

Former Tetrosyl Site Bury



Customer

Barratt Manchester

Address:

Brindley Place
Brindley Road
Manchester
M16 9HQ

Value:

£2.0M

Contact:

Kevin Furey Director (Barratt)

Project Description

Acquired by Barratt Manchester for residential development this 25.5 acre site comprises the entirety of the Tetrosyl works together with a mill lodge and adjacent, previously undeveloped, open land. The works complex includes a nineteenth century cotton mill and textile print works buildings together with more recent plant, warehouses and office buildings. The site has latterly been used by Tetrosyl Ltd. for the manufacturing, packaging, storage and distribution of car-care products including a wide range of items such as antifreeze, cleaning-materials, waxes and paints. The site previously operated a solvent recovery process under an Industrial Pollution Control (IPC) authorisation.

The site has been found to be generally impacted by inorganic heavy metals, asbestos fibres and non-volatile PAH in conjunction with elevated volatile (aliphatic and aromatic) petroleum range (BTEX) compounds within the shallow soil and groundwater adjacent to the AST's used for the storage / recovery of bulk solvents and UST's used to store petrol, diesel and white spirit. On completion of the decommissioning demolition works further site investigation works will be required to develop the Remediation Strategy to a satisfactory conclusion for the Local Authority and Environment Agency.

Situated with a largely residential area north of Bury, 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, with regular liaison with Bury MBC Environment Health Team.

Phased early development release is planned in parallel with characterisation of the contamination plume within the soils and groundwater associated with the former tank storage areas.

Reservoir dewatering and re-engineering is proposed under Environment Agency permit, in the second phase of the project, to facilitate the creation of an open watercourse, with the proposed development, removing the current culverted alignment beneath the mill buildings, following demolition. This sensitive phase will be undertaken in consultation with the developer's ecologists and the regulators, and managed around the relevant breeding seasons of the various species of fauna, within and around the fringes of the existing reservoir.

Started prior to the Covid 19 lockdown, this complex scheme continues through to summer 2023 ahead of the following development works, with much of the advance roads and sewers installed by the Urban Regen Civils Team.

Scope of Work

- Extensive Archaeological and Ecological Measure
- Asbestos Mitigation & Demolition
- Groundwater and Soils Contamination Treatment (Hydrocarbon and Solvent based products)
- Reservoir redevelopment and new open watercourse
- General Cut/Fill Earthworks
- Full roads and sewers installation
- Full strategy development and Verification



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