



PROJECT SUMMARY

Landfill Redevelopment

Confidential Client, Former Landfill, Greater London



KEY PROJECT ELEMENTS

- **REMEDIAL COST ESTIMATION**
- **SITE INVESTIGATION**
- **REGULATOR LIASON**
- **TENDERING**
- **WASTE MANAGEMENT EXEMPTION**
- **REMEDIAL DESIGN**

CRA undertook an evaluation of a former landfill site near London in support of due diligence activities conducted by a UK developer. The client was redeveloping the site for use as commercial warehouse space.

CRA's initial evaluation included:

- Assessment of environmental issues and liabilities based on existing site data;
- Additional site investigations to examine specific unresolved site issues;
- Assessment of remediation options and costs associated with the management of identified environmental liabilities; and
- Discussions with the Environment Agency and the Local Authority officials regarding remedial activities and waste management licensing exemptions.

Based on the thorough review of potential liabilities and remedial costs, the client elected to purchase the property. Regulatory negotiations were critical in assessing the viability of the development. CRA subsequently prepared the performance specifications and contract documents for the remedial works.

The major components of the remediation work included a below ground perimeter barrier wall to contain the potentially contaminated groundwater beneath the site, a leachate extraction system for removal, treatment and discharge of contaminated groundwater, measures to prevent the accumulation of landfill gas, and ground improvements using dynamic compaction to reduce future settlement.

CRA, assisted the client with contractor selection, review of contractor method statements, site supervision, verification of the works, monitoring of contaminated groundwater, assistance with gaining planning permission and regulator liaison.