



Infrastructure
Assessment:
St Mary's
Airport
Construction
Compound

January 2014

Prepared for:
Lagan Construction

UNITED
KINGDOM &
IRELAND



Rev	Date	Details	Prepared by	Checked by	Approved by
-	16 January 2014	Draft for client review	Paul Kerslake Senior Electrical Engineer	Paul Barry Senior Electrical Engineer.	Paul Walters Technical Director.
01	20 th January 2014	Final for planning	Paul Kerslake Senior Electrical Engineer	Paul Barry Senior Electrical Engineer.	Paul Walters Technical Director.

URS Infrastructure & Environment UK Limited
Mayflower House
Armada Way
Plymouth
PL1 1LD
UK

Telephone: +44 (0)1752 676700
Fax: +44(0)8702 386 023

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TABLE OF CONTENTS	1	INTRODUCTION.....	1
	1.1	Introduction	1
	1.1.1	General.....	1
	1.1.2	Existing Arrangement.....	1
	2	ENQUIRY RESULTS	2
	2.1	General.....	2
	2.2	Gas.....	2
	2.3	Water/Sewers.....	2
	2.4	Electricity.....	2
	2.5	Telephones	3
	3	CONCLUSIONS.....	4
	3.1	Services to the Site	4
	3.2	Costs for utilities.....	4
	4	APPENDIX A (UTILITIES REQUEST REPLIES)	5

1 INTRODUCTION

1.1 Introduction

1.1.1 *General*

URS carried out a Utilities Assessment Study (UAS) on behalf of the Lagan Construction Ltd. (the client) to advise on the availability of supplies and the budget costs for providing supplies of basic Utilities to the proposed Batching Plant.

The four main Utilities considered are: - Gas, Water, Electricity and Telephones.

URS as part of our assessment carry out a basic desk top survey, of available maps, to evaluate the possibilities of any major problems to the works proceeding, to advise the client prior to carrying out possible abortive work.

1.1.2 *Existing Arrangement*

1. Water/sewage: - There is a water main running along the adjacent main Road which may be capable of supplying the additional water required, without too much change to the infrastructure.
There are no sewers serving the properties outside the main towns on the Scilly Isles. All sites have either septic tanks or other disposal methods. The drawings do not show sewer or water pipes on the site.
2. Gas: - There are no gas mains on the Isles of Scilly which is why the Airport has an oil fed heating system.
There are no pipes shown within the site.
3. B.T.: - There are BT overhead and underground services shown along the road at the edge of the site (A3110). These are believed to be outside the site boundary although care will need to be taken gaining access to the site, and we anticipate no major problems with obtaining services for the site. (See Drawings in Appendix A).
4. WPD Electricity: - The WPD drawings show one HV cable crossing the site at an angle, with support poles at the edge and middle of the proposed site. This cable could possibly be affected by the site layout but with careful design of the site could easily be avoided. We believe that this cable should be capable of supplying power to the site on a temporary basis.

Conclusions: - Our initial summary of the above leads us to believe that water and sewerage to and from the site could be a problem but temporary telephone and power supplies should not be a great problem.

2 ENQUIRY RESULTS

2.1 General

Following our desk top surveys, WPD were contacted to obtain budget prices for any modifications to existing services, and supplying new services to the site. From previous works we know that BT will not supply any additional information until a service is requested, and therefore suggest the client makes direct contact if a service is required. Sewers and water are dealt with locally on the islands and so direct contact was made.

2.2 Gas

Wales and West Utilities drawings do not cover this area and as stated before there are no Mains Gas supplies on the islands.

This will not allow gas heating to be used on the site, unless the contractor uses bottled gas.

2.3 Water/Sewers

South West Water does not cover the islands and so separate enquiries were made by e-mail to the Council of the Isles of Scilly, who are responsible for water and sewerage. Their reply is shown in Appendix A. Their reply states that although there is a 6 inch main along the road adjacent to the site this is NOT capable of supplying the site, and they will not allow any further connections to this system. This pipe runs along the border of the site and is not far below ground level, and as such will require protection from damage by vehicles accessing the site.

They do state however that there is a local farmer's supply along the field which the contractor may be able to negotiate use of for site supplies. The other alternative is to obtain a water supply to site using bowsers.

Sewers are covered by a separate person and their e-mail is also included in appendix A.

It is proposed that the foul water generated by the development be connected to a septic tank installed by the contractor (temporary) or the contractor obtains self-contained units which use built in tanks for waste storage, and institutes a regular collection process.

There are no public sewers available in this area.

2.4 Electricity

WPD have replied to our enquiries for the supply of a temporary 3 Phase 140kVA supply within the site boundaries, at a position to be agreed. Their reply is shown in Appendix A, and their works include a new underground main supply and transformer for the site. It is the contractor's responsibility to supply and install the local distribution around the site and individual supplies to cabins and equipment.

WPD's works include contestable and non-contestable works but the breakdown of this will not be available until a final quotation is obtained, the budget cost is £25,380.00.

A possible alternative would be for the contractor to supply his own local generator for power to the site.

2.5 Telephones

BT Openreach will not supply details of costs until a detailed plan is supplied with start dates and dates of occupation, they will supply information in advance for a charge but if the site layout changes a new charge will be levied.

We suggest that the contractor makes direct enquiries, if they require a telephone line or more for the site when the layout has been agreed. Mobile phone signals and internet (Wi-Fi) access are limited in some areas on the islands, so a wired connection may be essential.

3 CONCLUSIONS

3.1 Services to the Site

There are very limited services available for supplying this site, and there are many difficulties in obtaining or supplying these services.

The contractor will need to examine the costs of providing all his own services to and from the site. This will need to include the various loadings associated with the machinery and personnel using the site, as well as the shipping costs to and from the islands.

Temporary electrical power, telephone lines and a temporary septic tank system with a bowser supplied water system would seem to be a possible way forward, but this will depend on the actual site requirements, which are not available at present.

3.2 Costs for utilities

Provision of new mains gas supplies to site	Not Possible
Provision of Water supplies	Very limited
Removal of site sewage	none available
Provision of new Electricity supply	£25,380.00
Provision of a telephone line (estimated)	£1,000.00
Total Utilities costs	£ 26,380.00

4 APPENDIX A (UTILITIES REQUEST REPLIES)

Kerslake, Paul

From: Thompson,Matthew <MThompson@scilly.gov.uk>
Sent: 06 January 2014 10:20
To: Kerslake, Paul
Subject: Re: IOS airport Batching Plant.

Hi Paul, the plan doesn't make complete sense as the position of skybus is wrong? There is a 6" main which runs along the hedge close to the main road which you will have to be very carefully of as it is not very deep, we would not want to tap another feed off this main so the only other supply in this area is the small pipe that the farmer has got. I am not in charge of sewage but as far as I am aware there are no sewage mains in this area, to confirm this you need to contact Eddie Williams who is charge of sewage for the council, his number is 07778041281, best regards Matt

Sent from my iPhone

On 6 Jan 2014, at 08:54, "Kerslake, Paul" <paul.kerslake@urs.com> wrote:

Matthew,

Please find attached plan showing the fields involved in the possible site for the batching plant as discussed.

Can you let us know if there are any known water or sewerage services in the area which could possibly be used to support the site.

We do not have full details of requirements at the moment, but if you work on a small Portakabin site with a maximum of 12 staff on site plus some small wash down facility for trucks this should allow some idea of requirements which we can up-date when information is received.

Paul.

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<Batching Site Map.pdf>

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Kerslake, Paul

From: Whyler-Pritchard,Amy <AWhyler-Pritchard@scilly.gov.uk>
Sent: 06 January 2014 14:23
To: Kerslake, Paul
Subject: RE: IOS airport Batching plant

Hello,

I have been asked to reply to you on behalf of Eddie Williams.

He has asked me to inform you that there is no sewerage in the areas that you have highlighted on the attached map.

Regards
Amy Whyler-Pritchard
Senior Technical Services Administrator

Council of the Isles of Scilly, Town Hall, St.Mary's, Isles of Scilly, TR21 0LW

Direct Line: 01720 424000 Reception: 01720424000
awpritchard@scilly.gov.uk
technicalservices@scilly.gov.uk

www.scilly.gov.uk

From: Kerslake, Paul [<mailto:paul.kerslake@urs.com>]
Sent: 06 January 2014 13:16
To: Technical Services
Subject: IOS airport Batching plant

FAO EDDIE WILLIAMS.

Eddie,

Please see attached sketch of area as discussed.

Paul.

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07 JAN 2014

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FAO Mr Paul Kerslake
URS Infrastructure & Environment UK Ltd
Mayflower House
Armada Way
Plymouth
Devon.PL1 1LD

Trevenson Lane
Pool
Redruth
Cornwall
TR15 3RF

Tel: 01209/616651

Fax: 01209/710986

e-mail:

dtresidder@westernpower.co.uk

Date

06 January 2014

Our Ref:
1835750

Dear Sir,

Budget Estimate for electricity connection works by Western Power Distribution (South West) plc ("WPD") at Batching Plant, St. Marys, Isles of Scilly ("the Connection Works").

Thank you for your enquiry. I am pleased to provide an indication of WPD's likely costs to carry out the Connection Works for you ("the Budget Estimate").

Basis of Information

WPD's proposals are based on the information provided, as summarised below:-

- Your enquiry dated 17/12/13

WPD's proposals are based on the following design criteria:-

- 1 connection with a capacity of 140 kVA

Proposed Connection Works

The Budget Estimate is based upon WPD undertaking both non-contestable and contestable Connection Works. You are able to seek competitive prices for some or all of the contestable elements. The enclosed guide provides further explanation on competition in new connections works. An outline of the proposed Connection Works is provided below;

Establish a new 200 Kva 3 phase transformer. Lay 185mm 3c wcon lv from transformer pole to combined ct cabinet. NB. Site is a 'special conservation area'

Please note that these proposals are based upon a provisional investigation and no site visit or detailed study has been carried out. Unless otherwise stated it does not include costs for any reinforcement or diversionary work that may be required, or for any environmental,



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Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

earthing, or stability studies which may also be necessary, although these are generally only required for larger capacity connections.

Estimated connection charge

The estimated connection charge for the provision of the Connection Works is £25380.00 inclusive of VAT at 20%. Payment terms will be stipulated in any subsequent connection offer.

Please note that the estimated connection charge is for **guidance purposes** only and subject, in particular, to any wayleaves and other consents being successfully obtained. It is based on present day prices and includes a 10% contingency to allow for changes in labour and material costs. It does not include the costs of any necessary civil works, which should be provided by you at your expense.

Progression to Offer stage

This Budget Estimate is not legally binding, but sets out the amount we reasonably estimate we would require you to pay for the Connection Works under a formal connection offer (including the more detailed studies we would need to carry out). If you would like WPD to provide a formal offer for connection please forward your application to the address given below together with any supporting information that will allow us to carry out a detailed study.

Western Power Distribution
Records Team
Lostwithiel Road
Bodmin
Cornwall PL31 1DE

E-mail: wpdnewsupplies@westernpower.co.uk

Upon receipt of the application WPD will finalise the design of the Connection Works and firm up the connection charge. Once this has been done WPD will send you an offer, which will reflect any contestable work you wish to carry out and include payment terms and conditions for connection.

If you have any queries regarding this budget estimate please do not hesitate to contact me at the address or telephone number given at the top of this letter.

Please note that this letter and attachments are not to be treated as an offer from WPD to carry out the Connection Works.

Yours faithfully,



David Tresidder
Planner
Urban
Redruth