

Mr. Stuart Owen,
Icarus Properties Ltd,
6 Heol Glasnant,
Killay,
Swansea,
SA2 7BX

31st July 2018

Dear Mr Owen,

Re: Land at Cefneithin Road, Gorslas

Further to our meeting on 31st July 2018, it is my understanding that you require an outline cost appraisal for the former scrap materials site at Cefneithin Road, Gorslas. This outline appraisal is based on a desk study of available information from the public domain as well as anecdotal evidence from yourself and Mr. Richard Phillips, the land owner.

The development area measures at approximately 14 acres with 2.5 acres of this total forming the scrap materials site. It is my understanding that part of the land owned by Mr. Phillips falls within the Carmarthenshire LDP for residential development with the remainder of the land falling outside any of any prescribed statutory development plans.

The scrap materials site has a long industrial history. The land was formerly a haulage depot prior to being upgraded to a scrap materials processing site. It is understood that the site was covered by concrete hardstanding approximately 20 years ago.

The site has not been subjected to any formal site investigation works and as such the underlying ground conditions are unknown.

It can be assumed that any successful planning applications will include contaminated land conditions which will be required to be discharged prior to any development commencing. To do this it will be assumed the following works will be necessary:

- Desk based study;
- Intrusive site investigation of the scrap materials site as well as wider land surrounding the target site;
- Development of a robust site-specific remediation strategy addressing the findings and conclusions of the site investigation;
- Completion of a Detailed Quantitative Risk Assessment to further understand the risk presented by the site and to develop risk-based site-specific remediation criteria;
- Undertake site remediation in line with the agreed remedial strategy;
- Validation of remediation;
- On-going monitoring of ground and surface water bodies post-remediation.

As this appraisal is outline only a cost-range scenario will be adopted to calculate the approximate minimum and maximum costs to undertake the works.

The costs assume that both Human Health and Controlled Water will need to be addressed in the investigation and remediation of this site.

An outline cost breakdown is presented in the table below and is based on similar sized, previously remediated scrap material sites.

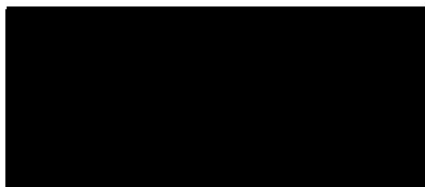
Item	Cost Range	
	From	To
Site Preparation & Demolition		
Site Clearance	£40,000.00	£60,000.00
Disposal of Waste Materials	£20,000.00	£50,000.00
Above Ground Demolition	£200,000.00	£300,000.00
Demolition of Surface Slab	£120,000.00	£200,000.00
Processing & Crushing of Slab	£100,000.00	£200,000.00
Sub-Total	£480,000.00	£810,000.00
Site Investigation & Remediation		
Phase 1 Desk Study	£2,500.00	£4,000.00
Phase 2 Site Investigation	£110,000.00	£1600,000.00
Remedial Strategy	£4,000.00	£7,000.00
DQRA	£9,000.00	£15,000.00
Groundwater Remediation	£160,000.00	£280,000.00
Soils Remediation	£140,000.00	£300,000.00
Validation of Remediation Works	£16,000.00	£22,000.00
Post-Remediation Monitoring	£4,000.00	£7,000.00
Sub Total	£445,500.00	£795,000.00
Total	£925,500.00	£1,605,000.00

The prices above exclude VAT and include site preparation works such as demolition of above ground buildings/structures and/or concrete slab removal. The cost assumptions are based on contamination typically associated with scrap material processing sites and no site data has been reviewed. The rates exclude any geotechnical ground improvement works.

The above analysis is based on my experience and management of contaminated land remediation projects throughout the UK.

Should you have any questions or queries or would like any further information then please do not hesitate to contact me.

Kind Regards,



Jonathan Hearing
Commercial Manager

Mobile: [Redacted]

Email: [Redacted]