

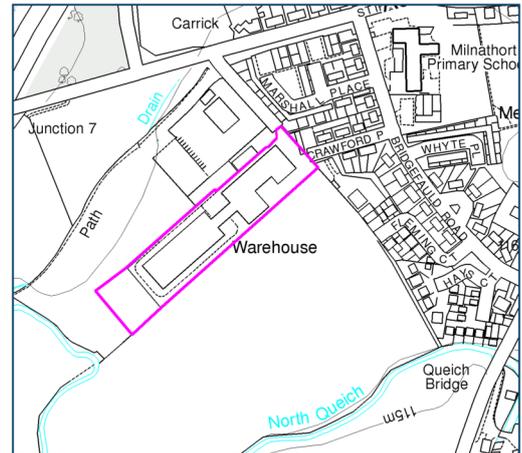
Project Information Sheet

Engineering Desk Appraisal



Pharos Consulting Service Provision

- Engineering Desk Appraisal
- Negotiations and in-principle agreements with Local Authority, statutory consultees and utility providers
- Potential constraints assessment with targeted investigation strategy
- Obtaining quotations from appropriate suppliers for first phase targeted investigations



Background

Forth Wines are considering seeking planning permission to change the use of their existing warehouse and office premises into a site for residential use to facilitate their relocation to more modern premises nearby. Recognising that obtaining planning advice and maximising the opportunity for redevelopment would require specialist advice, Forth Wines appointed a specialist consultant to assist them in steering the project through the planning process.

The existing site had a number of potential challenges related to access; flooding; service provision; ground conditions, etc. On the advice of the planning adviser, Forth Wines appointed Pharos Consulting to undertake an engineering desk appraisal for the site to assess whether any major engineering constraints or issues which may affect the proposed redevelopment existed and to advise on the order of priority of any investigations to achieve certainty on engineering issues in a best value manner.

Pharos Consulting obtained available information on the site from a range of sources, including historical information held by the client from previous development projects. Discussions took place with the relevant departments of the Local Authority, SEPA and the main utility providers. Assessing the responses and information identified that potential flood risk and, to a lesser extent, access to the site were key potential engineering constraints to achieving the clients objectives and that these should be the subject of targeted investigations in the first phase. Quotations were obtained and presented to the client for undertaking this work.

Discussions with utility providers identified at an early stage the likely connection points, capacity availability and budget costs for achieving site servicing. In principle agreements were reached at an early stage in proceedings with Scottish Water, gas and electrical utility providers providing comfort to progress spend on other investigations.

