL HERBICIDE TREATMENT PROGRAMME, WITH BI-ANNUAL TREATMENT AND INSPECTION VISITS IF REQUIRED, UNTIL FULL ERADICATION HAS BEEN VALIDATED• IF PLANNING PERMISSION IS GRANTED AND DEVELOPMENT OF THE SITE IS SCHEDULED, IN ADVANCE OF FULL ERADICATION HAVING BEEN ACHIEVED, PREPARE AND IMPLEMENT A CONSTRUCTION STAGE INVASIVE ALIEN PLANT SPECIES MANAGEMENT PLAN, TO FULLY REMEDIATE THE INFESTED SOILS AT TCG/SB 1 IN ADVANCE OF THE COMMENCEMENT OF ENABLING WORKS AND CONSTRUCTION ACTIVITIES



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17 JUNE 2019



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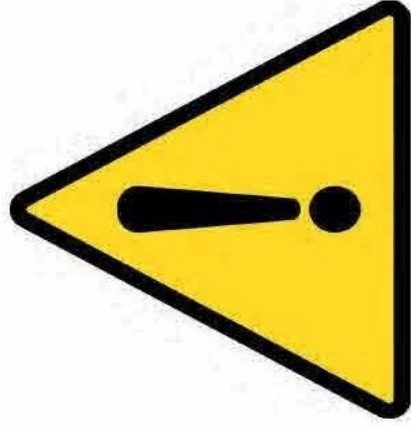


I.A.P.S. PLANNING STAGE MANAGEMENT PLAN

**DEVELOPMENT LANDS at SCHOLARSTOWN ROAD
DUBLIN 16**

APPENDIX 1

SAMPLE OF ADVISORY / WARNING SIGNAGE



Restricted Access

**The soil in this area
contains invasive plant material
and is being treated.**

Do not enter unless authorised.

**Do not remove soil from this
area without authorisation.**