

Former Mountheath Ind. Est. Prestwich



► Customer

Bellway Manchester

► Address:

304 Bridgewater Place
Birchwood
Warrington
Cheshire
WA3 6XG

► Value:

£1.3M

► Contact:

Jonathan Peasant
Technical Director
Bellway Homes

Project Description

Acquired by Bellway Homes for a low rise residential development comprising 112 No. residential dwellings with associated gardens, estate roads and infrastructure, the earliest historical mapping of the site from 1848 records the site as a bleach and dye works. Historic reservoirs were recorded in the east of the site with two smaller reservoirs in the central and southern sector by 1894. The site underwent redevelopment with the infilling of reservoirs, demolition of older works building and reconfiguration to its current layout prior to 1986.

The site has been found to be generally impacted by TCE and PCE, presumed to have resulted from spillages to ground during the more recent industrial usage, with significant levels of contamination along the residual drainage system.

Bisected by a culverted watercourse, permitted stabilization and solidification treatment of contaminated soils is required within the unsaturated zone, mitigating the risk to the existing watercourse and the wider controlled waters.

The development requirements necessitate the de-culverting and diversion of a new watercourse to the south, adjacent to a proposed 200m piled retaining structure as part of the redevelopment works, and prior to the release of the main contamination areas.

Extensive HV and existing drainage constraints, impacting on the phasing of the works necessitating advance drainage diversions and coordinated remediation activities have proven to be the byword to the delivery of this project.

A coordinated approach to the remediation works, in conjunction with the developer's groundworks contractor, under Urban Regen's role as Principal Contractor, has been necessary to mitigate the impact of the many constraints the site poses.

The remediation works are being fully validated by independent geo-environmental consultants, appointed by the developer, working closely with the Urban Regen site team, incorporating a full package of VOC emissions monitoring during excavation works, regular surface water monitoring, hotspot segregation/validation, verification of soils within the permitted treatment area, noise/fugitive dust monitoring and localized vibration monitoring near sensitive properties, to ensure the immediate impact on the surrounding environment is minimized, and the works are completed in line with the approved remediation strategy.

Scope of Work

- Invasive Weeds Management
- Asbestos Mitigation & Demolition
- Permitted VOC Soils Contamination Treatment
- New 200m watercourse and sheet piled retaining wall
- General Cut/Fill Earthworks
- Extensive Utility Constraints

