

Thornton Crescent, Prestwich

Customer:	Redrow Homes (Lancs) Ltd	Value:	£500k
	Redrow House, 14 Eaton Avenue, Buckshaw Village, Chorley PR7 7NA	Contact:	Chris Mills Technical Director

Scope of Work

- Phased bulk earthworks
- Intensive Japanese Knotweed Mitigation Programme
- Foundation removal & processing
- Site wide cut/fill operation
- Installation of pile mats (5% CBR) & Roads (15% CBR)
- Full validation and reporting



Project Description



Part of the former Prestwich Hospital, the site to the rear of the Tesco Superstore on Bury New Road was heavily wooded and constrained by extensive Japanese Knotweed infestation both within and without the development footprint.

A two phase approach to the remediation and site preparation as a consequence of existing large diameter drainage feeding adjacent properties, necessitating diversion within the new infrastructure after phase 1 remediation delivery.



The strategy called for the segregation and set aside of sufficient topsoils and subsoils for the development, re-engineering of the site wide fills to facilitate a 50/50 vibro/piled foundation solution, the onsite relocation of knotweed to a treatment area off the development footprint, chemical treatment of invasive weed outside the immediate development area and a full re-profile of the landform through the wettest winter period Nov 2015 / Jan 2016, since records began.

Phase 2 was undertaken in parallel with the developers build programme for phase 1, with the UR team taking PC responsibility for the developers Roads and Sewers & Utilities Contractors as Principal Contractor, coordinating these additional programme activities within the constraints of the earthworks programme.



Early UR involvement at site investigation stage allowed the developer to purchase the site unconditionally, with Urban Regen providing surety on the ground risk. This enabled the remediation strategy to be developed in line with the planning application, meeting the primary conditions for an early start / handover for development.

The site has been subject to Urban Regen's fully warranted verification and completion reporting to satisfy the Regulators.