

Worsley Boatyard

Customer:	Bardsley Construction	Value:	£550k
	Globe Square, Globe Lane, Dukinfield, Manchester SK16 4RG	Contact:	Sean Kempley Contracts Manager

Scope of Work

- 5 acre canalside site
- Demolition & asbestos management
- Giant Hogweed infestation
- Cement stabilisation
- Drainage & infrastructure works
- Sewer diversion and re-design
- Environmental monitoring
- Foundation recommendations
- Full strategy design, implementation & sign off



Project Description

The former 5 acre boatyard site in Worsley had been derelict for some time when acquired by Bardsley Construction for residential redevelopment.



Widespread surface asbestos contamination and mature stands of Giant Hogweed merely hinted at the geotechnical and physical constraints within the ground.

Groundwater in continuity with the adjacent canal resulted in a piling led design solution and significant groundwater control measures during cement stabilisation 5%w/w of the site merely to achieve a development platform suitable for 20t construction plant.



Following isolation and treatment of the invasive weed, localised marine diesel fuel impacted hotspots were removed for ex-situ treatment prior to incorporation with the stabilised earthworks. Significant recycling of historic basin infrastructure was carried out and the cement stabilised soils ensured reduced shallow groundwater impact on the utility and drainage diversion works undertaken by Urban Regen.



The developer's surface water drainage design conflicted with the existing foul system. Constrained by the site topography and practical pipeline gradients, the UR team provided a unique flume alternative, approved by the adopting authority and installed under running sand conditions.



To advance the development programme, UR delivered the site infrastructure to first stage, in parallel with the remediation works, stabilising road formations to mitigate the need for well pointing during drainage installation.

Surrounded by sensitive residential properties, the remediation and infrastructure phase of the works incorporated a number of environmental mitigation and monitoring measures to manage the level of dust, noise and vibration resulting from this phase of the works, with full liaison with the Environmental Health team at Urban Vision representing the interests of the planning authority and local residents.

