

Common Lane – Site Reclamation

Location: East Ardsley
Former Use: Roadstone Coating Plant
Client: Tarmac Heavy Building Products
Value: £1.1 million

This former roadstone coating plant site was successfully redeveloped for housing following remediation of the site by Provectus

A geo-environmental site investigation established that the underlying natural Coal Measures strata were overlain by a variable thickness of made ground considered unsuitable for foundations. In addition the made ground was in places grossly contaminated with tar, mineral oils and other contaminants.

The remedial works, which were discussed and agreed with relevant statutory and regulatory bodies, comprised ground improvement to allow house construction on raft foundations together with a twofold approach to ground contamination: removal of grossly contaminated material to a suitably licensed landfill site and isolation of the remaining material beneath a cover of clean, inert subsoil.

All above and below ground structures were removed and the material processed to yield a product suitable for use in the re-engineering of the site. Dynamic compaction techniques were applied to improve the bearing capacity of the deep made ground whilst the shallow made ground was excavated, screened and re-compacted to a specification. Clean clay subsoil was sourced, imported and placed to achieve the necessary topographic levels and provide a barrier between residents and any remaining contamination in the fill.

Previous attempts to sell this site in its unremediated condition had been unsuccessful. Provectus worked with the landowner under a partnering agreement where Provectus invested in cleaning up the site and both parties shared the uplift in value. The site was sold for residential development upon completion of the works.

