

Former Leyland Test Track



Customer

Barratt Manchester

Address:

Brindley Place
Brindley Road
Manchester
M16 9HQ

Value:

£6.0M

Contact:

Kevin Furey Director (Barratt)

Project Description

Acquired by Barratt Manchester for residential development this 106 acre historic commercial vehicle testing site required remediation and installation of significant surface water management as part of the 900 home development for Barratt Group.

Whilst prepared generally for a mixture of residential units with both traditional shallow and piled foundations, a significant area was prepared for commercial development by Property Capital. A higher specification for the preparatory earthworks was required for this large section of the site, with a requirement for 100kN/m² bearing capacity at 1m below the development platform, equivalent CBR values of 3.5% across the final surface, and a minimum 90% compaction criteria tested at 300mm layers throughout. The operation was challenging, given the requirement to carry out the works over the autumn and winter months 2021/22, with extensive moisture modification required (Lime Stabilisation) within the upper layers.

The existing Leyland Test Track was drained through a series of ponds, drains and open ditches. The wider earthworks had to be phased to enable the proposed swale installation, whilst maintaining existing flows and discharges from separate contractors within the subsequent development phases, culminating in the operation of over a dozen 150/100 pumps to continuously drain the site, over a period of 6 months.

The award of several parallel civils and groundworks packages to other contractors, with shared access arrangements, saw the Urban Regen Team fulfil a coordination / interface role to manage the parallel activities prior to the Barratt team taking up residence 12 months into the project.

Significant material recovery and processing for re-use within the works to provide 6F2 for roads and pile mats has reduced the need to import to the site, with all earthworks activities coordinated under the DoWCoP Materials Management Plan.

A coordinated approach to the management and control of invasive weeds and the segregation and recovery of identified hydrocarbon and asbestos impacted hotspots has similarly been successfully validated within a series of completion reports by the independent geo-environmental consultants, to allow development works to start seamlessly within the areas of phased handover.

Teamwork and coordination between all parties has been the contributory factor that has led to the success of both Phase 1 & 2 of this scheme, from early 2021 to the end of 2022, with a start to the final phase anticipated early in 2023.

Scope of Work

- Demolition and recovery of buildings and infrastructure
- Processing of materials for 6F2 re-used on site
- High specification compaction and stabilisation for associated commercial development
- Significant temporary surface water management
- Extensive Cut/Fill Earthworks
- Invasive Weeds Management
- Preparation of development infrastructure, SW management systems and pile mats for piled foundations



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