

Asbestos Soils Removal - Residential Development

Former Use:	Industrial Estate : Historic Lime Kiln, Tramway Depot, Caravan Factory
Client:	Residential Property Developer
Value:	£375,000
Area:	0.85 Hectares
Location :	Leckhampton, Cheltenham, Gloucestershire



The existing structures on this site near Cheltenham were to be demolished to make way for a small housing development. Due to the historic uses of the land the site required remediation works to bring it to a suitable standard for residential property. Re-use of soil was key to this project in order to minimise off site disposal and achieve required construction levels. Works undertaken included:

- Hotspot Remediation – Excavation of impacted asbestos and heavy metals containing soils that have the potential to affect future site users and re-use of the material on site in a location which does not impact future occupiers or water bodies within or near to the site;
- Removal of approximately 8,000m³ of soils to allow for construction levels to be achieved
- Management of approximately 2,000 – 3,000m³ of soils from foundation excavations and drainage

- Processing of soils potentially impacted with asbestos fragments, thus minimising the amount of hazardous waste disposed from the site.
- Supplementary analysis of soil stockpiles to allow confirmation of the original waste description
- Additional excavations in soft landscaping/garden areas to 0.6m below final level and installation of a marker geotextile layer and 0.6m barrier in gardens where impacted made ground was present
- Validation of excavation bases in garden areas and additional analysis of capping materials
- Installation of a clean capping layer over the soft landscaping areas of the site to ensure no future pollutant linkages exist between residual impacted made ground and future residents/receptors

The remediation of the site enables a build of 29 high-quality homes with modern drainage and high-quality design which will cure the flooding problems and enhance the area.