Irish Topsoil Assurance Report 2026

Building Confidence in Ireland's Topsoil Supply Chain

Industry Report | Autumn 2026

Executive Summary

Every day, across Ireland, thousands of tonnes of topsoil, aggregate and fill material are excavated, transported, processed and reused.

These materials support housing developments, commercial construction, infrastructure projects, landscaping works and environmental restoration schemes throughout the country.

Significant attention is rightly given to quality, grading, consistency and contamination control.

Increasingly, customers are seeking greater confidence in the origin and environmental status of the materials they purchase.



In addition, one issue that is receiving growing attention from developers, contractors and environmental professionals:

The movement of Japanese knotweed through soil and aggregate.

Increasingly, the question is no longer whether Japanese knotweed exists.

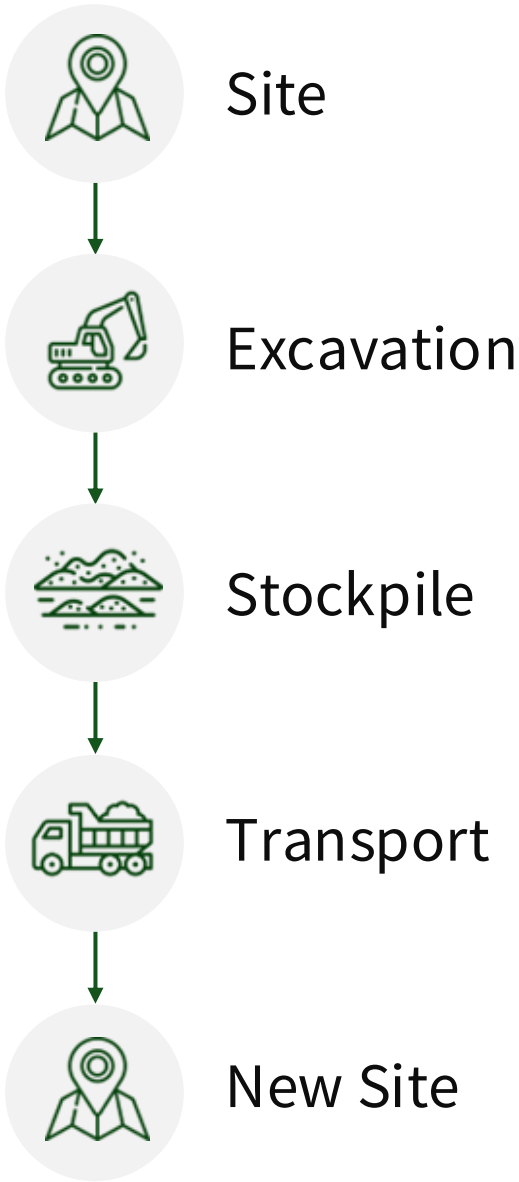
The question is whether contaminated material can be identified before it is transported, supplied or reused.

Across Ireland, customers are asking:

- Has this imported material been assessed?
- Has this stockpile been independently checked?
- What evidence exists to demonstrate environmental due diligence?
- Can suppliers provide documented assurance?

When Japanese knotweed is discovered after material has moved, the consequences can be significant. Projects can face additional investigation, material management, treatment, removal and remediation costs, as well as delays to construction programmes.

For developers and contractors, identifying the risk before material is moved can be considerably simpler than dealing with it afterwards.



Why Soil Movement Matters

Japanese knotweed is one of Ireland's most recognised invasive plant species.

While the plant is commonly associated with visible stands growing on development land, its movement through soil is often overlooked.

Stockpiles, imported materials and screened products can all appear completely clean while hidden rhizome fragments remain present beneath the surface.

By the time new growth becomes visible, the material may already have been transported, distributed and established elsewhere.

For developers and contractors, this creates uncertainty, delays and additional costs.

For suppliers, it presents an increasingly important question:

> **How can customers be given greater confidence in the materials they purchase?**



The Questions Being Asked

Across Ireland, developers, contractors and landowners are increasingly seeking assurance regarding Japanese knotweed risks.

Common questions include:

- Has this stockpile been checked?
- Has imported material been assessed?
- Could Japanese knotweed have been introduced through soil movement?
- What evidence exists to demonstrate environmental due diligence?
- Has independent screening been carried out?

They are increasingly forming part of wider conversations around environmental management, risk reduction and responsible sourcing.

Why Leading Organisations Act Early

The most proactive developers and contractors are increasingly adopting a risk-management approach.

Rather than waiting for problems to emerge, they are seeking greater certainty before materials are moved or projects commence.

This includes:

Screening development sites	Assessing suspect areas	Investigating imported material	Verifying environmental risks before construction

Identify risks before they become costly problems

For many organisations, environmental due diligence is no longer simply a compliance exercise. It is part of responsible project delivery.





Independent Screening. Practical Assurance.

CDI Olfacta is Ireland’s specialist independent provider of Japanese knotweed detection within soil and aggregate.

CDI currently supports developers, contractors, environmental consultants and landowners throughout Ireland by identifying Japanese knotweed rhizomes and fragments before visible growth occurs.

Unlike traditional visual surveys, this independent screening capability is not limited to the growing season and can be deployed throughout the year.

Using English Springer Spaniel detection dogs, CDI screens:

Topsoil stockpiles	Aggregate stockpiles	Development land	Imported material	Construction sites

This capability provides clients with evidence-based environmental due diligence before material is moved, supplied or reused.

For organisations seeking greater confidence in material provenance, CDI provides a practical solution to one of the construction sector's most difficult environmental challenges.



The Capability Exists Today.

Independent screening gives suppliers an opportunity to demonstrate leadership and provide customers with greater confidence.



The Questions Have Already Started.

Developers are already screening sites. Contractors are already commissioning investigations. Environmental consultants are already seeking greater assurance regarding invasive species risk. Landowners are already investing in Japanese knotweed detection before making important decisions.

The question for suppliers is straightforward. If a customer asks:

- Has this stockpile been independently screened?
- Has imported material been assessed?
- What evidence exists of environmental due diligence?
- How can material provenance be demonstrated?

Example Scenario

A developer requires 5,000 tonnes of imported topsoil.

Typical Supplier:

- No independent screening.
- No documented environmental assurance.

Independently Screened Supply:

- Independently screened.
- Evidence-based environmental due diligence.

Which supplier would inspire greater confidence?

Could Your Business Demonstrate Independent Assurance?

The Irish topsoil sector has consistently adapted to changing customer expectations.

- Quality assurance became standard.
- Environmental management became standard.
- Material traceability became standard.
- Japanese knotweed screening is becoming part of that same conversation.



Independent Screening.

Practical Assurance.

Most suppliers compete on:

Quality	Price	Service	Reliability	Availability

These factors will always remain important.

However, very few suppliers can demonstrate that stockpiled material has undergone independent Japanese knotweed screening.

For suppliers seeking meaningful differentiation, this represents a significant opportunity.

Independent screening provides:

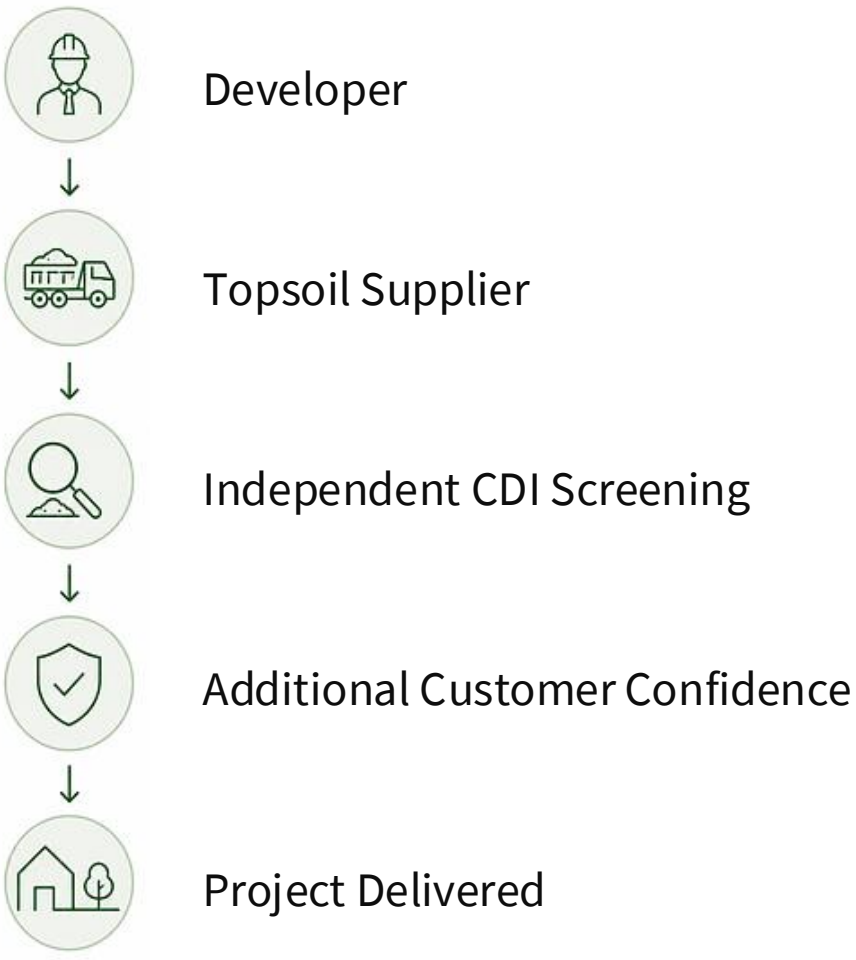
- Greater customer confidence
- Stronger environmental credentials
- Enhanced due diligence
- Improved material assurance
- Increased confidence in supplied material
- A clear competitive advantage

Customers increasingly expect transparency.

They increasingly expect evidence.

They increasingly expect environmental responsibility.

Businesses that can provide that evidence position themselves ahead of competitors who cannot.



CDI Handles The Screening.
You Focus On Your Business.

CDI provides independent Japanese knotweed screening for topsoil, aggregate and imported material.

Our role is straightforward.

We carry out the screening.

We provide the findings.

You continue running your business while providing customers with greater confidence in the materials you supply.

No additional staff.

No operational disruption.

No complicated systems.

Just independent screening that supports environmental due diligence and customer confidence.

- Topsoil stockpile screening
- Aggregate stockpile screening
- Imported material assessments
- Environmental due diligence
- Material assurance
- Independent evidence for customers

Independent Screening. Better Decisions. Greater Confidence.



Ready To Build Greater Customer Confidence?

CDI Olfacta provides independent Japanese knotweed screening to help organisations strengthen environmental due diligence, support material assurance and demonstrate a proactive approach to risk management.

Services include:

- Topsoil stockpile screening
- Aggregate stockpile screening
- Imported material assessments
- Environmental due diligence
- Material assurance
- Independent screening for commercial supply chains

Start the conversation before your customers ask the question.

Independent screening helps suppliers provide confidence before material moves.

Contact:

www.cdireland.ie

info@cdireland.ie

Ireland

Independent Screening. Better Decisions. Greater Confidence.

Copyright CDI Olfacta Limited 2026 ©

Industry Report | Autumn 2026

Version 1.3 / Reprint Ref: 888499238REV626082026.pdf

Ireland