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20760/AS/004

4th December 2017

Mr Guy Titchmarsh
Titchmarsh and Co. Ltd
Prospect House
Sovereign Street
Leeds
LS1 4BJ

Dear Guy

Land South of Church Street – Church Gresley

Further to your recent request, please find detailed below our proposed scope of works to allow the above site to be suitable for residential development. This proposal has been generated by review of the following reports, which were produced by Atkins and GIP respectively:

- Phase II Geo-environmental Site Assessment, Land South of Church Street, Church Gresley, (report reference 0-770-R2-REV1, dated July 2017), produced by e3p.
- Preliminary Geo-environmental Assessment, Land South of Church Street, Church Gresley, (dated July 2013), produced by Atkins
- Factual Report for the Land Off Church Street, Church Gresley in Derbyshire (report reference JCB/20359, dated 21st November 2012), produced by GIP

Please note that we have relied on the information and data presented in the above detailed reports to produce this proposal and we reserve the right to amend our proposal in the light of any further or more detailed information which may become available.

The following breakdown has been provided to detail the works included in our quotation. However, our proposal can be regarded as a lump sum of **£2,097,465**.

We understand that the development is to comprise residential properties with infrastructure constructed to adoptable standards, a school extension and areas of public open space.

For the purpose of this quotation, we have essentially utilised the e3p report and further to review of this document, we understand that the following works are required:

- Site clearance and vegetation strip
- Strip and stockpile topsoil which are suitable for subsequent re-use on site
- Cut and fill earthworks to achieve development levels
- Turnover of minimum 3m thickness of made ground (from finished level) across all areas of residential development.

Our proposal therefore allows for the following scope of works;

Preliminaries: Prior to commencement of the works, we have allowed for production of a Materials Management Plan in accordance with the CL:AIRE protocol and submission/approval of the plan by a Qualified Person/Environment Agency (as required by the protocol). Please note that we have also allowed for all fee payable to the EA for approval of the MMP.

We have allowed for the mobilisation/demobilisation of plant and equipment necessary to complete the following scope of works and have assumed that our works can be completed during one continuous visit.

We have allowed for the supervision of the works by an experienced site manager with engineering support (setting out and surveying). We have also allowed for the provision of appropriate welfare (and security) in accordance with the requirements of the CDM Regulations (2015).

We have allowed for the supply and erection of 'Herras' type security fencing to secure all currently unsecured site boundaries. Alternatively, if you require, we would be able to erect security fencing supplied by yourselves or prepare the site boundary for construction of your permanent hoarding.

Please note we have assumed that you will be responsible for the disconnection of any services prior to our mobilisation to site, although we could undertake this service on your behalf if required.

Site Clearance and Topsoil Strip: will comprise the removal of any remaining vegetation (shrubs, bushes and trees) necessary to facilitate our works with stripping and stockpiling of topsoil materials and vegetation (green waste).

We have allowed for the off-site disposal of the 'green waste' vegetation generated by the vegetation strip at a suitably licensed facility.

Please note that at this stage, we haven't allowed for any tree protection or treatment of any invasive weeds (if present), although these items could be included into our proposal if required/appropriate.

Earthworks: Following the topsoil strip and stockpile, we have allowed to undertake cut and fill works to achieve development levels and minimum 3m turnover of made ground materials across the site. This will ensure that a minimum 3m of engineered fill is present across the site, including in areas of cut where site levels are reduced.

Obstructions (generally comprising 'oversize' materials such as cobbles and boulders of natural rock), were identified in the site investigation report. We have assumed that a significant proportion of such materials will break-up during the turnover process and therefore no specific action required. However, we have allowed for the screening and processing of approximately 10% of the fill materials (likely to comprise sandstone boulders), which will not break during basic turnover activities.

Limited geotechnical compaction testing of the available fill materials (3No. for approximately 350,000m³ of projected earthworks) is presented in the e3p report and it is suggested that a further phase of intrusive investigation/field trials be undertaken to establish engineering characteristics of the available fill materials and the plant required to achieve adequate compaction. This is especially pertinent as the testing undertaken to date suggests that the in-situ moisture content (whilst not significantly 'wet') is higher than the optimum moisture content required to peak compaction.

We have allowed to place the aggregate materials generated by the screening and processing of oversize materials.

Adoptable highway footprints will be prepared to ensure that a minimum 3% CBR will be achieved. In accordance with the Highways Agency Document HD25 Interim Advice Note 73/06 Revision 1 (2009) a CBR of 3% for natural cohesive soils. However, less than 3% is anticipated for made ground materials and consequently some ground improvement will be required. We have therefore allowed for turnover (excavation, screening, placement and compaction) of the made ground materials to a maximum depth of 3m to mitigate differential settlement and ensure that a minimum 3% CBR is achieved.

We have assumed that the proposed levels will achieve a materials balance and that earthworks can be completed without any requirement to dispose of surplus materials or import bulk fill to achieve proposed levels

We will be able to undertake earthworks modelling on your behalf to ensure that the site achieves an earthworks materials balance. This would mitigate against any requirement to import/export materials, whilst remaining sympathetic to foundation solutions, general site gradients etc. Assuming that you appoint PRL to undertake the demolition and remedial works, there would be no charge to yourselves for re-modelling.

Contamination: Given the findings of the reports, contamination is not considered an issue for the site and consequently we have not allowed for any treatment or disposal of contaminated materials at this stage.

Furthermore, these same reports did not detect the presence of any asbestos fibres (or asbestos containing materials) in soils and therefore, we have made no allowance for any remedial works to mitigate the presence of asbestos in the ground.

Cover Materials: The site investigation reports did not identify any areas of the site where contamination was a significant issue and consequently, we have not allowed

Please note that we have assumed that provision of cover materials will be sourced by future developers in support of their construction requirements. We have therefore made no allowance for such works, although we will be able to source suitable materials if required.



Consultancy Support: We have allowed for the full time supervision of the earthworks by a suitably qualified Engineer with office support provided by a Principal Engineer. We have assumed that our works can be completed during one continuous visit in accordance with our programme detailed below.

Following completion of the works, we will produce a Verification Report for submission to regulators confirming that the site is suitable for residential development and supported by collateral warranty. For reference, our quotation assumes that the works will be undertaken in one phase and we have therefore allowed for the production of a single Verification Report.

Programme: We anticipate that the programme for this scope of works would be 52 weeks, although subject to location and extent, it will be possible to release areas of the site at an earlier stage in phased release.

Please note that given the nature of the ground conditions (predominantly cohesive soils) and the proposed remediation scheme (turnover to provide a stiffened 'crust' to support new foundations and infrastructure), it will be necessary to undertake the works during dry weather. Consequently, if the works are undertaken during wet periods (i.e. winter), subject to your phasing/programme requirements it may be necessary to complete the works in an agreed Phase I area prior to (an agreed) temporary suspension.

We hope that this is suitable for your requirements, but should you require any further information, please contact the undersigned.

Yours sincerely

A handwritten signature in black ink, appearing to read "AS", with a long horizontal flourish extending to the right.

Andrew Shepherd
Director

For and on behalf of
PROFESSIONAL REMEDIATION LIMITED

Appendix I – Proposed Scope of Works

Item	Sum
Preliminaries including appropriate site welfare and security in accordance with the requirements of the CDM Regulations (2015) and engineering (setting out and surveying).	£338,000
Site Clearance, removal of vegetation.	£39,580
Topsoil strip and stockpile arisings on site	£104,400
Cut and fill to achieve development levels	£110,620
Turnover of Made Ground to 3m below current ground levels	£1,102,615
Process and crushing of oversize arisings	£190,760
Placement of aggregate generated by the screening of made ground	£105,790
Consultancy supervision, chemical and geotechnical testing, provision of validation report and collateral warranty	£105,700
Total	£2,097,465