



CASE STUDY  
**Ashbourne Manor,  
Carrickfergus**



CLIENT  
**The Lotus  
Group**



LOCATION  
**Ashbourne Manor,  
Carrickfergus**

# Site remediation and enabling works of **former Courtaulds Factory**



## THE OBJECTIVE

To remove carbon disulphide from underground tidal tanks, and remove redundant underground concrete structures and pipework to remediate the site suitable for residential development

## THE ISSUES

The excavation, segregation and safe removal of carbon disulphide contaminated material

## THE FORTITUDE SOLUTION

- Clay overburden was stripped from above the tidal tank structures to access and remove underlying carbon disulphide contaminated clays
- As the site was located adjacent to residential properties ongoing dialogue and liaison ensured site neighbours were kept informed of the works being undertaken
- Underground tank and filter bed structures were broken out, excavated and cleared, with recovered concrete crushed and recycled for use in new roadways
- Re-instatement of the site was achieved on budget and within the works programme overcoming difficult ground and weather conditions. Discharge of planning conditions was achieved to allow site development for residential housing