

Dawson House, Warrington Former United Utilities Data Centre Complex

Customer:	Bellway Homes Ltd (North West)	Value:	£500k
	2 Alderman Road Liverpool L24 9LR	Contact:	Paul Williams Technical Director

Scope of Work

- Tree Clearance and protection
- Asbestos surveys & licensed removal & disposal
- Environmental Monitoring (Dust, Vibration, Noise)
- Demolition of various industrial and office buildings
- Removal of historic slabs and relic foundations
- On site processing of 10000m3 of recyclable materials
- Working adjacent to residents
- Balanced Earthworks cut/fill under DoWCoP MMP
- Re-engineering of 50,000m3 of site materials
- Management of contaminated soils
- Construction of attenuation pond and watercourse management



Project Description



Dawson House was formerly owned by United Utilities PLC was previously used by United Utilities and operated as a data centre and storage facility. The 14 acre site, situated to West of Warrington Town centre was to be redeveloped as Primrose Meadow, by Bellway Homes NW Ltd., for 147 No. plots, comprising detached and semi-detached residential properties with associated private gardens, car parking and public open space



The project involved the demolition of 11 No. buildings, two of which had asbestos sheet roofs. The existing infrastructure included two tank systems in the western and north eastern sections of the site.

The site investigation had identified a plume of contamination associate with the western tank system to be dealt with as part of the remediation of the site.

The site having been derelict for a number of years, saw particular interest from the adjacent residents with regards to the start of the development, resulting in considerable environmental mitigation to ensure concerns

about dust, noise and vibration could be allayed. Out site team worked closely with Warrington EHO to demonstrate the works carried out had a negligible affect on the surrounding properties and residents.

