

Trafford Point

Former Uses: Two sites : Vacant Site for Demolition & an Active Trading Industrial Estate Site
Client: SEGRO Plc
Value: £undisclosed
Location: West of Manchester City Centre

Our clients approached Provectus regarding the remediation of two sites in close proximity on the Trafford Park estate (known as Westinghouse Point and Trafford Park respectively), which they wished to voluntarily remediate as part of a sales agreement to another developer. Both sites were known to be affected by similar hydrocarbon contamination. The Trafford Park site was a vacant site with buildings requiring demolition, and the Westinghouse Point was an active Industrial Trading Estate, with many vehicle movements requiring access in close proximity to the area requiring remediation and excavation.

Extensive remediation has been previously undertaken across the majority of the site by others.

An additional intrusive investigation was undertaken, in the previously inaccessible areas, which identified sources of contamination in the vicinity of the main building and beneath the warehouse unit that required additional remediation. The deep groundwater (Principal Aquifer) beneath the warehouse unit had been impacted with hydrocarbons which represents a risk to the Manchester Ship Canal.

Demolition works comprised:

- Demolition of a 95,000 sq ft distribution warehouse and removal of overlying slab
- Retention of some slab and modification of site drawings to facilitate on-site bioremediation



We advised our client that the most efficient, cost effective and sustainable approach would be removal and treatment of materials as part of a hub and cluster project.

The remediation scheme was operated on a 'hub and cluster' principal, where in addition to in-situ treatment, soils were transferred from a daughter site (Westinghouse point) to the Warehouse Unit site for treatment. This enabled hydrocarbon contaminated soils to be exported from the Westinghouse point site and treated at the Trafford Park site, with suitably remediated imported crushed product materials imported to the Westinghouse point site to be in-filled in a controlled manner with minimal materials being sent to landfill from both sites, with the least disruption possible to site operations at the Westinghouse Point site.