

Former Enterprise Park, Wigan



Customer

Barratt Manchester

Address:

Brindley Place
Brindley Road
Manchester
M16 9HQ

Value:

£2.0M

Contact:

Kevin Furey
Technical Director (Barratt)

Project Description

Acquired by Barratt Manchester for residential development this 26.5 acre site comprises the entirety of the Former Enterprise Park site. Most recently the site was used as a commercial and industrial development incorporating seven large buildings and numerous smaller buildings.

Historical maps show the site to have been occupied by a forge works from the early 1900s and a former colliery with railway sidings between 1850 and 1900. Five mine entries were recorded within the site boundary. Four of these required treatment

The site was mainly underlain by glacial till (clay with sand, gravel and cobbles), over Pennine Middle Coal Measures. Available geological maps indicated sands and gravels (glaciofluvial deposits) in the far east of the site. The existing topography and history of development of the site suggested that in addition to these natural strata, made ground was anticipated across the site.

Three coal seams were shown to sub crop beneath the eastern part of the site.

Situated adjacent to a mixture of commercial, industrial, residential and open land, the site team have implemented a regime of measures and reporting to mitigate the impact of the ongoing works on the local community and the surrounding environment.

Phased early development release following 130,000m³ of earthworks & treatment of mine workings/mineshafts enabled advance piling operations to be undertaken in conjunction with the remediation phase, with follow on groundworks commenced under Urban Regen as Principal Contractor.

Watercourse diversion by Urban Regen was carried out under Environment Agency permit, in the second phase of the project, to realign an open brook, within the proposed development. This sensitive operation was undertaken in consultation with the developer's ecologists and the Regulators, and managed around the relevant breeding seasons of the various species of fauna.

Advanced phase 1 infrastructure installed by Urban Regen to service the early development phase has provided additional programme betterment.

Started prior to the Covid 19 lockdown, this complex scheme continued through to 2022 in tandem with Barratt Manchester's development works.

Scope of Work

- Extensive ecological measures including Ince Brook watercourse diversion
- Asbestos mitigation & demolition
- Mine works investigation and treatment and mineshaft investigation/treatment and capping
- Groundwater and soils contamination treatment/removal
- Material recovery/processing for re-use 25,000m³
- Phase 1 roads and sewers civil works.
- Full strategy development and verification

