



# CODAMI

## Manage

This brownfield site located in a built-up area was truly an eyesore. Its rehabilitation, paid for by Wallonia's Marshall Plan will allow developing commercial activities on four-fifths of the surface area while the rest is devoted to residential development.

The site offers the advantage of being very close to motorway, rail and river transport facilities :

- E42 motorway, 3.5 km away,
- Railway, 2.5 km away,
- Port facilities, 7 km away.

### The site in figures

- Total surface area : 10.40 hectares
- Owner : SPAQuE
- Financing : Marshall Plan
- Rehabilitation : completed late 2018
- Category : Disused industrial estate (Site d'activité économique désaffecté or SAED)
- Town : Manage
- Province : Hainaut



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From yesterday's Wallonia, we are creating tomorrow's

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The CODAMI site is located at Manage, near the city of La Louvière. Its rehabilitation will allow developing commercial activities and housing.



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There have been a number of stages in the rehabilitation of this brownfield site. Late 2011, two abandoned buildings that were still standing on-site were dismantled. Then SPAQuE proceeded to remove the soil, materials and waste found on the surface. This second stage was completed in 2014.



Prior to this second stage, investigations had been conducted to determine the soil make-up. These investigations showed that pollutants were present in the surface cover over the concrete slabs and in the backfill under these same slabs : heavy metals, polycyclic aromatic hydrocarbons, mineral oils and asbestos in both cases. Further, outside of this homogeneous pollution, a number of one-off pollution stains were found (higher concentrations of polycyclic aromatic hydrocarbons, Betex and mineral oils as well as the presence of chlorinated solvents and cyanides) had been identified in these backfills.

The third stage was kicked off in the Spring of 2016 with a clean-up of the contaminated land and this is still ongoing in 2018. It started with the removal of the last surface coating on the foundation slabs. The pollution stains present in the covering soil and partially in the natural ground will be excavated and removed to approved treatment facilities. Lastly, these excavated areas will be backfilled and the site will be reprofiled and levelled using clean backfill.

## A short history

Bolt and steel making, a foundry and rolling activities were all conducted on-site from 1883 until 1970.

After the main business (a company called Atlas Gilson Steel) was liquidated in 1960 and when Précimétal moved out in 1970, a large part of the former installations and buildings were demolished.

A company called CODAMI moved on-site in 1973 to develop scrap metal and shot treatment activities that continued until the late 1990s.

In 2000, a company active in the building sector moved into the subsisting facilities. It was to stay for some ten years.



### Prior to rehabilitation

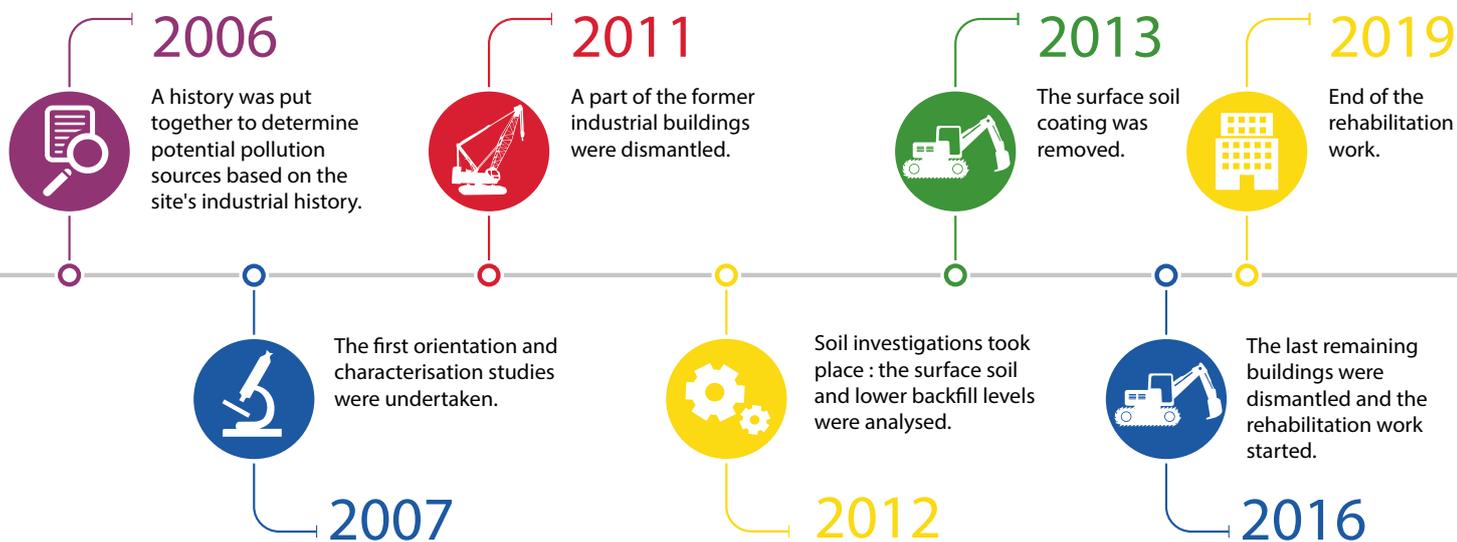
The vegetation has overrun a part of the site. There are numerous deposits of soil, materials, waste and slag. A company uses a part of the site to store construction equipment and it occupies offices on-site.



### Pollution

The pollution affecting the soil comprises polycyclic hydrocarbons, mineral oils and a number of one-off pollution stains comprising the same pollutants in greater concentrations as well as chlorinated solvents and cyanides.

## A few reference points...



## SPAQuE's job

SPAQuE is rehabilitating this brownfield as part of the redeployment project envisaged by the IDEA local authority group and the town of Manage. This project calls for developing an economic activity area covering 8 hectares. Two further hectares will be devoted to residential development.

