

Luneside Brownfield Regeneration Lancaster City Council

The Luneside area of Lancaster is located next to the River Lune and has earmarked for regeneration as a riverside urban village development including residential buildings. The site has a long history of industrial works including town gas works, oil cloth manufacture and battery breaking yard which has resulted in soil and groundwater contamination. Critical to the development of the site was the identification of a remediation scheme to allow development of the site for residential use and to protect water resources.

Entec was commissioned by Lancaster City Council to provide technical assistance in moving the project from site investigation through to a point where funds could be secured for remediating the site, so that it could be offered to developers. Developing a working relationship with the Environment Agency was given a high priority by the City Council.

To provide the necessary information to support the work, Entec undertook a detailed site investigation ranging from geophysical survey to detect buried tanks to sampling monitoring boreholes. The information was used in a risk assessment to determine the level of remediation required to protect future site occupiers, water resources and underground services. Quantitative risk assessments for controlled water (Environment Agency P20 methodology) and human health (RBCA Tool Kit and SNIFFER methodologies) were undertaken and risk based clean up standards have been agreed with the Environment Agency and the Environmental Health Officer. In addition Entec has completed the outline remedial designs and prepared risk based remediation costings.

The Regional Development Agency has now taken on the main responsibility for the scheme and is considering providing some £8M to cover the decontamination work, land assembly and infrastructure.

The project involved a range of stakeholders including the City Council, the Regional Development Agency, Environmental Health, the Environment Agency and local owners. Entec played a key role in presenting the results of the work including presentation to councillors and the Environment Agency. The project demonstrated the importance of close liaison with the Environment Agency, including Agency staff assisting in surface water monitoring.

*Regeneration of a
riverside urban
village development*



Photo provided by courtesy of Lancaster City Council.

