

Wheelton Lane, Leyland

Customer:	Taylor Wimpey North West	Value:	£670k
	Taylor Wimpey House, The Beacons, Warrington Road, Birchwood, Warrington, Cheshire WA3 6XU	Contact:	Rick Smith Construction Manager

Scope of Work

- Site Clearance
- Re-engineering of made ground and processing of hard standings and relic foundations
- Segregation and treatment of foundry sands and TPH impacted hotspots
- Management of asbestos impacted soils
- Diversion of riparian owned culverted watercourse
- Management of uncharted existing services
- Phase remediation and sign off



Project Description



The former 16 acre industrial site had planning permission for 200 low-rise residential properties with associated private gardens and public landscaped areas. To be developed in two main phases, the works required: a full re-engineered turnover of all made ground on site, to suit a range of foundation solutions, driven piles, vibro piles and traditional shallow foundations; the recovery and reprocessing of all site won hard materials in accordance with WRAP, for subsequent ongoing use for the development infrastructure, piling mats for subsequent use by the development team; the segregation and placement at depth of foundry sands and treatment and validation of TPH and PAH hotspots. Isolated deposits of hazardous hydrocarbon contaminated soils were segregated and transported offsite for bioremediation treatment (biopiling) as a sustainable alternative to landfill.

The general earthworks operations were further impacted by the presence of significant residual asbestos lagged pipework encountered as part of the turnover, resulting in a re-phasing of the works to allow for HSE ASB5 notification and subsequent licenced asbestos removal operations.

Despite delayed service diversions and isolations, the Urban Regen site team delivered both phases of the development fully remediated weeks ahead of programme, with the regulatory sign off for phase 1 completed within 4 weeks of handover to allow acceleration of the show area build programme.