

North Leigh Park Phase 1A1



Customer

Countryside Properties

Address:

301 Bridgewater Park
Birchwood Park
Birchwood
Warrington
Cheshire
WA3 6XG

Value:

£900k

Contact:

Steve Counce
Construction Director

Project Description

Acquired by Countryside Properties plc working in conjunction with Wigan MBC this project heralded the preliminary phase of the regeneration of the large strategic, predominantly residential development site, known as North Leigh Park.

The first phase of the site, near to the entrance off Nel Pan Lane provided restricted access with an existing watercourse running through the development area that required; both a temporary crossing, and full open ditch and culverted diversion around the northern perimeter of the works area, incorporating new fencing, prior to the main works commencing.

Targeted earthworks to re-engineer the made ground fills, remove clays susceptible to tree heave, create a development suitable for VSC foundations which incorporated additional compaction criteria, where soils were predominantly cohesive in nature, presented as the core of the preparation works to the site, augmented by limited soils improvement and management of deposits of domestic and commercial wastes.

In tandem with this, the construction of two significant attenuation ponds either side of a temporary pedestrian route through the works, in conjunction with associated headwalls, link drainage and dry weather flow channel construction over half of the development site presented the developer with a site fully verified and compliant with the approved strategy.

The interface with local residents to address any concerns they might have as a consequence of the start of this strategic site necessitated extensive planning and coordination with the developer, the local planning authority's environmental health team and the developer's ecologists and environmental consultants. The formulated environmental management plan and early contractor involvement on this scheme ensured many of the usual problems associated with development sites of this size were avoided.

Despite the unplanned 4 week break for the Covid 19 lockdown, the URL team were soon back on site with targeted early handover to the groundworker to commence construction on the development spine road and the first phase of plots.

The remediation works have been generally well received with no significant stakeholder impact, which bodes well for subsequent phases of the development.

Scope of Work

- Ecological Mitigation
- Mineshaft Treatment
- New Watercourse Diversion
- Attenuation Ponds & associated civils work
- General Cut/Fill Earthworks
- Footpath / pedestrian management
- Site preparation for 100% VSC Foundation Solution

