

Birch Road Walkden

Customer:	Barratt Homes (Manchester)	Value:	£500k
	4 Brindley Place, City Park, Manchester M16 9HQ	Contact:	Ian Hilliker Technical Director

Scope of Work

- Site wide shallow mineworks treatment
- Mineshaft verification, treatment and capping
- Foundation recovery & processing
- Installation of pile mats (5% CBR) & Roads (15% CBR)
- Phased handover for early roads and sewers
- Full strategy design and validation



Project Description



Formerly local authority land sold to the developer post demolition of the primary school that previously occupied the site, historic evidence indicated 3No mineshafts and 3 shallow coal seams with evidence of workings dating back to the early 1900's.

Initially the available Coal Authority records proved to be far from reliable. To protect the developer's budget, Urban Regen assessed the mineworks risk and provided an all risk price to carry out and validate the necessary treatment works to the satisfaction of the Coal Authority.



Extensive additional investigation was undertaken during the site works to locate the reported shaft locations. After a period of 8 weeks prolonged site investigation and subsequent discussions with the Coal Authority, it was concluded that only 1 mineshaft was present on site. A grouted shaft capping detail was agreed with the regulator and installed following successful treatment of the 200m deep shaft.



The works also included: site wide treatment of 3 shallow coal seams; the excavation and processing of circa 5000m³ of residual foundations and oversized materials; hotspot validation and risk assessment to reduce the anticipated cover validation requirements during the development phase; dealing with and uncharted outfall from a local reservoir encountered during the works; installation of pile mats and primary infrastructure to facilitate a phased handover to the groundworker in advance of overall completion; and provision of full validation and completion reporting, incorporating a site Materials Management Plan (CL:AIRE Code of Practice).

Despite difficulties with respect to the uncharted culvert and the location of the mineshafts, the project was completed in line with the Developer's programme requirements.