



Title	Invasive Species Management Plan
Site	Land Between Achnakeep & Schoolhouse Cottage, Portsonachan Argyll And Bute
Client	Derek Scott Planning
Key Personnel	Graham Rudd, IWA
	Derek Scott, Derek Scott Planning
Prepared by	Graham Rudd
Issue Date	8th May 2026
Version	03

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1. INTRODUCTION TO THE SITE

1.1 Description of the Site

The site is located to the east of The Portsonachan Hotel between Achnakeep and Schoolhouse Cottage, to the south of Loch Awe at Portsonachan. The B840 road passes east to west along the north boundary of the proposed development site. A small stream flows south to north close to the western boundary of the site. The site comprises grassland with a variety of small trees near the road. The proposal is to construct 10 holiday pods on the site.

Argyll and Bute Council's Planning Condition 6 states:

*"No development shall commence on site until full details of an Eradication Scheme for non-native invasive species comprising *Rhododendron ponticum* and Japanese knotweed within the application site has been submitted to and approved in writing by the Planning Authority in consultation with the Biodiversity Officer. The Eradication Scheme shall include a timetable for implementation and clearly identify the extent of the *Rhododendron ponticum* and Japanese knotweed on a scaled plan.*

Reason: To eradicate non-native species from the development site and to prevent their spread throughout development works."

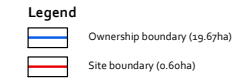
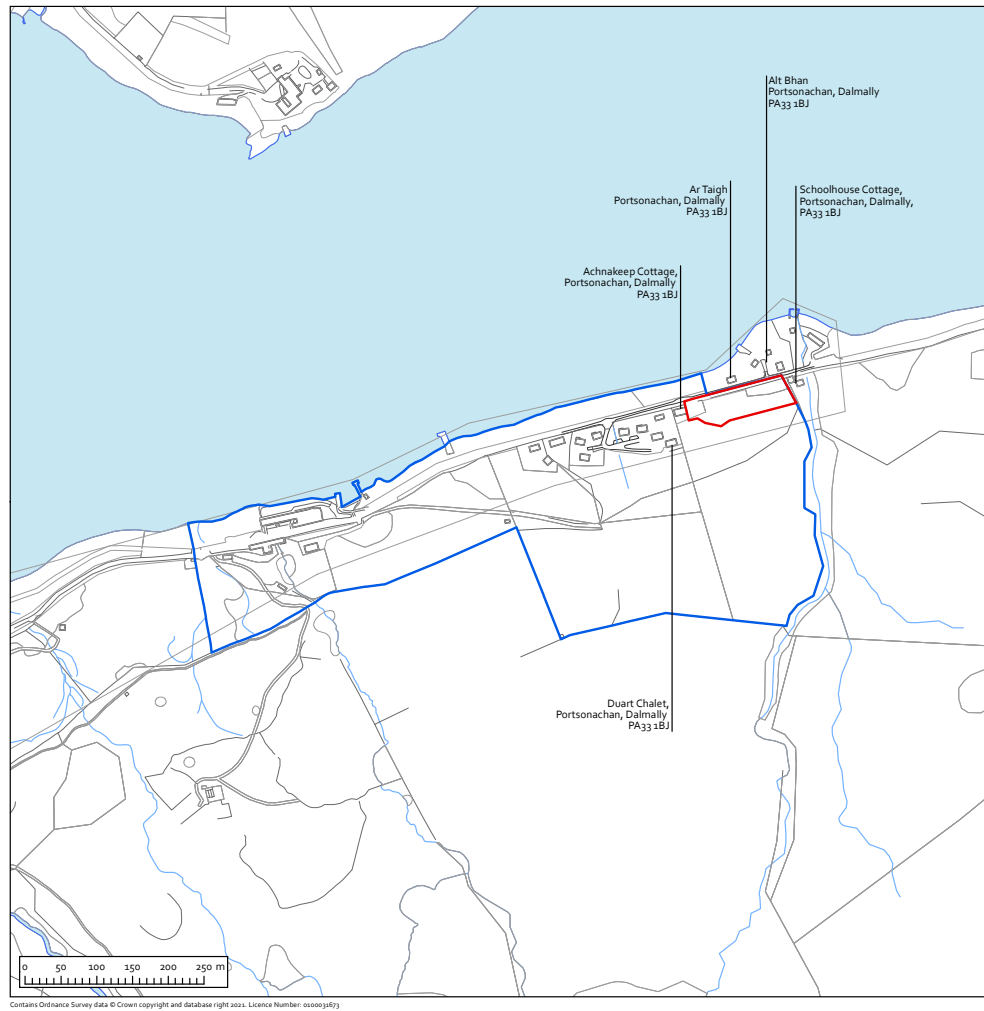
Graham Rudd from IWA conducted a visual inspection of the site on 10th April 2026. Infestations of *Rhododendron* (*Rhododendron ponticum*) and Skunk cabbage (*Lysichiton americanus*) were identified on the land. Japanese knotweed (*Fallopia japonica*) was not found on site. One infestation was observed on the land to the north, on the shore of the loch, west of Ar Taigh.

Rhododendron (*Rhododendron ponticum*) is an invasive plant species in the UK, originally introduced in the 18th century as an ornamental shrub. It has become problematic due to its rapid growth and ability to spread quickly, particularly in woodlands and heathlands. The plant forms dense thickets that outcompete native vegetation by shading out sunlight and altering soil chemistry. This reduces biodiversity, harms local ecosystems, and disrupts habitats for native wildlife. Additionally, *Rhododendron ponticum* is a host for the *Phytophthora ramorum* fungus, which causes root rot and threatens other plant species. In the UK it is listed under Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019, making it illegal to plant or cause it to spread in the wild and prohibiting its sale or exchange. Control efforts are necessary to prevent further ecological damage, protect native species, and preserve biodiversity in affected areas.

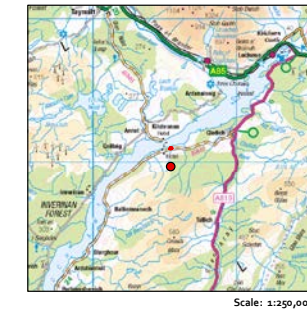
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Skunk cabbage (*Lysichiton americanus*) is another invasive wetland plant identified on the site. Native to North America, it was introduced as an ornamental species but has since naturalised in damp woodland, bogs, and watercourses across parts of the UK. It spreads both by seed, which can be transported by water, birds, and mammals, and by vegetative growth from rhizomes. Once established, skunk cabbage forms dense colonies that suppress native ground flora and alter wetland habitats. Like *Rhododendron*, it is listed under Schedule 9 of the Wildlife and Countryside Act 1981, making it an offence to plant it or allow it to spread in the wild. Its presence on development sites poses a risk of long-term ecological damage and potential regulatory non-compliance if not carefully controlled. Removal and disposal of rhizomes and seed heads must be carried out in line with best practice and legislative requirements.

1.2 Site Plans



Site Location



Rev A: 22.06.2022 Proposed road information removed (RM)

Rev A: 22.06.2022 Revised site boundary, details added (RM)

Project: Portsonachan Hotel	Client: Holidays Direct Marketing (Southern) Limited
Drawing Title: Site Location Plan	
Scale: 1:5,000 @ A3	Date: 30 / 05 / 2022
Drawing No: 1538 / 09 Rev B	Status: Planning
Drawn by: R Moore	Checked by: L Houghton

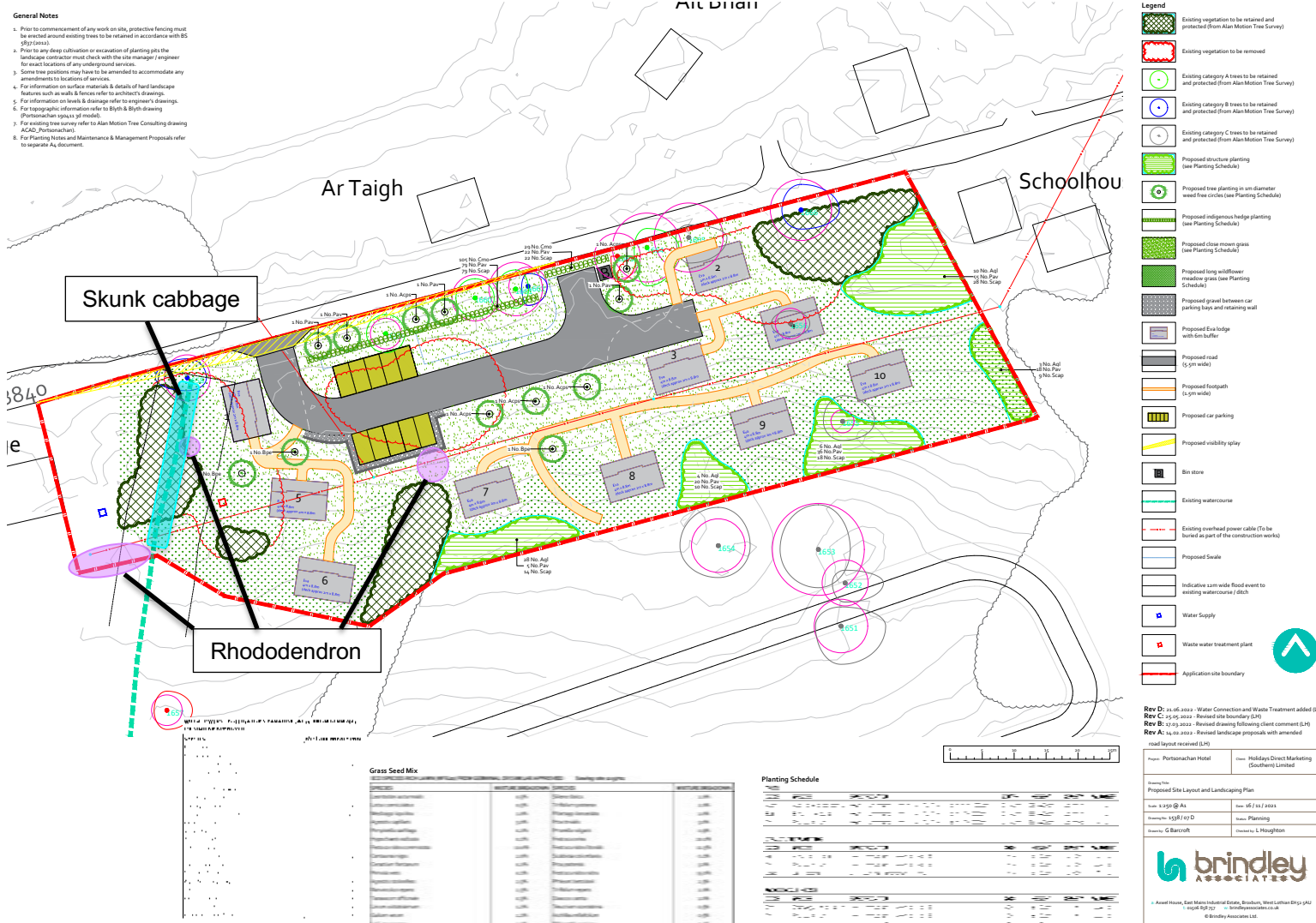


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1.3 Inventory of the Site (Species Present)

Site Reference	Species	Location
RP1	Rhododendron	South west of site
RP2	Rhododendron	Single plant east of stream
RP3	Rhododendron	Near centre of site due south of Ar Taigh
SC1	Skunk cabbage	Sporadic in stream

1.4 Site Management Objectives

Objective 1

To eradicate non-native species from the development site and to prevent their spread throughout development works.”

1.5 Limitations and Threats to Site Management Objectives

- Site development works may affect the success of the IS management because disturbance of the infested areas could increase the duration of an eradication programme and/or spread the infestations to other areas of the site or neighbouring land.
- Similarly, people walking through or disturbing the infested areas may lead to the further spread of the infestation.
- Incorrect management of the IS- affected soils and a lack of biosecurity measures may lead to the spread of the IS.
- Rhododendron and skunk cabbage may re-establish on site through seed dispersal (wind, water, birds, and mammals) and vegetative spread (rhododendron). As such, a programme of periodic monitoring and follow-up treatment should be implemented to control regrowth.

2. INVASIVE SPECIES (IS)

2.1 Survey Findings

Date: 10th April 2026

Activity: Invasive Species (IS) Survey

Notes: The following information is from the site visit conducted by Graham Rudd, IWA, on 10th April 2026.

Site Ref			
RP1			
Site	Date	Recorded by	Species
Land Between Achnakeep & Schoolhouse Cottage, Portsonachan	10 th April 2026	G.Rudd	Rhododendron (<i>Rhododendron ponticum</i>)
Grid Reference	NN 05346 20964	What3Words (W3W)	centuries.simmer.slurs
Area of Invasive Weed	Approx. 90m ²		
Average height of stems	1.6 m		
Max. Stem diameter	2 cm		
Vegetation Composition	IS Only	X	Mix of IS & other vegetation
Proximity to watercourse	Yes- stream is located to the east		
Sloped ground	Moderately steep		
Land use	Proposed development site		
Comments: The infestation is close to the site boundary, to the south of a static caravan.			



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Site Ref			
RP2			
Site	Date	Recorded by	Species
Land Between Achnakeep & Schoolhouse Cottage, Portsonachan	10 th April 2026	G.Rudd	Rhododendron (<i>Rhododendron ponticum</i>)
Grid Reference	NN 05357 20975	What3Words (W3W)	vase.verify.national
Area of Invasive Weed	1m ²		
Average height of stems	0.5 m		
Max. Stem diameter	1 cm		
Vegetation Composition	IS Only	X	Mix of IS & other vegetation
Proximity to watercourse	Yes. On east side of stream		
Sloped ground	Moderate		
Land use	Proposed development site		
Comments: A single rhododendron plant is growing beside the stream			



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Site Ref			
RP3			
Site	Date	Recorded by	Species
Land Between Achnakeep & Schoolhouse Cottage, Portsonachan	10 th April 2026	G.Rudd	Rhododendron (<i>Rhododendron ponticum</i>)
Grid Reference	NN 05403 20970	What3Words (W3W)	mentioned.control.messy
Area of Invasive Weed		6m ²	
Average height of stems		1.4 m	
Max. Stem diameter		2 cm	
Vegetation Composition	IS Only	X	Mix of IS & other vegetation
Proximity to watercourse	Yes- a stream is near		
Sloped ground	Flat		
Land use	Proposed development site		
Comments: The infestation is small			



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Site Ref			
SC1			
Site	Date	Recorded by	Species
Land Between Achnakeep & Schoolhouse Cottage, Portsonachan	10 th April 2026	G.Rudd	Skunk cabbage (<i>Lysichiton americanus</i>)
Grid Reference	NN 05355 20973	What3Words (W3W)	baseballs.neckline.grad
Area of Invasive Weed	Sporadic in a stream approx. 10m long		
Average height of stems	15cm		
Max. Stem diameter	2 cm		
Vegetation Composition	IS Only		Mix of IS & other vegetation X
Proximity to watercourse	Yes		
Sloped ground	Mild- south to north		
Land use	Stream at edge of proposed development site		
Comments: Sporadic infestation of skunk cabbage beside and in the stream			



3. SCOPE OF MANAGEMENT PLAN

3.1 Brief Description of Management Plan

This plan was written by Graham Rudd, Member of the BASIS Professional Register and PCA CSJK. This management plan, appendices and revisions of this plan shall be kept for future site owners. This management plan should be read in conjunction with the *SEPA Guidance for the treatment of plants and weeds in or near water*, *SEARS Biosecurity Guidance for SEARS Staff* and *CIRIA C789 Invasive species management for infrastructure managers and the construction industry*.

3.2 Setting Priorities

The priority levels of the invasive species (IS) may change over time should the use of any areas change.

High Priority

Any areas of IS within 5 metres of a thoroughfare or space used by pedestrians or vehicles. Any areas within 5 metres of site development works.

Low Priority

Any areas of IS outwith 5 metres of a thoroughfare or space used by pedestrians or vehicles. Any areas outwith 5 metres of site development works.

Possible Control Methods

- Removal of IS and disposal off site at a landfill/waste management facility.
- Relocation and subsequent herbicide treatment of IS from High Priority areas to a Low Priority area.
- Herbicide treatment of IS.
- Biosecurity measures, such as a decontamination area, will limit the potential for spread of IS propagules (e.g. seeds).

Monitoring

A programme of monitoring should run for a minimum of 3 years after removal has been completed.

Review

This management plan will be reviewed on a regular basis during and post-treatment of the IS.

3.3 Preventing Further Spread

Description of methods to be employed to prevent further spread:

- Warning signage should be erected to notify on site personnel of the presence of IS.
- IS information posters should be put up within the site office/cabins to explain the risks.
- Fencing and isolating the IS areas is necessary.
- Disturbance of the IS should be kept to a minimum and the ground should only be broken if necessary.
- Prior to commencing site development works, a decontamination area should be set up to allow personnel to clean any footwear, clothing, tools, vehicles or machinery that has been used within the IS affected area.
- A watching brief by an appointed competent person should be undertaken for the duration of works within the infested area in order to ensure that best practice guidance is followed and that there is compliance with environmental legislation such as the Wildlife and Natural Environment (Scotland) Act 2011.
- Movement of IS affected soils should be recorded and added to this document along with a marked site plan so that the new locations can be monitored for regrowth and treated as necessary once plants emerge.

Description of training to be given to site operators and contractors during development:

- All contractors and site operatives working within or near to the IS areas on site are to receive training in IS identification and biosecurity measures. Posters highlighting the key features of the plants should be displayed in communal areas as there is a possibility IS could emerge elsewhere on site.

3.4 Management Options

The control options are described below:

Rhododendron (RP 1-3)

- A breeding bird check will be carried out by a suitably qualified person no later than 24 hours prior to clearance to ensure no active nests are disturbed, damaged or destroyed.
- IWA will deliver a RAMS briefing and tool box talk to onsite personnel
- Rhododendron will be cut close to ground level and all arisings chipped on site.
- The chippings will be removed from site and disposed at a SEPA licensed landfill site.
- Cut stumps will be treated immediately with systemic herbicide applied to prevent regrowth.

Skunk Cabbage (SC1)

- IWA will excavate the skunk cabbage infested material from the site
- The plants will be bagged and taken off site for disposal at a SEPA licensed landfill site
- The process will be repeated until all of the skunk cabbage has been removed from site
- Machinery, tools and clothing will be decontaminated
- All works within or near the watercourse will be undertaken in accordance with environmental best practice to prevent pollution and sediment disturbance.

Monitoring is required for at least a further 3 years after eradication programme is complete, with treatments as necessary during this period should new plants emerge on site.

3.5 Implementation Schedule

Spring 2026

- Undertake breeding bird check
- Cut and chip rhododendron
- Treat the cut stumps with herbicide.
- Excavate, remove and dispose of skunk cabbage.

Summer 2026 – Summer 2036

- Inspect the site each summer and schedule treatment if new growth is found.

Monitoring

- Written and photographic records should be kept after each stage of the treatment programme.

3.6 How actions will be evaluated (criteria for success)

Inspection of the site will be carried out periodically by IWA and the site manager/client's agent. IWA and the site manager will agree the level of control achieved and the future treatment schedule. A report will be completed after each visit in order to assess progress and it will be added to this document.

3.7 Resource needs

An estimate of the costs associated with the planned control, monitoring and evaluation will be provided to the client.

3.8 Results of evaluation

This section is to be filled in later, preferably within 1 year, when monitoring data has been taken and evaluated. The evaluation should be used to determine whether any of the sections above should be modified.

4. REFERENCES

- SEPA, *Guidance for the treatment of plants and weeds in or near water*
- SEARS, *Biosecurity Guidance for SEARS Staff*
- CIRIA C789, *Invasive species management for infrastructure managers and the construction industry*
- Wittenberg, R. and Cock, M.J.W (2001) *Invasive Alien Species: A Toolkit of Best Prevention and Management Practices*. ISBN 0 85199 569
- Forestry & Land Scotland, *Stem Treatment to Control Rhododendron Ponticum*

5. NEXT STEPS

To progress invasive species management at Portsonachan, we recommend:

1. Integrate the infestation locations (RP1-3 & SC1) into the architect's site drawings for accurate referencing.
2. Agree the preferred control method(s) and timing based on project programme.
3. Schedule the initial works in line with seasonal growth patterns and optimal treatment windows.
4. Monitor post-treatment and update this plan as control progresses.
5. Ensure all works are carried out by suitably qualified operatives and in accordance with relevant legislation and best practice guidance.