

Case Study

Bamber Bridge, Preston

SDS surface water attenuation system underpins new business park



SDS Systems

SDS GEOLight® attenuation tanks.

SDS Customer

Sutcliffe Construction Ltd.

Client

Indurent Management Ltd.

Project

Old Mill Industrial Estate, Bamber Bridge, Preston.

Purpose

To redevelop the site of a former textile mill and industrial estate into a modern business park.

Brief to SDS

SDS was engaged to design and supply an underground attenuation solution capable of supporting the redevelopment and expansion of the former industrial estate.

Timing

Installation was completed in early 2026.

Project Background Information

“Old Mill” is a long-established industrial estate situated to the south-east of Preston town centre in the village of Bamber Bridge. The estate has supported industrial activity since the 1940s and occupies the former site of Bamber Bridge Spinning Mill, a textile mill originally operated by A.S. Orr & Co Ltd from the 19th century until its closure in the 1970s.

Following redevelopment of the former mill site, the estate evolved into a well-established industrial and commercial location comprising more than 45 units occupied by businesses across light manufacturing, storage and distribution, trade counter and catering sectors.

To support continued growth and modern market requirements, Indurent brought forward proposals to revitalise and expand the estate through the construction of new high-quality industrial and logistics accommodation. The redevelopment includes new multi-let warehouse and industrial units designed to

provide flexible and energy-efficient commercial space suitable for modern occupiers.

The wider scheme is expected to support significant economic growth within the area, creating approximately 170 full-time equivalent jobs while attracting new businesses and enabling existing local companies to expand.

Project Objectives

To provide high-capacity underground stormwater storage infrastructure to support the redevelopment and expansion of the industrial estate while maintaining the long-term performance of the site drainage network.

Project Requirements

The attenuation solution needed to accommodate substantial runoff volumes generated by the new warehouse units, circulation roads, servicing areas and associated hardstanding.

The infrastructure also needed to integrate within the phased redevelopment of the operational industrial estate while maintaining structural performance beneath trafficked commercial areas and maximising developable site space.

A key requirement for the redevelopment was the careful management of controlled waters due to the site's environmental sensitivity. The development site is located on a secondary aquifer overlying a principal aquifer, making it particularly important to control surface water quantity and quality. Consequently, the project strategy incorporated measures to ensure that surface water drainage was carefully designed and managed, safeguarding the underlying groundwater environment throughout both the construction and operational phases.

Although the site is classified as Flood Zone 1 and served by existing surface and foul water drainage infrastructure, the scale of redevelopment—including new buildings, service yards, roads and parking areas—meant that effective surface water management should form a critical part of the overall site strategy.

SDS Product Features

SDS supplied four GEOLight® attenuation tank systems providing a combined underground stormwater storage volume of approximately 1,354m³.

The modular GEOLight® geocellular system enabled large underground storage volumes to be installed efficiently beneath operational areas of the development while maximising available site space. The lightweight yet structurally robust design makes GEOLight® particularly suited to industrial and logistics developments requiring long-term durability beneath heavily trafficked areas.

The attenuation system forms part of the wider drainage strategy for the estate, temporarily storing stormwater during peak rainfall events before controlled discharge into the surrounding network.

Issues Overcome

The redevelopment was undertaken within an existing operational industrial estate where maintaining access and functionality for retained units was a key consideration throughout the works.

The attenuation infrastructure also needed to be coordinated alongside wider redevelopment activities, including new roads, servicing yards, utilities, parking areas, landscaping and new industrial buildings. In addition, the underground systems were required to accommodate operational loading associated with HGV movements and commercial vehicle traffic throughout development.

Results

By delivering high-capacity below-ground attenuation infrastructure, SDS helped support the long-term drainage strategy for the development while protecting operational areas from surface water flooding.

The project demonstrates the suitability of GEOLight® attenuation systems for large-scale industrial and logistics developments requiring substantial underground storage capacity beneath pre-existing operational environments.

Matthew Stocks, Site Engineer, Sutcliffe Construction Ltd, said: “SDS delivered a surface water attenuation solution that was successfully integrated into the phased redevelopment of Old Mill Industrial Estate. Their technical expertise, responsive support and collaborative approach helped ensure the drainage strategy was implemented efficiently and in line with the project’s requirements.”

