

Belle Vue – Greyhound Stadium



Customer

Countryside Properties Ltd

Address:

301 Bridgewater Park
Birchwood Park
Birchwood
Warrington
Cheshire
WA3 6XG

Value:

£1m

Contact:

Jim McNab Contracts Manager

Project Description

This former greyhound track closed in 2020 during the start of the coronavirus pandemic and was purchased by Countryside Properties Ltd, to be remediated into a site suitable for housing. Belle Vue greyhound stadium was thought to be the UK's largest and oldest greyhound track at its time of closing.

The coordination of a phased demolition, asbestos removal and knotweed mitigation plan have been undertaken to deliver this scheme. During initial works the site team had a number of ecological challenges associated with a live badger sett and nesting birds, but careful planning and coordination with the ecological consultants meant works could be phased to suit the development programme.

Commenced in April 2021, this 30 week project began with a 10 week soft strip and asbestos removal, including extensive licensed asbestos. The team then moved onto the demolition of the main stand and surroundings structures, before beginning the large scale turnover and remediation of the made ground fills across site.

Due to the close proximity of surrounding residential properties the site team have worked with local residents in order to reduce the impact of the works whilst successfully delivering the clients requirements.

The programme extended into a period of particularly high rainfall which in conjunction with an active drainage outfall within the site lead to further logistical difficulties. Significant stabilisation of site fill materials was required to deliver a suitable development platform for the chosen foundation solution.

Areas of site preparation have been fully validated by the Developer's independent geo-environmental consultant, prior to handover, ensuring a smooth transition into the development phase. The site team also delivered a sectional handover during the contract programme allowing development works to start promptly.

Scope of Work

- Demolition and licensed asbestos removal
- Waste recovery and removal for offsite recycling
- Full site turnover, re-engineering & stabilisation of fills
- General Cut/Fill Earthworks inc 95% compaction
- Invasive Weeds Management
- Installation of roads/pile mats
- Coordination of boundary works with adjacent stakeholders

