



Ulster Canal Linear Developments

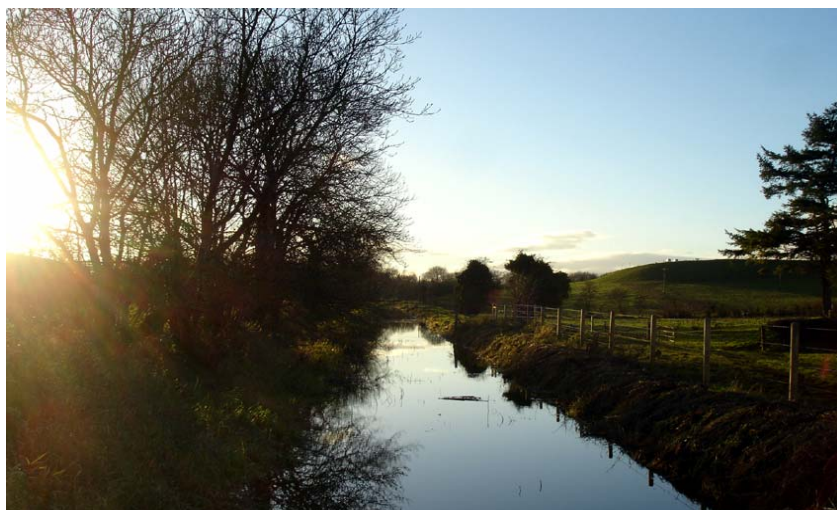
Feasibility Report

Prepared for:
Armagh City
& District Council

UNITED
KINGDOM &
IRELAND



'The European Agricultural Fund
for Rural Development: Europe
investing in rural areas'.





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Cavan-Monaghan LEADER, Breffni Integrated Limited,
Monaghan Integrated Development Limited, the Minister and
Department of the Environment, Community, and Local
Government, the EU and EAFRD in part-funding this project.

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DEVELOPMENT PLAN, 2007-2013***

*Is fiontar comhpháirteach é LEADER Cabhán-Muineacháin idir Breifne Aontaithe
Teoranta agus Forbairt Aontaithe Teoranta Muineacháin chun an Clár Forbairt Tuithe
Éireann 2007-2013 a thoirbhirt i gcontaetha Cabhán agus Muineacháin.*

*Cavan-Monaghan LEADER is a joint venture between Breffni Integrated Ltd. and
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Programme 2007-2013 in counties Cavan and Monaghan.*



Comhshaoil, Pobal agus Rialtas Áitiúil
Environment, Community and Local Government

Rev	Date	Details	Prepared by	Checked by	Approved by
1	April 2013	Draft Feasibility Report	Robert Preston Landscape Architect Simone Pester Landscape Architect	Catherine Adams Associate Landscape Architect John Armstrong Associate Civil Engineer	Catherine Adams Associate Landscape Architect
2	June 2013	Organisational logos added to front cover	Robert Preston Landscape Architect	John Armstrong Associate Civil Engineer	John Armstrong Associate Civil Engineer
3	September 2013	Final Report <ul style="list-style-type: none"> • Verner's Bridge Site added; • Omit Maghera Slip Proposals; • Costs Updated to reflect Verner's Bridge & Cost Breakdown to all sites; • CM Funder Acknowledgement; and • SWARD Funder Acknowledgement. 	Simone Pester Landscape Architect Oliver Cunningham Quantity Surveyor	Robert Preston Landscape Architect John Armstrong Associate Civil Engineer	Robert Preston Landscape Architect

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Introduction

URS were commissioned by Armagh City & District Council to conduct a feasibility study for the development of Ulster Canal Linear Developments Project.

Key partners in this project are SOAR, SWARD and Cavan & Monaghan Leader which are three of the Clusters in Northern Ireland and Republic of Ireland in implementing /delivering Axis 3 of the Northern Ireland Rural Development Programme (2007-2013) which aims to improve the quality of life in rural areas and encourage diversification of economic activity.

Based on this context the study will consist of at least one development in each of the three LAG areas. Depending on the site characteristics they would include:

- The creation of a focal/access point adjacent to the canal;
- Towpath;
- Facilities for activities;
- Physical links with local community/village/settlement promotion of festivals and events linked to canal theme.

The aims of this study are covered in the next section entitled 'Terms of Reference'

Section 1



Terms of Reference

The following specified work items comprised the Terms of Reference:

1. Identify at least one location in each of the three LAG areas for canal development
2. Identify the most appropriate type of development for each location
3. Identify issues around the successful implementation of a canal development at each of the locations including land acquisition, rights of way, maintenance etc and outline solutions
4. Identify signage points
5. Provide details, including technical specifications, of the proposed developments and an estimated cost of each development
6. Clarify and confirm match funding arrangements for each location.
7. Investigate the feasibility of engaging with a GB or EU partner and, if positive, to identify a suitable partner
8. Provide an Action Plan, delivery methodology and timetable for implementation.
9. Consultation should take place with NIEA, Rivers Agency, Waterways Ireland, Land Owners & Local Authorities.

URS approach to the assignment is listed overleaf.

Section 2



URS Approach to the Assignment

On behalf of the three clusters, Armagh City & District Council URS have carried out the work specified below:

1. Identify at least one location in each of the three LAG areas for canal development

URS in consultation with the three clusters groups and Blackwater Regional Partnership agreed two key criteria for identifying areas for canal development which included:

- Land Ownership i.e. public or private
- Funding Criteria

2. Identify the most appropriate type of development for each location

URS carried out a site survey of each identified area to establish the most appropriate type of development for each LAG area. Within Northern Ireland the route of the Ulster Canal Largely remains within the SOAR area which only limited exposure to SWARD. Based on this Benburb Valley was identified as a key area for the SOAR area as it was currently within public ownership, ran parallel with the Ulster Canal and tourism infrastructure was already in place.

3. Identify issues around the successful implementation of a canal development at each of the locations including land acquisition, rights of way, maintenance etc and outline solutions

Typically funding restrictions and issues with land ownership are the initial criteria which determine a sites eligibility for further development. In URS experience the sites which are already in public ownership are suited to tourism development and fall within the criteria for types of funding streams

4. Identify signage points

URS sought to provide the minimal amount of signage points along each of the canal development areas. Positions for this have been established on the proposals seen in sections 8 to 10.

5. Provide details, including technical specifications, of the proposed developments and an estimated cost of each development

URS developed a palette of suggested materials which are influenced by similar type projects. This suite can be used as the basis for further detailed design.

6. Clarify and confirm match funding arrangements for each location.

This is covered in section of this report.



7. Investigate the feasibility of engaging with a GB or EU partner and, if positive, to identify a suitable partner

This is covered in section 13 of this report.

8. Provide an Action Plan, delivery methodology and timetable for implementation.

This is covered in the section 12 of this report.

9. Consultation should take place with NIEA, Rivers Agency, Waterways Ireland, Land Owners & Local Authorities.

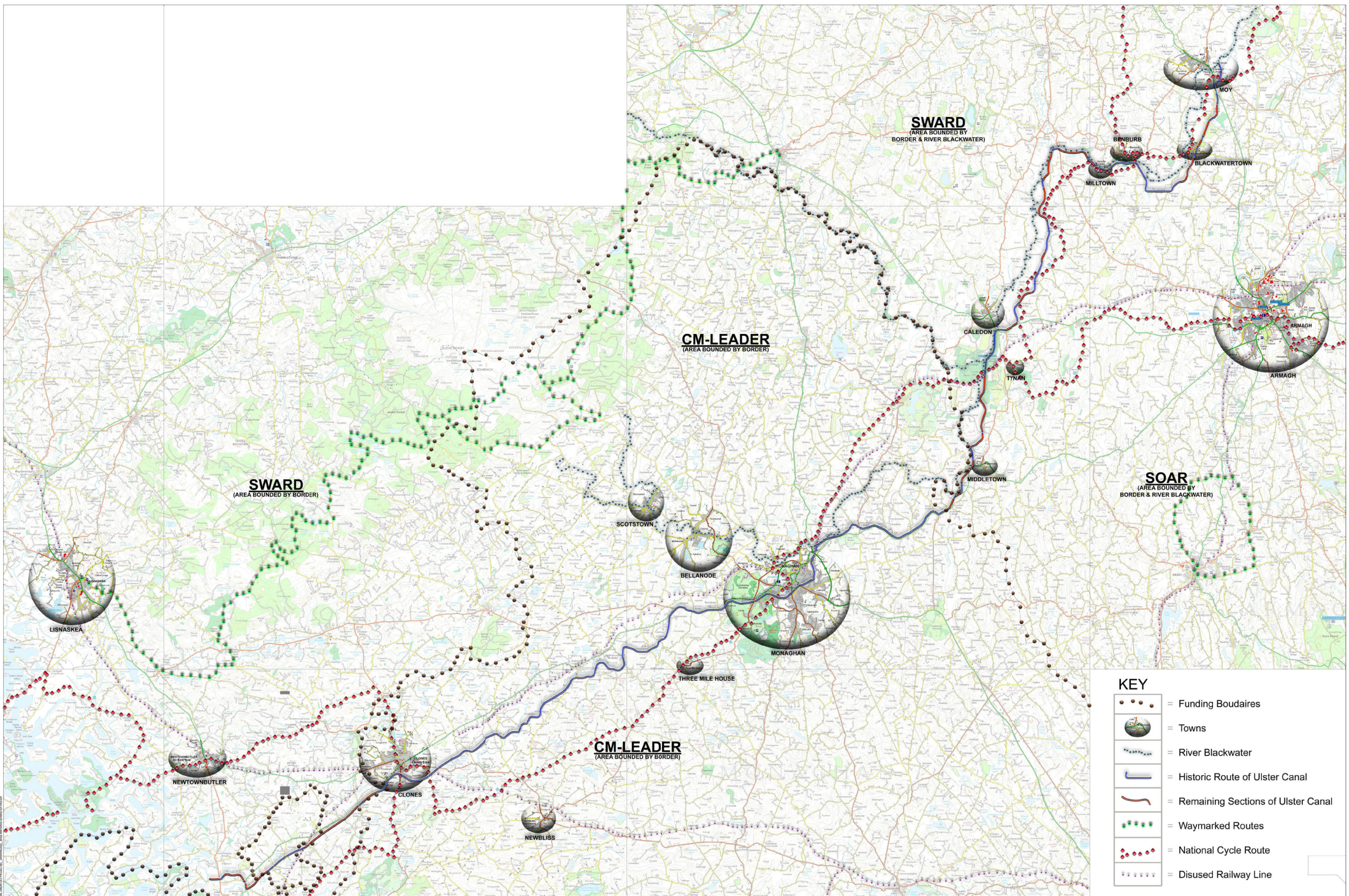
The bulk of consultation has been held with the Ulster Canal Steering Group and Blackwater Regional Partnership Board. Sections 3 and 4 detail the rationale for site identification.

Ulster Canal Context

In order to carry out a focused series of consultations URS drafted a composite layout (refer overleaf) which provided a context to the Ulster Canal in relation to:

- Rural funding body boundaries
- Towns
- River Black Water
- Historic Route of the Ulster Canal
- Remaining Sections of the Ulster Canal
- Waymarked Routes
- National Cycle Routes
- Disused Railway Line

The combination of factors would partly inform the identification of development sites which is considered in the next section.



KEY

= Funding Boudaires

= Towns

= River Blackwater

= Historic Route of Ulster Canal

= Remaining Sections of Ulster Canal

= Waymarked Routes

= National Cycle Route

= Disused Railway Line

Site Identification

Process

Following consultation with the Ulster Canal Steering Group and Blackwater Regional Partnership Board URS sought a steer on potential development sites.

All stakeholders agreed that in the context of this study any future development along the Ulster Canal should be based on a quick win basis.

In URS experience two essential criteria are key to the implementation of any scheme: Land Ownership & Funding.

For CM Leader area the canal Route from Monaghan to Tyholland was suggested by CM Leader representatives as a potential site for development (this route of the canal has been subject to a compulsory purchase order – it is now assumed that this falls under public ownership)

For the SOAR area the canal route along Benburb Valley was suggested by SOAR Representatives as a potential site for review (this land is in public ownership)

For the SWARD area several sites were considered but the historic route of the canal mainly falls outside SWARD boundaries. The view from SWARD was that future development should be based on developing access to the River Blackwater and this would manifest itself by developing stopping points along the river such as Blackwater Town, The Moy & The Argory. Unfortunately the height of the motorway bridge spanning River Blackwater at Verner's Bridge restricts larger craft navigating from Lough Neagh down the River Blackwater.

Based on all of the above URS carried out site surveys of each proposed site.



Benburb Valley Site Photos

Refer to site photos overleaf





Monaghan to Tyholland Site Photos

Refer to site photos overleaf





River Blackwater Sites Site Photos

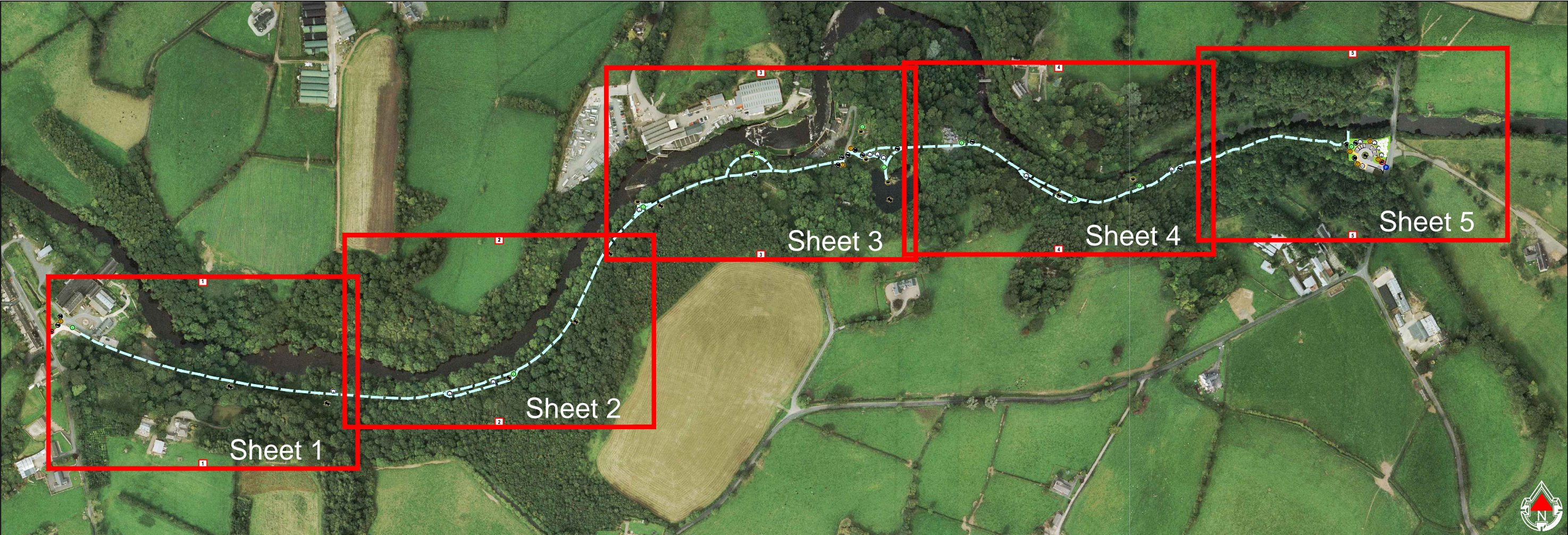
Refer to site photos overleaf





Benburb Valley Proposals

Refer to proposals overleaf



SUGGESTED FURNITURE AND MATERIALS

FINGER POST



INTERPRETATION PANEL



LITTER BIN



PUBLIC ART



PICNIC AREA



ENTRANCE SIGN




VIEWING AREA

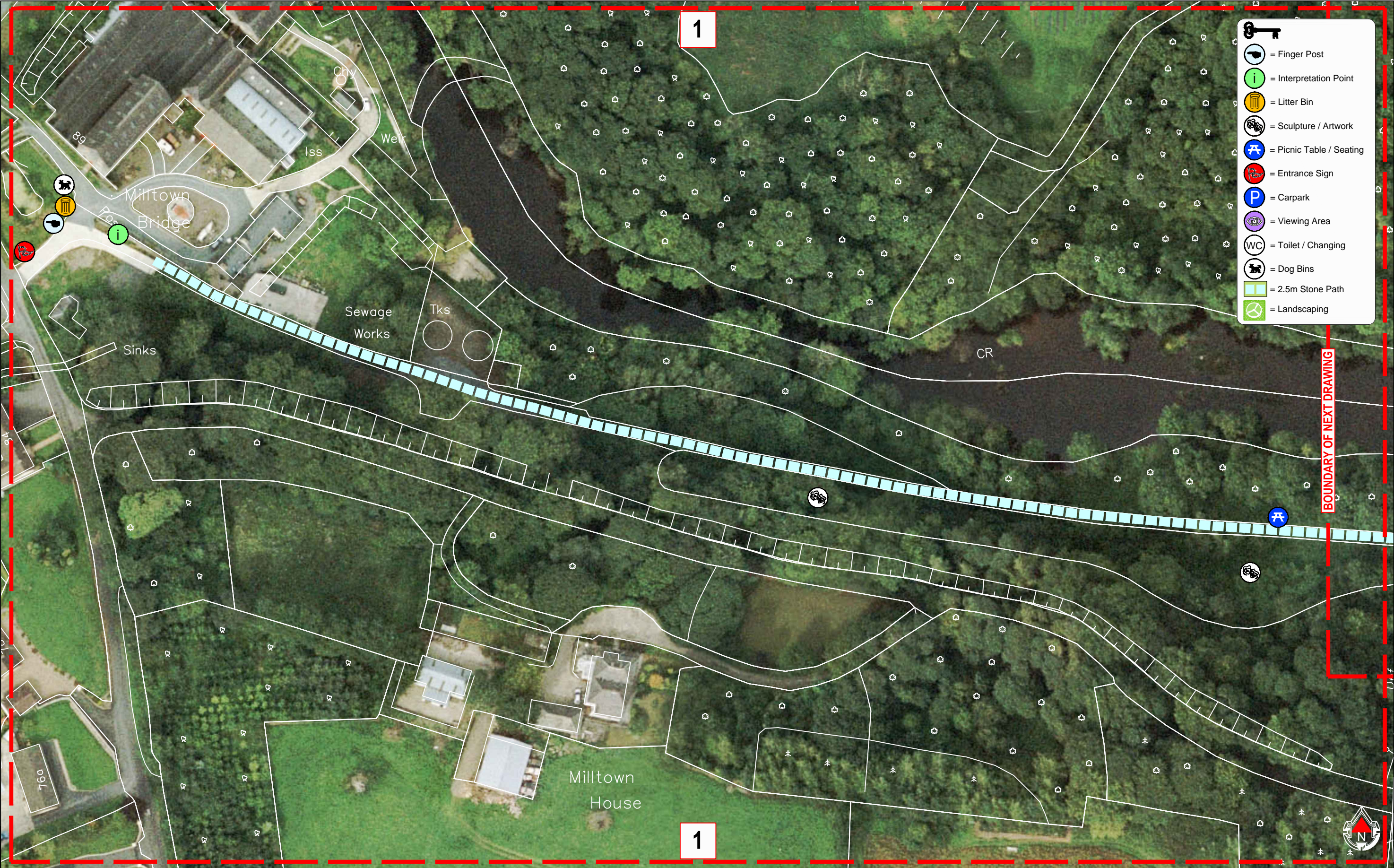


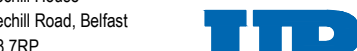
WATERBOUND GRAVEL PATH



- = Finger Post
- = Interpretation Point
- = Litter Bin
- = Sculpture / Artwork
- = Picnic Table / Seating
- = Entrance Sign
- = Carpark
- = Viewing Area
- = Toilet / Changing
- = Dog Bins
- = 2.5m Stone Path
- = Landscaping

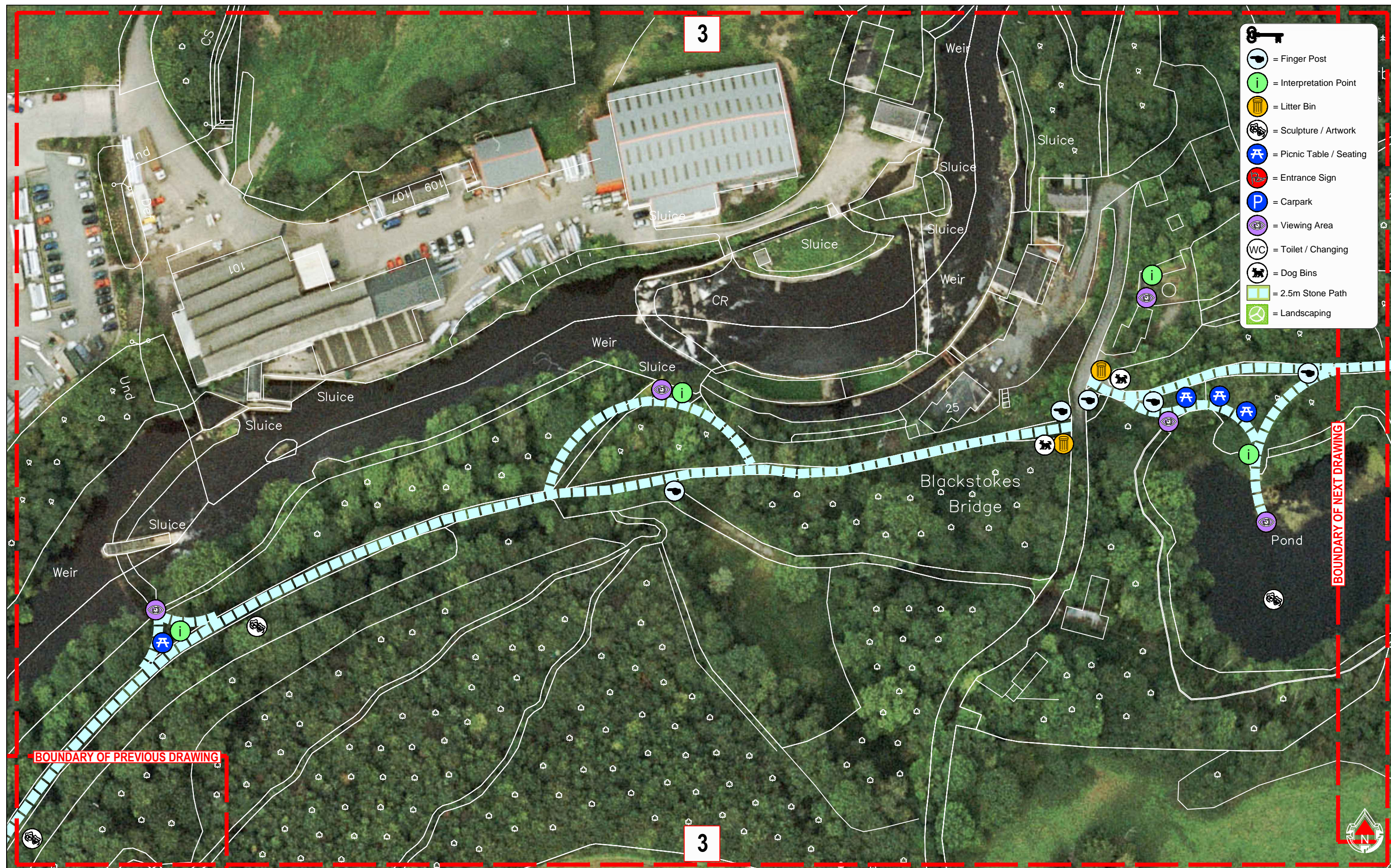
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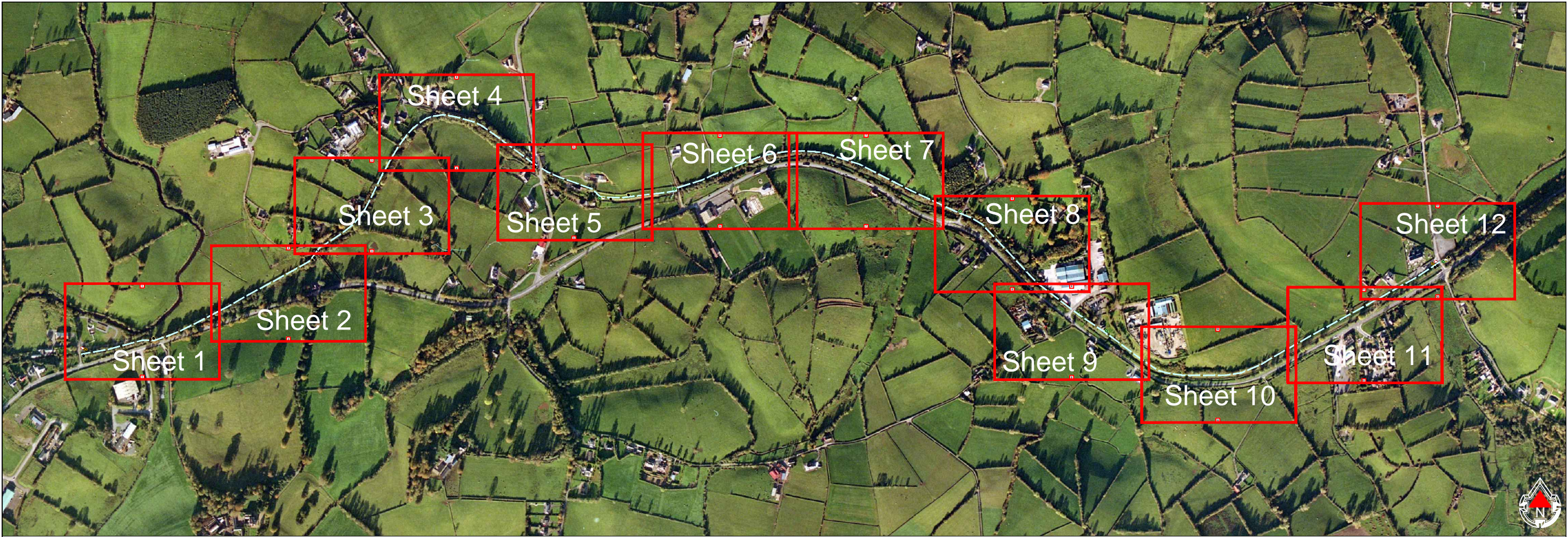
- = Finger Post
- = Interpretation Point
- = Litter Bin
- = Sculpture / Artwork
- = Picnic Table / Seating
- = Entrance Sign
- = Carpark
- = Viewing Area
- = Toilet / Changing
- = Dog Bins
- = 2.5m Stone Path
- = Landscaping

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Monaghan to Tyholland Proposals

Refer to site proposals overleaf



SUGGESTED FURNITURE AND MATERIALS

FINGER POST



INTERPRETATION PANEL



LITTER BIN



PUBLIC ART



PICNIC AREA



ENTRANCE SIGN




VIEWING AREA




WATERBOUND GRAVEL PATH



- Key
- Finger Post
 - Interpretation Point
 - Litter Bin
 - Sculpture / Artwork
 - Picnic Table / Seating
 - Entrance Sign
 - Carpark
 - Viewing Area
 - WC = Toilet / Changing
 - Dog Bins
 - 2.5m Stone Path
 - Landscaping

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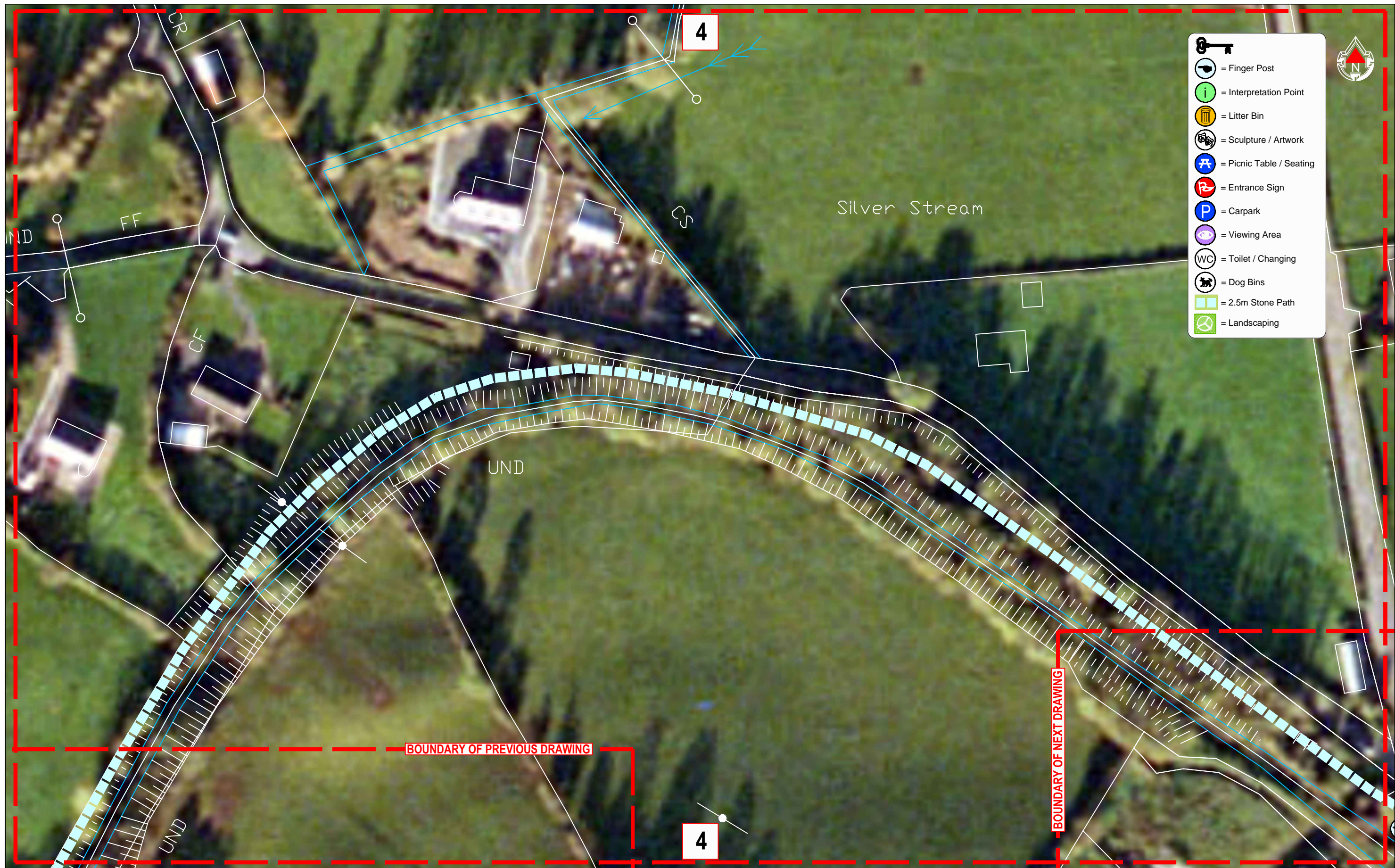
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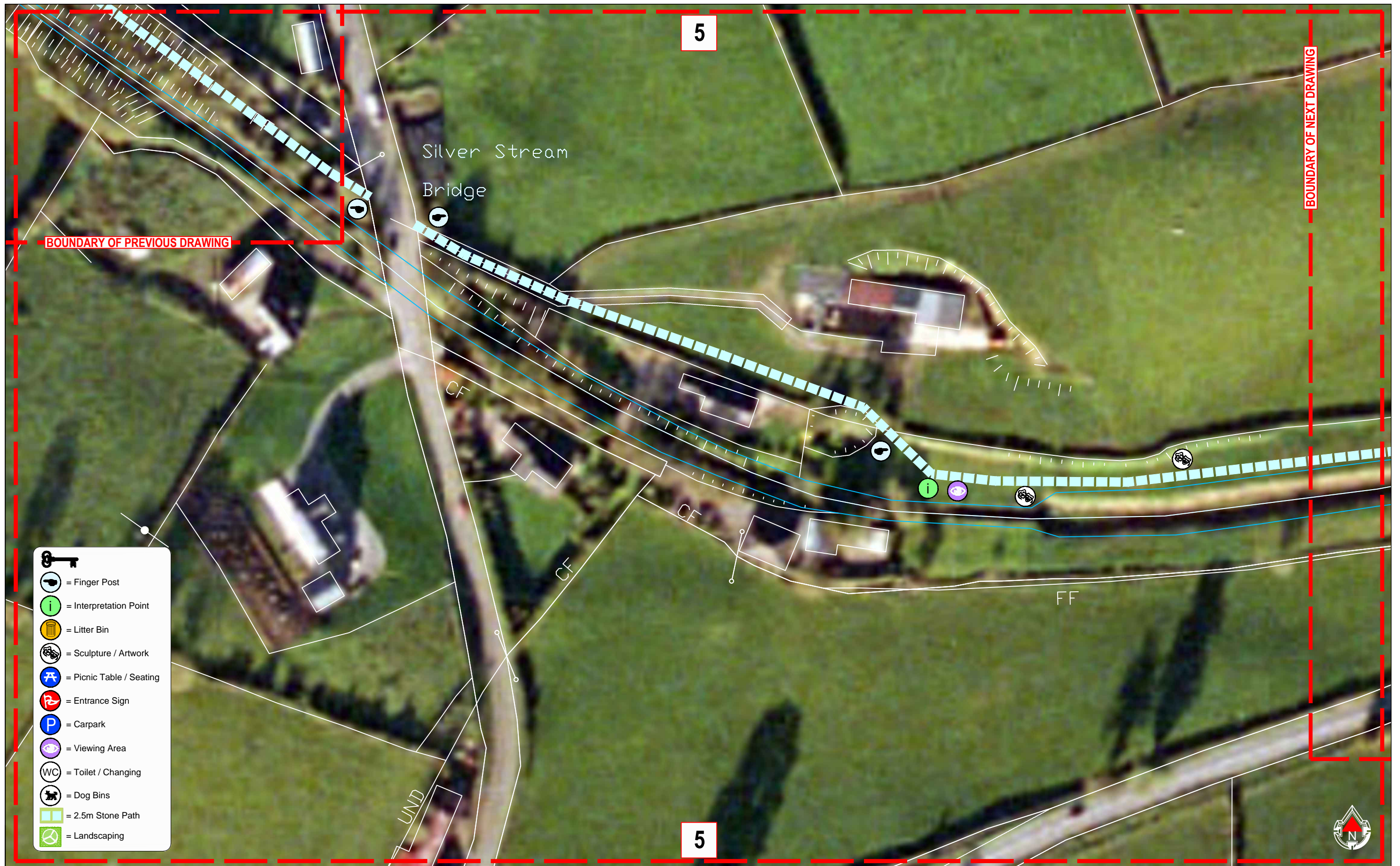
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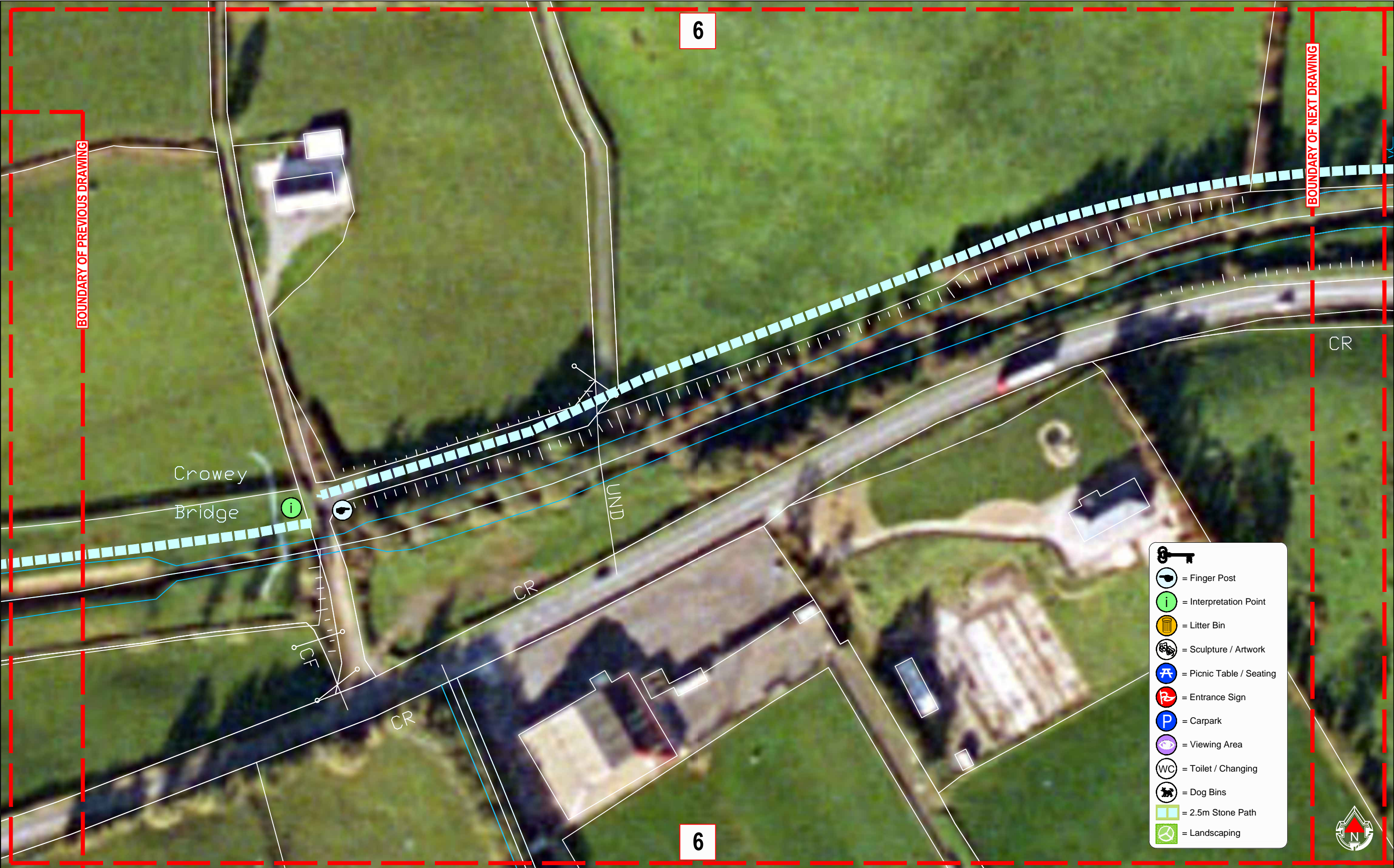
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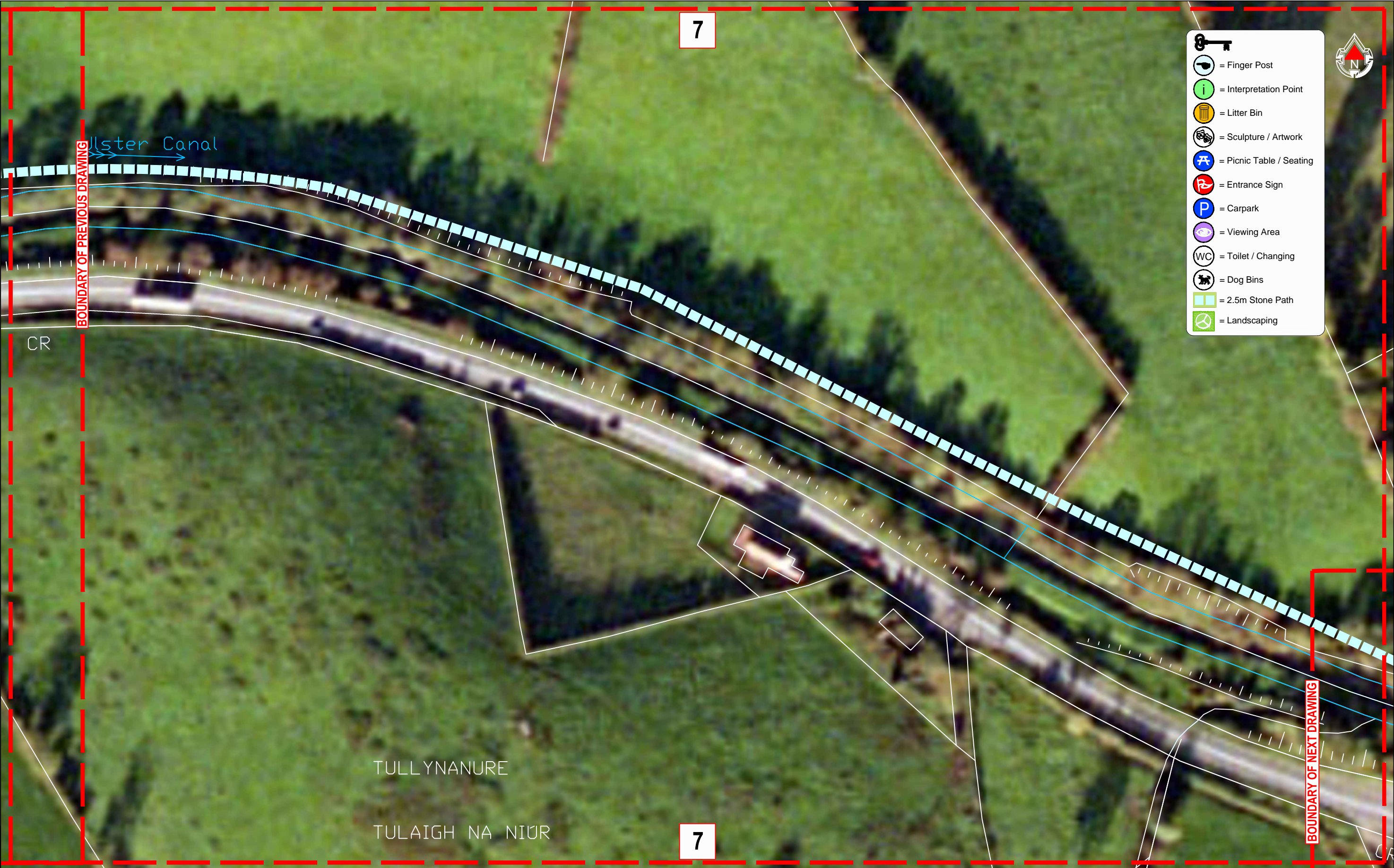
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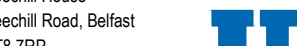


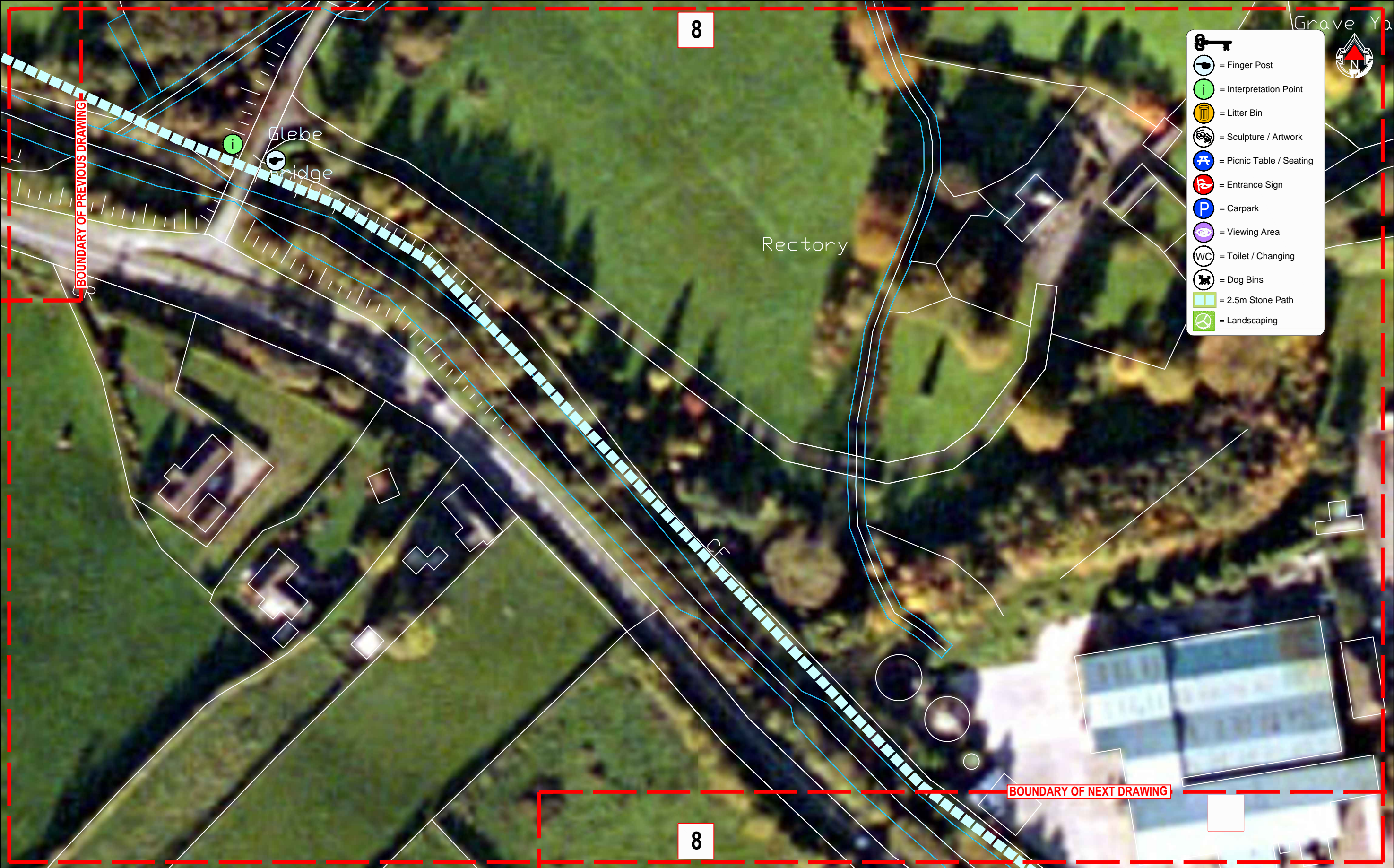
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				Ulster Canal Linear Developments	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013		
Revision Details				Client	© Ordnance Survey Ireland. All rights reserved. Licence number 2013/05/CCMA/Monaghan County Council.	URS Internal Project No. 47065224					Drawing Number	Rev
				SOAR / SWARD / CM leader		Scale @ A3 1:1000					MON 05 (Sheet 5 of 12)	1st



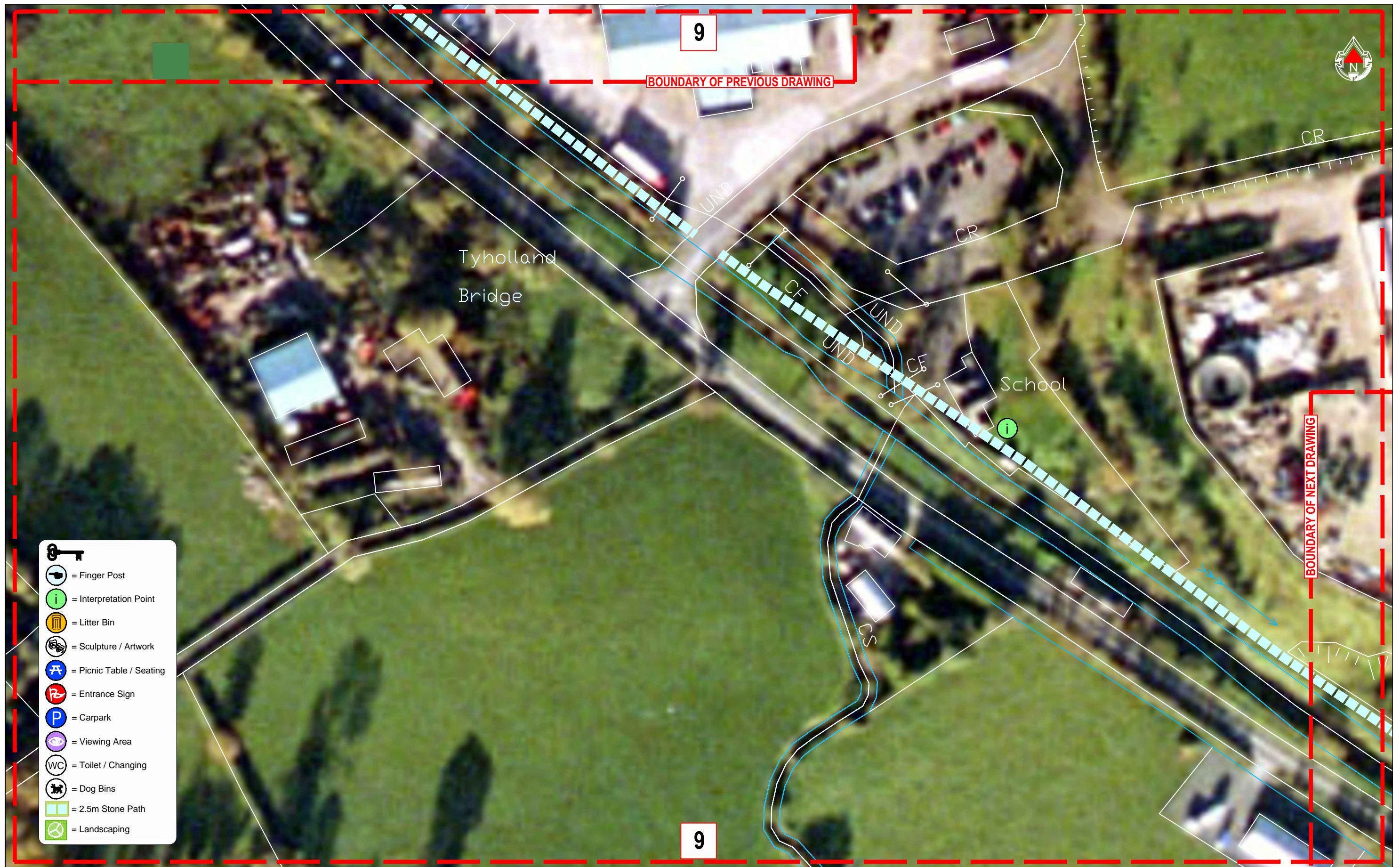
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				Ulster Canal Linear Developments		Information									
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013					
				Client	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	URS Internal Project No. 47065224					Drawing Number MON 06 (Sheet 6 of 12)		Rev 1st		
						Scale @ A3 1:1000									
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Revision Details		By	Check	Date	Suffix										




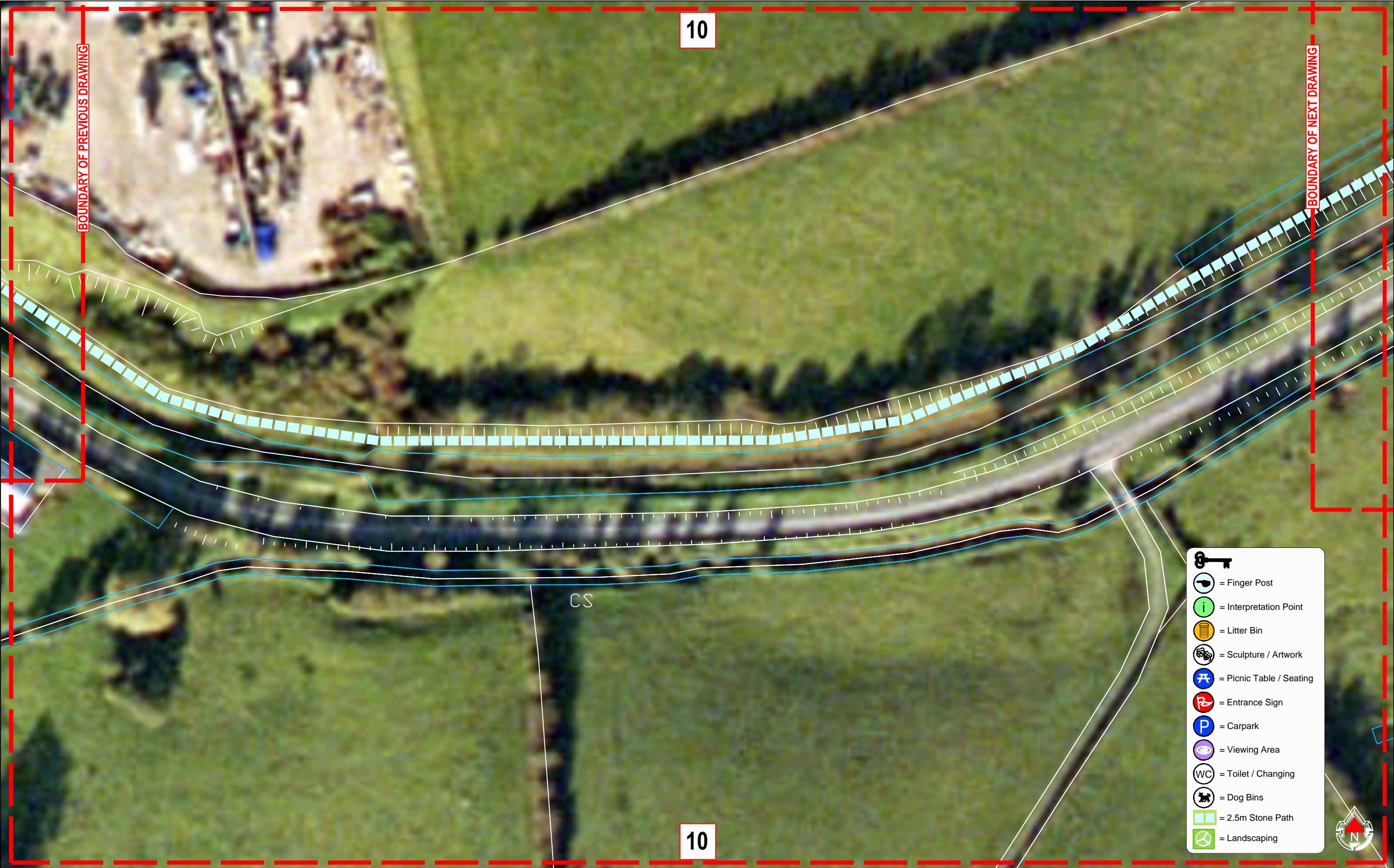
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				Ulster Canal Linear Developments		Information										
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013						
				Client	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	URS Internal Project No. 47065224					Drawing Number		Rev			
Revision Details	By	Check	Date	Suffix		SOAR / SWARD / CM leader	Scale @ A3 1:1000					MON 07 (Sheet 7 of 12)	1st			
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				Ulster Canal Linear Developments		Information								
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013				
				Client	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	URS Internal Project No. 47065224					Drawing Number		Rev	
						Scale @ A3 1:1000					MON 08 (Sheet 8 of 12)		1st	
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				SOAR / SWARD / CM leader										
Revision Details	By	Date	Suffix											
	Check													



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				Ulster Canal Linear Developments	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	Information								
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013				
				Client		URS Internal Project No. 47065224					Drawing Number MON 09 (Sheet 9 of 12)		Rev 1st	
				SOAR / SWARD / CM leader		Scale @ A3 1:1000								
Revision Details		By Check	Date	Suffix		© Ordnance Survey Ireland. All rights reserved. Licence number 2013/05/CCMA/Monaghan County Council.								

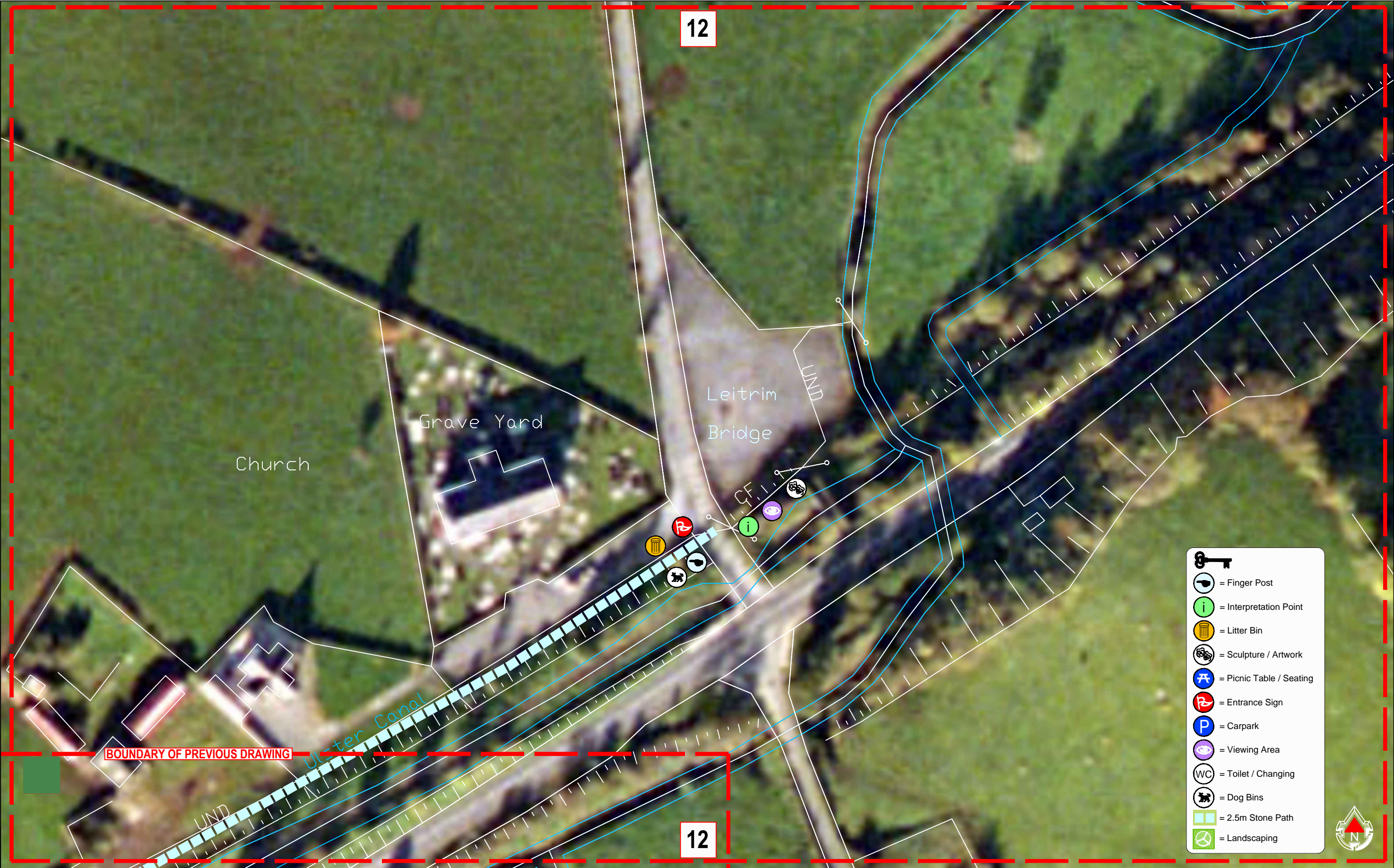


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				Ulster Canal Linear Developments	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	Information									
				Client		Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013	URS Internal Project No. 47065224				
Revision Details	By Check	Date	Suffix	SOAR / SWARD / CM leader		Scale @ A3 1:1000					MON 10 (Sheet 10 of 12)		1st		

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				Ulster Canal Linear Developments	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	Information							
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013			
				Client		URS Internal Project No. 47065224					Drawing Number		Rev
				SOAR / SWARD / CM leader		Scale @ A3 1:1000					MON 11 (Sheet 11 of 12)		1st
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				Ulster Canal Linear Developments		Information								
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013				
				Client	MONAGHAN TO TYHOLLAND CANAL WALK LANDSCAPE PROPOSALS	URS Internal Project No. 47065224					Drawing Number MON 12 (Sheet 12 of 12)		Rev 1st	
				SOAR / SWARD / CM leader		Scale @ A3 1:1000								
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Revision Details		By	Check	Date	Suffix									



River Blackwater Sites Proposals

Refer to proposals overleaf



SUGGESTED FURNITURE AND MATERIALS

FINGER POST



INTERPRETATION PANEL



LITTER BIN



PUBLIC ART



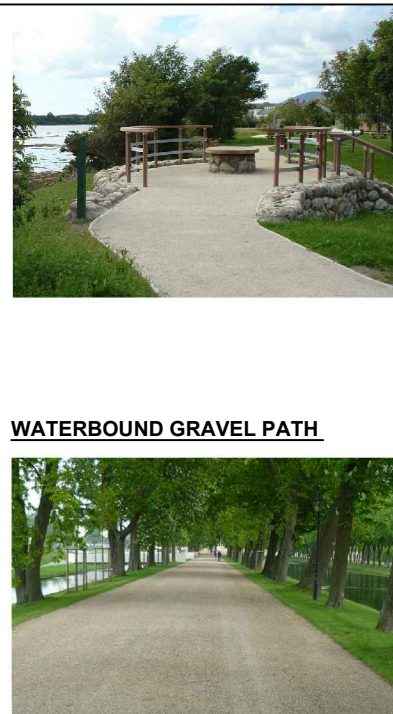
PICNIC AREA




ENTRANCE SIGN

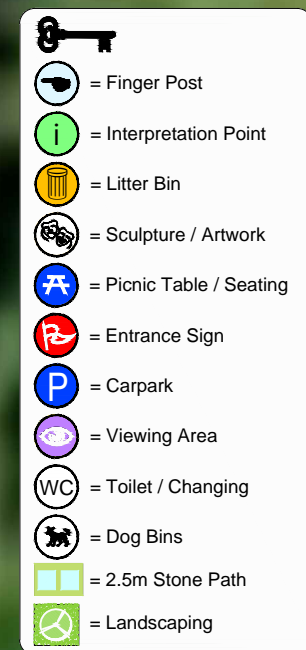


VIEWING AREA

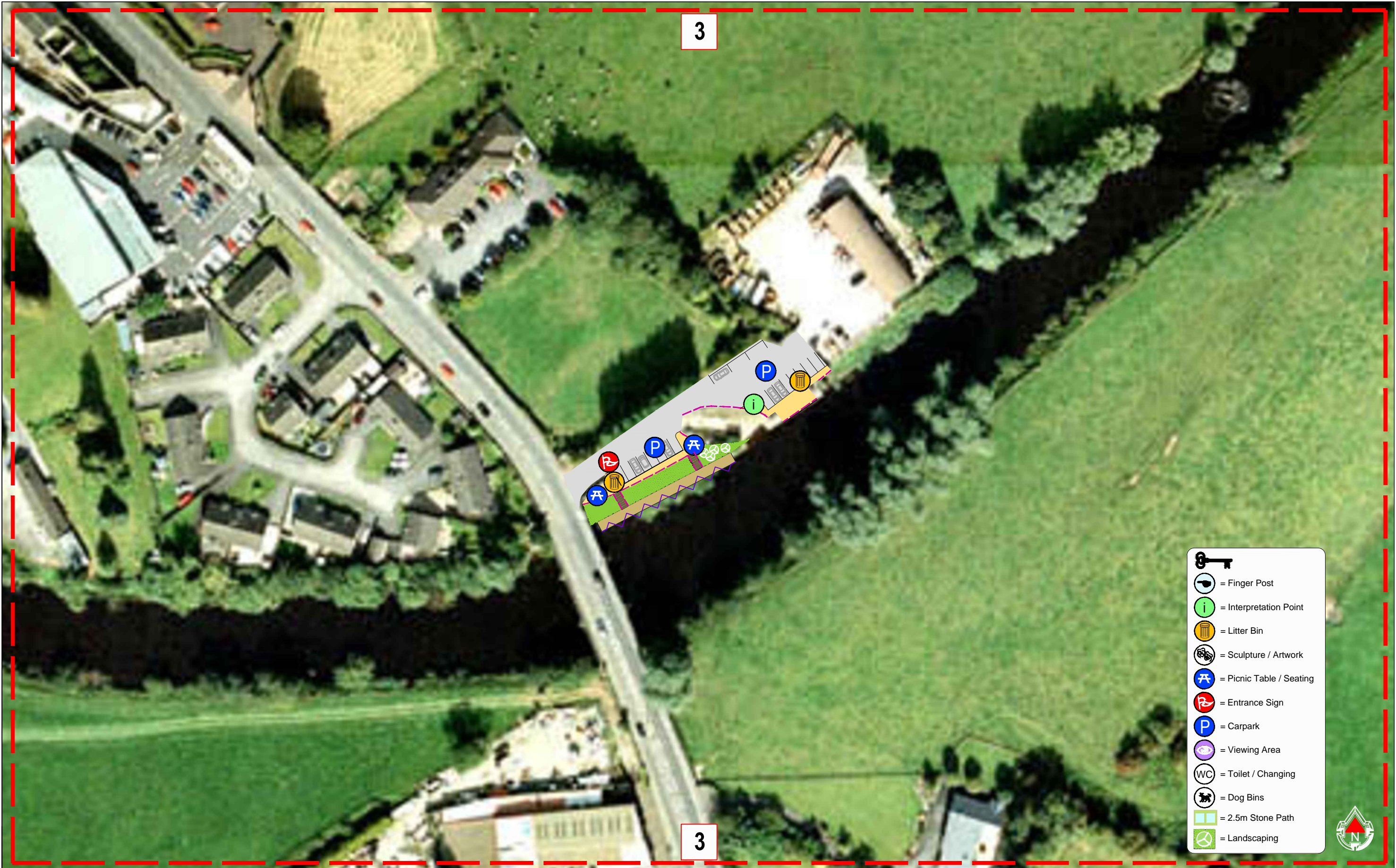


- = Finger Post
- = Interpretation Point
- = Litter Bin
- = Sculpture / Artwork
- = Picnic Table / Seating
- = Entrance Sign
- = Carpark
- = Viewing Area
- = Toilet / Changing
- = Dog Bins
- = 2.5m Stone Path
- = Landscaping

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	Ulster Canal Linear Developments					RIVER BLACKWATER SITES LANDSCAPE PROPOSALS Site Context Sheet								Information				
	Client					URS Internal Project No. 47065224								Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013
Revision Details		By Check	Date	Suffix	SOAR / SWARD / CM leader	Scale @ A3 1:10,000					Drawing Number RBS 00 (Site Context Sheet)					Rev 1st		
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				Client			Designed REP	Drawn SP	Checked REP	Approved JA			Date April 2013
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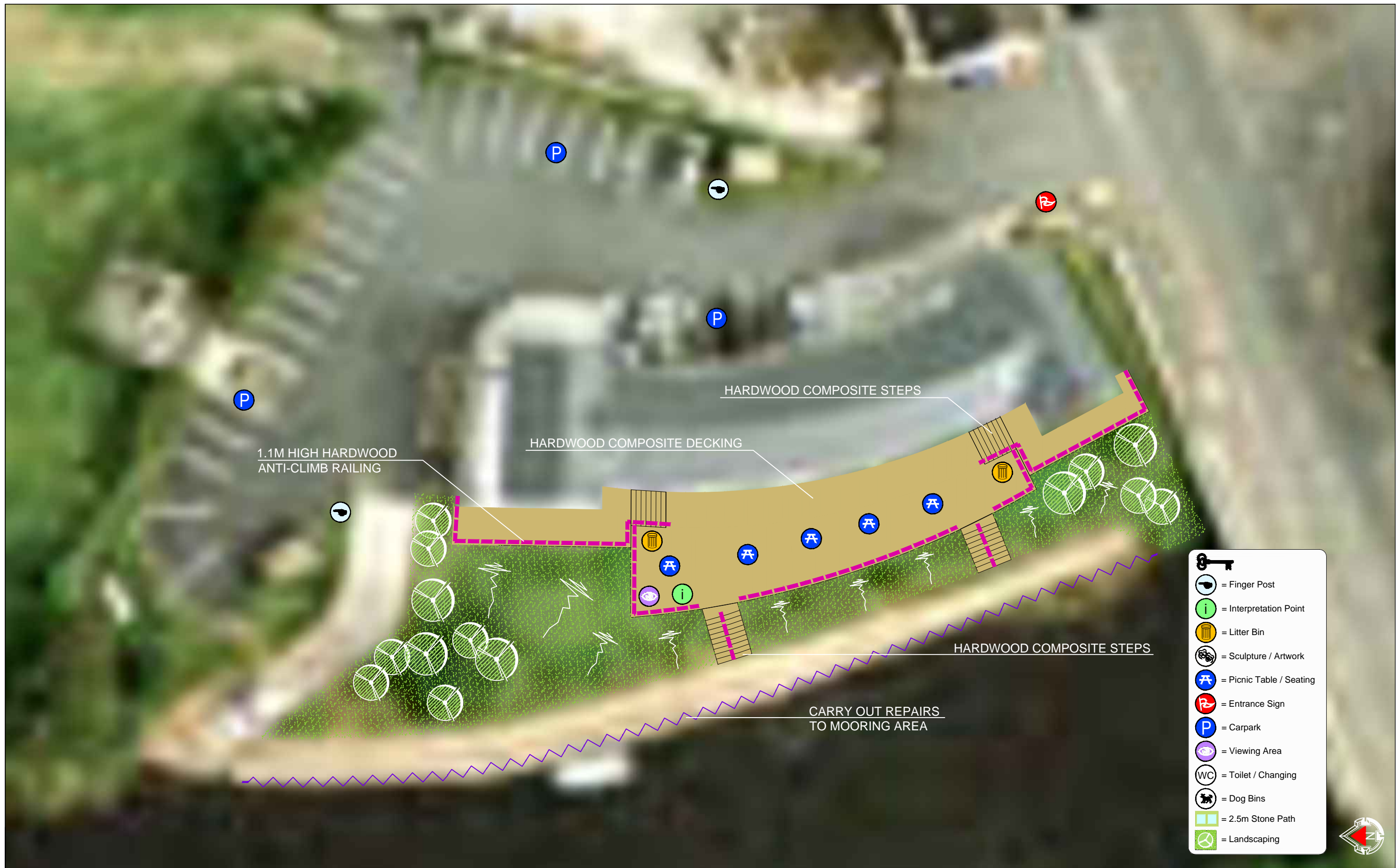
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				Ulster Canal Linear Developments		RIVER BLACKWATER SITES THE MOY LANDSCAPE PROPOSALS	Information					
						Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013		
				Client		URS Internal Project No. 47065224						
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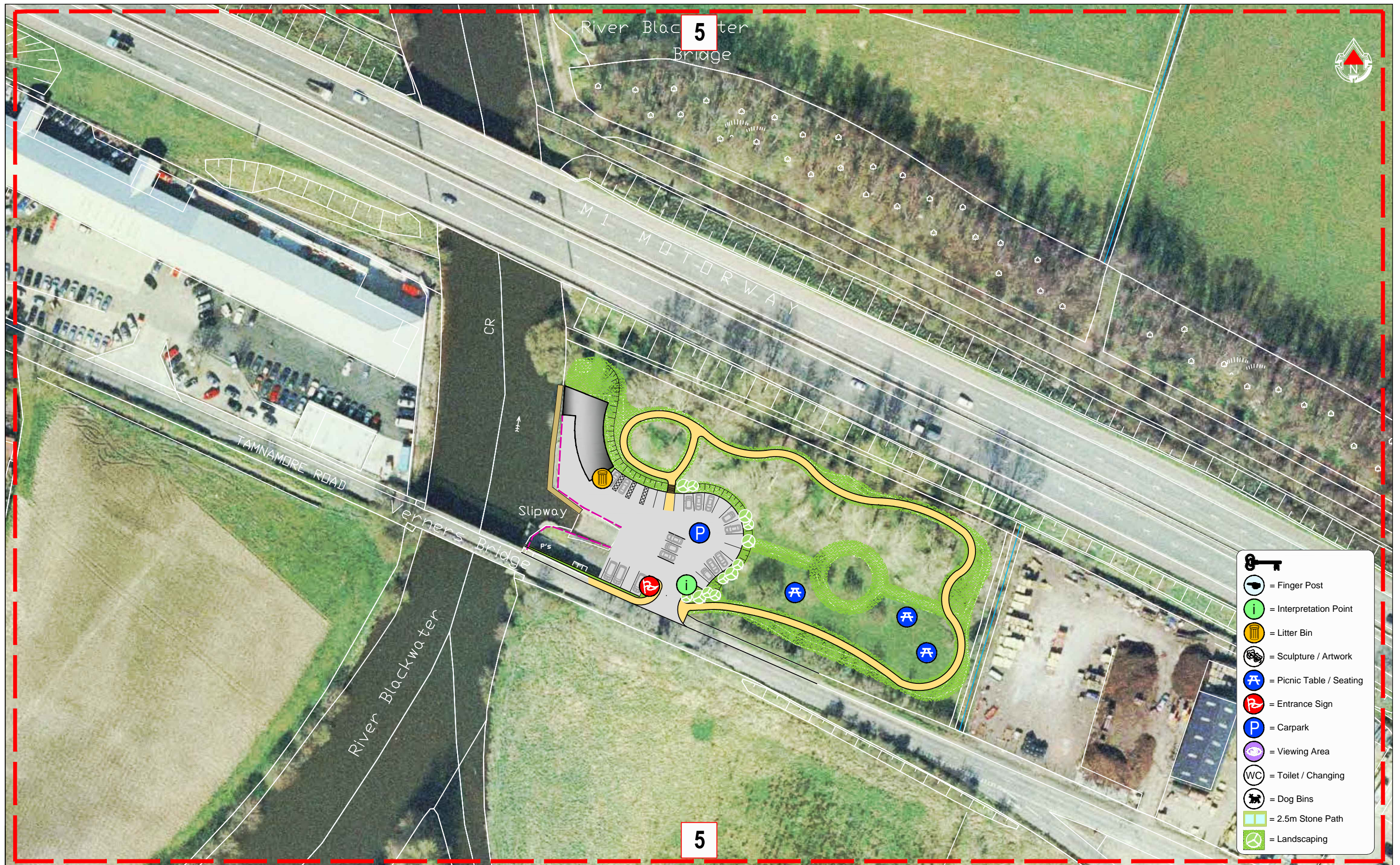
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				Ulster Canal Linear Developments		RIVER BLACKWATER SITES THE MOY LANDSCAPE PROPOSALS	Information								
				Client		URS Internal Project No. 47065224	Designed REP	Drawn SP	Checked REP	Approved JA					Date April 2013
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	Ulster Canal Linear Developments					RIVER BLACKWATER SITES BLACKWATERTOWN LANDSCAPE PROPOSALS									Information				
	Client														Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013
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					Ulster Canal Linear Developments	RIVER BLACKWATER SITES BLACKWATERTOWN LANDSCAPE PROPOSALS	Information									
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						URS Internal Project No. 47065224										
						Scale @ A3 1:250						Drawing Number RBS 04a			Rev 1st	
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				Ulster Canal Linear Developments	RIVER BLACKWATER SITES VERNERS BRIDGE LANDSCAPE PROPOSALS	Designed REP	Drawn SP	Checked REP	Approved JA	Date April 2013		
Revision Details				Client	Scale @ A3 1:1000					Drawing Number	Rev	URS
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Feasibility Estimates

Refer to Feasibility Estimates Overleaf

ULSTER CANAL LINEAR DEVELOPMENTS

BENBURB, COUNTY TYRONE

Preliminary Estimate - Benburb Valley

Job No: 47065224

Date: 22 April 2013

			Total (£)
1	<u>Option 1 - Waterbound gravel path</u>		
	(a) Demolitions, site clearance and earthworks	14,592	
	(b) Roads and pavings	44,989	
	(c) Drainage	5,500	
	(d) Planting and seeding	11,314	
	(e) Site furniture and signage	46,750	
	(f) Signage	116,600	
	(g) Miscellaneous provisional sums	242,000	
Base Cost Estimate			£481,744
Allowance for Design Development Risk @ 10%			£48,174
Cost Limit			£529,918
Allowance for Construction Stage Risk @ 10%			£52,992
Total Budget Estimate			£582,910
2	<u>Option 2 - Asphalt path</u>		
	(a) Demolitions, site clearance and earthworks	15,483	
	(b) Roads and pavings	56,957	
	(c) Drainage	11,000	
	(d) Planting and seeding	11,314	
	(e) Site furniture and signage	46,750	
	(f) Signage	116,600	
	(g) Miscellaneous provisional sums	242,000	
Base Cost Estimate			£500,103
Allowance for Design Development Risk @ 10%			£50,010
Cost Limit			£550,113
Allowance for Construction Stage Risk @ 10%			£55,011
Total Budget Estimate			£605,125

Assumptions

Normal ground conditions

Exclusions

VAT

Professional fees

Inflation

Planting Maintenance

Statutory authority charges

URS Infrastructure & Environment UK Ltd

ULSTER CANAL LINEAR DEVELOPMENTS					
BENBURB, COUNTY TYRONE					
Preliminary Estimate - Benburb Valley					
Job No: 47065224					
Date: 22 April 2013					
No	Description	Qty	Unit	Rate	Total
A	DEMOLITIONS, SITE CLEARANCE & EARTHWORKS				
	Demolitions & site clearance				
A1	Allowance for general site clearance	0.21	Ha	15,000.00	3,150
	Earthworks				
A2	Excavation to reduce levels	595	m3	5.00	2,975
A3	Disposal of excavated material off site	595	m3	12.00	7,140
B	ROADS AND PAVINGS				
	Sub bases				
B1	Imported Type 1 granular material; 150 mm depth	169	m2	3.00	507
B2	Imported Type 1 granular material; 200 mm depth	601	m2	4.00	2,404
B3	Imported Type 3 granular material; 150 mm depth	540	m2	3.00	1,620
	Kerbs and edgings				
B4	Allowance for timber board edging; curved to a radius not exceeding 12 m	45	m	6.00	270
B5	Ditto; curved to a radius exceeding 12 m	385	m	6.00	2,310
B6	Pre cast concrete pin kerb; curved to a radius not exceeding 12	13	m	10.00	130
B7	Ditto; curved to a radius exceeding 12 m	72	m	8.00	576
B8	Pre cast concrete road kerb; curved to a radius not exceeding 12	11	m	15.00	165
B9	Ditto; curved to a radius exceeding 12 m	116	m	15.00	1,740
	Flexible surfacing and bases				
B10	DBM base course; 100 mm depth	601	m2	12.00	7,212
B11	DBM binder course; 60 mm depth	770	m2	9.00	6,930
B12	HRA surface course; 40 mm depth	770	m2	8.00	6,160
	Extra over last item for				
B13	resin bound mixed stone aggregate	169	m2	50.00	8,450
	Gravel / hoggin surfacing				
B14	Allowance for self binding gravel surfacing; 100 mm depth	540	m2	2.00	1,080
	Extra over last item for				
B15	surface dressing with crushed limestone; 5 mm depth	540	m2	0.50	270
B16	Allowance for reinstatement of land along new kerb line	215	m2	5.00	1,075
C	DRAINAGE				
C1	Allowance for surface water drainage	1	sum	5,000.00	5,000
D	PLANTING & SEEDING				
D1	Allowance for grass seeding including 150 mm depth imported topsoil	730	nr	4.50	3,285
D3	Allowance for semi mature tree planting	14	nr	500.00	7,000
E	SITE FURNITURE				
E1	Allowance for litterbin	7	nr	1,000.00	7,000
E2	Allowance for dog bin	5	nr	600.00	3,000
E3	Allowance for picnic table	13	nr	2,500.00	32,500
F	SIGNAGE				
F1	Allowance for finger post signage	9	nr	4,000.00	36,000
F2	Allowance for interpretation point	10	nr	5,000.00	50,000
F3	Allowance for entrance signage	2	nr	10,000.00	20,000
G	MISCELLANEOUS PROVISIONAL SUMS				
G1	Allowance for public artwork	8	nr	10,000.00	80,000
G2	Allowance for feature artwork	1	nr	30,000.00	30,000
G3	Allowance for viewing area	6	nr	15,000.00	90,000
G4	Allowance for refurbishment of toilet / changing facility	1	nr	20,000.00	20,000
	Sub Total				437,949
	Preliminaries (insurances, set up, supervision etc) @ 10%				43,795
	Base Cost Estimate				481,744
	Allowance for Design Development Risk @ 10%				48,174
	Cost Limit				529,918
	Allowance for Construction Stage Risk @ 10%				52,992
	Total Budget Estimate				582,910

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance
Statutory authority charges

URS Infrastructure & Environment UK Ltd

ULSTER CANAL LINEAR DEVELOPMENTS

BENBURB, COUNTY TYRONE

Preliminary Estimate - Benburb Valley

Job No: 47065224

Date: 22 April 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	<u>Demolitions & site clearance</u>				
A1	Allowance for general site clearance	0.23	Ha	15,000.00	3,450
	<u>Earthworks</u>				
A2	Excavation to reduce levels	625	m3	5.00	3,125
A3	Disposal of excavated material off site	625	m3	12.00	7,500
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 1 granular material; 150 mm depth	814	m2	3.00	2,442
B2	Imported Type 1 granular material; 200 mm depth	601	m2	4.00	2,404
	<u>Kerbs and edgings</u>				
B3	Pre cast concrete pin kerb; curved to a radius not exceeding 12	58	m	10.00	580
B4	Ditto; curved to a radius exceeding 12 m	457	m	8.00	3,656
B5	Pre cast concrete road kerb; curved to a radius not exceeding 12	11	m	15.00	165
B6	Ditto; curved to a radius exceeding 12 m	116	m	15.00	1,740
	<u>Flexible surfacing and bases</u>				
B7	DBM base course; 100 mm depth	601	m2	12.00	7,212
B8	DBM binder course; 60 mm depth	1,415	m2	9.00	12,735
B9	HRA surface course; 40 mm depth	1,415	m2	8.00	11,320
	Extra over last item for				
B10	resin bound mixed stone aggregate	169	m2	50.00	8,450
B11	Allowance for reinstatement of land along new kerb line	215	m2	5.00	1,075
C	<u>DRAINAGE</u>				
C1	Allowance for surface water drainage	1	sum	10,000.00	10,000
D	<u>PLANTING & SEEDING</u>				
D1	Allowance for grass seeding including 150 mm depth imported topsoil	730	nr	4.50	3,285
D3	Allowance for semi mature tree planting	14	nr	500.00	7,000
E	<u>SITE FURNITURE</u>				
E1	Allowance for litterbin	7	nr	1,000.00	7,000
E2	Allowance for dog bin	5	nr	600.00	3,000
E3	Allowance for picnic table	13	nr	2,500.00	32,500
F	<u>SIGNAGE</u>				
F1	Allowance for finger post signage	9	nr	4,000.00	36,000
F2	Allowance for interpretation point	10	nr	5,000.00	50,000
F3	Allowance for entrance signage	2	nr	10,000.00	20,000
G	<u>MISCELLANEOUS PROVISIONAL SUMS</u>				
G1	Allowance for public artwork	8	nr	10,000.00	80,000
G2	Allowance for feature artwork	1	nr	30,000.00	30,000
G3	Allowance for viewing area	6	nr	15,000.00	90,000
G4	Allowance for refurbishment of toilet / changing facility	1	nr	20,000.00	20,000
	Sub Total				454,639
	Preliminaries (insurances, set up, supervision etc) @ 10%				45,464
	Base Cost Estimate				500,103
	Allowance for Design Development Risk @ 10%				50,010
	Cost Limit				550,113
	Allowance for Construction Stage Risk @ 10%				55,011
	Total Budget Estimate				605,125

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance
Statutory authority charges

URS Infrastructure & Environment UK Ltd

ULSTER CANAL LINEAR DEVELOPMENTS

MONAGHAN, COUNTY MONAGHAN

Preliminary Estimate - Monaghan to Tyholland Canal Walk

Job No: 47065224

Date: 22 April 2013

			Total (£)
1	<u>Option 1 - Waterbound gravel path</u>		
	(a) Demolitions, site clearance and earthworks	9,383	
	(b) Roads and pavings	13,098	
	(c) Site furniture and signage	2,860	
	(d) Signage	84,700	
	(e) Miscellaneous provisional sums	99,000	
Base Cost Estimate			£209,041
Allowance for Design Development Risk @ 10%			£20,904
Cost Limit			£229,945
Allowance for Construction Stage Risk @ 10%			£22,995
Total Budget Estimate			£252,940
2	<u>Option 2 - Asphalt path</u>		
	(a) Demolitions, site clearance and earthworks	11,165	
	(b) Roads and pavings	31,900	
	(c) Drainage	11,000	
	(d) Site furniture and signage	2,860	
	(e) Signage	84,700	
	(f) Miscellaneous provisional sums	99,000	
Base Cost Estimate			£240,625
Allowance for Design Development Risk @ 10%			£24,063
Cost Limit			£264,688
Allowance for Construction Stage Risk @ 10%			£26,469
Total Budget Estimate			£291,156

Assumptions

Normal ground conditions

Exclusions

VAT

Professional fees

Inflation

Planting Maintenance

Statutory authority charges

URS Infrastructure & Environment UK Ltd

ULSTER CANAL LINEAR DEVELOPMENTS

MONAGHAN, COUNTY MONAGHAN

Preliminary Estimate - Monaghan to Tyholland Canal Walk

Job No: 47065224

Date: 22 April 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	<u>Demolitions & site clearance</u>				
A1	Allowance for general site clearance	0.12	Ha	30,000.00	3,600
	<u>Earthworks</u>				
A2	Excavation to reduce levels	290	m3	5.00	1,450
A3	Disposal of excavated material off site	290	m3	12.00	3,480
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 3 granular material; 150 mm depth	965	m2	3.00	2,895
	<u>Kerbs and edgings</u>				
B2	Allowance for timber board edging; curved to a radius exceeding 12 m	775	m	6.00	4,650
	<u>Gravel / hoggin surfacing</u>				
B3	Allowance for self binding gravel surfacing; 100 mm depth	965	m2	2.00	1,930
	Extra over last item for				
B4	surface dressing with crushed limestone; 5 mm depth	965	m2	0.50	483
B5	Allowance for reinstatement of land along new kerb line	390	m2	5.00	1,950
E	<u>SITE FURNITURE</u>				
E1	Allowance for litterbin	2	nr	1,000.00	2,000
E2	Allowance for dog bin	1	nr	600.00	600
F	<u>SIGNAGE</u>				
F1	Allowance for finger post signage	8	nr	4,000.00	32,000
F2	Allowance for interpretation point	5	nr	5,000.00	25,000
F3	Allowance for entrance signage	2	nr	10,000.00	20,000
G	<u>MISCELLANEOUS PROVISIONAL SUMS</u>				
G1	Allowance for public artwork	5	nr	10,000.00	50,000
G2	Allowance for viewing area	2	nr	15,000.00	30,000
G3	Allowance for regrading bank along new path	1	item	10,000.00	10,000
	Sub Total				190,038
	Preliminaries (insurances, set up, supervision etc) @ 10%				19,004
	Base Cost Estimate				209,041
	Allowance for Design Development Risk @ 10%				20,904
	Cost Limit				229,945
	Allowance for Construction Stage Risk @ 10%				22,995
	Total Budget Estimate				252,940

Assumptions

Normal ground conditions

Exclusions

VAT

Professional fees

Inflation

Planting Maintenance

ULSTER CANAL LINEAR DEVELOPMENTS

MONAGHAN, COUNTY MONAGHAN

Preliminary Estimate - Monaghan to Tyholland Canal Walk

Job No: 47065224

Date: 22 April 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	<u>Demolitions & site clearance</u>				
A1	Allowance for general site clearance	0.14	Ha	30,000.00	4,200
	<u>Earthworks</u>				
A2	Excavation to reduce levels	350	m3	5.00	1,750
A3	Disposal of excavated material off site	350	m3	12.00	4,200
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 1 granular material; 150 mm depth	965	m2	3.00	2,895
	<u>Kerbs and edgings</u>				
B3	Pre cast concrete pin kerb; curved to a radius exceeding 12 m	775	m	10.00	7,750
	<u>Flexible surfacing and bases</u>				
B8	DBM binder course; 60 mm depth	965	m2	9.00	8,685
B9	HRA surface course; 40 mm depth	965	m2	8.00	7,720
B11	Allowance for reinstatement of land along new kerb line	390	m2	5.00	1,950
C	<u>DRAINAGE</u>				
C1	Allowance for surface water drainage	1	sum	10,000.00	10,000
D	<u>SITE FURNITURE</u>				
D1	Allowance for litterbin	2	nr	1,000.00	2,000
D2	Allowance for dog bin	1	nr	600.00	600
E	<u>SIGNAGE</u>				
E1	Allowance for finger post signage	8	nr	4,000.00	32,000
E2	Allowance for interpretation point	5	nr	5,000.00	25,000
E3	Allowance for entrance signage	2	nr	10,000.00	20,000
F	<u>MISCELLANEOUS PROVISIONAL SUMS</u>				
F1	Allowance for public artwork	5	nr	10,000.00	50,000
F2	Allowance for viewing area	2	nr	15,000.00	30,000
F3	Allowance for regrading bank along new path	1	item	10,000.00	10,000
	Sub Total				218,750
	Preliminaries (insurances, set up, supervision etc) @ 10%				21,875
	Base Cost Estimate				240,625
	Allowance for Design Development Risk @ 10%				24,063
	Cost Limit				264,688
	Allowance for Construction Stage Risk @ 10%				26,469
	Total Budget Estimate				291,156

Assumptions

Normal ground conditions

Exclusions

VAT

Professional fees

Inflation

Planting Maintenance

ULSTER CANAL LINEAR DEVELOPMENTS

BLACKWATER, COUNTY TYRONE / ARMAGH

Preliminary Estimate - River Blackwater Sites

Job No: 47065224

Date: 29 August 2013

			Total (£)
<u>1</u>	<u>The Argory</u>		
	(a) Demolitions, site clearance and earthworks	10,406	
	(b) Roads and pavings	41,594	
	(c) Drainage	11,000	
	(d) Planting and seeding	4,117	
	(e) Site furniture	19,360	
	(f) Signage	35,200	
	(g) Miscellaneous provisional sums	33,000	
Base Cost Estimate			£154,677
Allowance for Design Development Risk @ 10%			£15,468
Cost Limit			£170,144
Allowance for Construction Stage Risk @ 10%			£17,014
Total Budget Estimate			£187,159
<u>2</u>	<u>The Moy</u>		
	(a) Demolitions, site clearance and earthworks	14,581	
	(b) Roads and pavings	56,114	
	(c) Barge mooring point	302,500	
	(d) Railings and steps	23,595	
	(e) Drainage	16,500	
	(f) Planting and seeding	3,116	
	(g) Site furniture	7,700	
	(h) Signage	16,500	
Base Cost Estimate			£440,606
Allowance for Design Development Risk @ 10%			£44,061
Cost Limit			£484,666
Allowance for Construction Stage Risk @ 10%			£48,467
Total Budget Estimate			£533,133
<u>3</u>	<u>The Town</u>		
	(a) Demolitions, site clearance and earthworks	2,277	
	(b) Barge mooring point	91,300	
	(c) Railings and steps	23,540	
	(d) Planting and seeding	9,690	
	(e) Site furniture	15,950	
	(f) Signage	25,300	
	(g) Miscellaneous provisional sums	27,500	
Base Cost Estimate			£195,557
Allowance for Design Development Risk @ 10%			£19,556
Cost Limit			£215,113
Allowance for Construction Stage Risk @ 10%			£21,511
Total Budget Estimate			£236,624

<u>4</u>	<u>Verners Bridge</u>		
	(a) Demolitions, site clearance and earthworks	20,372	
	(b) Roads and pavings	72,875	
	(c) Mooring points	29,700	
	(d) Fences and railings	20,378	
	(e) Drainage	11,000	
	(f) Buildings	405,900	
	(g) Planting & seeding	17,875	
	(h) Site furniture	18,700	
	(i) Signage	11,000	
Base Cost Estimate			£607,800
Allowance for Design Development Risk @ 10%			£60,780
Cost Limit			£668,579
Allowance for Construction Stage Risk @ 10%			£66,858
Total Budget Estimate			£735,437

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance
Statutory authority charges

URS Infrastructure & Environment UK Ltd

ULSTER CANAL LINEAR DEVELOPMENTS

BLACKWATER, COUNTY TYRONE / ARMAGH

Preliminary Estimate - Blackwater River Sites (The Argory)

Job No: 47065224

Date: 29 August 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	<u>Demolitions & site clearance</u>				
A1	Allowance for general site clearance	0.10	Ha	30,000.00	3,000
	<u>Earthworks</u>				
A2	Excavation to reduce levels	380	m3	5.00	1,900
A3	Disposal of excavated material off site	380	m3	12.00	4,560
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 1 granular material; 150 mm depth	165	m2	3.00	495
B2	Imported Type 1 granular material; 200 mm depth	680	m2	4.00	2,720
	<u>Kerbs and edgings</u>				
B3	Pre cast concrete pin kerb; curved to a radius exceeding 12	90	m	10.00	900
B4	Pre cast concrete road kerb; curved to a radius exceeding 12	131	m	15.00	1,965
	<u>Flexible surfacing and bases</u>				
B5	DBM base course; 100 mm depth	680	m2	12.00	8,160
B6	DBM binder course; 60 mm depth	845	m2	10.00	8,450
B7	HRA surface course; 40 mm depth	845	m2	8.00	6,760
	Extra over last item for				
B8	resin bound mixed stone aggregate	165	m2	50.00	8,250
B9	Allowance for white thermoplastic line markings	75	m	1.50	113
C	<u>DRAINAGE</u>				
C1	Allowance for surface water drainage	1	sum	10,000.00	10,000
D	<u>PLANTING & SEEDING</u>				
D1	Allowance for grass seeding including 150 mm depth imported topsoil	165	m2	4.50	743
D2	Allowance for semi mature tree planting	6	nr	500.00	3,000
E	<u>SITE FURNITURE</u>				
E1	Allowance for litterbin	2	nr	1,000.00	2,000
E2	Allowance for dog bin	1	nr	600.00	600
E3	Allowance for picnic table	6	nr	2,500.00	15,000
F	<u>SIGNAGE</u>				
F1	Allowance for finger post signage	3	nr	4,000.00	12,000
F2	Allowance for interpretation point	2	nr	5,000.00	10,000
F3	Allowance for entrance signage	1	nr	10,000.00	10,000
G	<u>MISCELLANEOUS PROVISIONAL SUMS</u>				
G1	Allowance for public artwork	3	nr	10,000.00	30,000
	Sub Total				140,615
	Preliminaries (insurances, set up, supervision etc) @ 10%				14,062
	Base Cost Estimate				154,677
	Allowance for Design Development Risk @ 10%				15,468
	Cost Limit				170,144
	Allowance for Construction Stage Risk @ 10%				17,014
	Total Budget Estimate				187,159

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance

ULSTER CANAL LINEAR DEVELOPMENTS

BLACKWATER, COUNTY TYRONE / ARMAGH

Preliminary Estimate - Blackwater River Sites (The Moy)

Job No: 47065224

Date: 29 August 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	Demolitions & site clearance				
A1	Allowance for general site clearance	0.15	Ha	30,000.00	4,500
	<u>Earthworks</u>				
A2	Excavation to reduce levels	515	m3	5.00	2,575
A3	Disposal of excavated material off site	515	m3	12.00	6,180
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 1 granular material; 150 mm depth	216	m2	3.00	648
B2	Imported Type 1 granular material; 200 mm depth	938	m2	4.00	3,752
	<u>Kerbs and edgings</u>				
B3	Pre cast concrete pin kerb; curved to a radius exceeding 12	98	m	10.00	980
B4	Pre cast concrete road kerb; curved to a radius exceeding 12	162	m	15.00	2,430
	<u>Flexible surfacing and bases</u>				
B5	DBM base course; 100 mm depth	938	m2	12.00	11,256
B6	DBM binder course; 60 mm depth	1,154	m2	10.00	11,540
B7	HRA surface course; 40 mm depth	1,154	m2	8.00	9,232
	Extra over last item for				
B8	resin bound mixed stone aggregate	216	m2	50.00	10,800
B9	Allowance for white thermoplastic line markings	100	m	1.50	150
B10	Allowance for reinstatement of land along new kerb line	45	m2	5.00	225
C	<u>BARGE MOORING POINT</u>				
C1	Allowance for hardwood composite boardwalk	130	m2	500.00	65,000
C2	Allowance for mooring piles	70	nr	3,000.00	210,000
D	<u>RAILINGS & STEPS</u>				
D1	Allowance for hardwood composite steps	2	nr	3,000.00	6,000
D2	Allowance for hardwood anti-climb railing; 1100 high	103	m	150.00	15,450
E	<u>DRAINAGE</u>				
E1	Allowance for surface water drainage	1	sum	15,000.00	15,000
F	<u>PLANTING & SEEDING</u>				
F1	Allowance for grass seeding including 150 mm depth imported topsoil	185	m2	4.50	833
F2	Allowance for semi mature tree planting	4	nr	500.00	2,000
G	<u>SITE FURNITURE</u>				
G1	Allowance for litterbin	2	nr	1,000.00	2,000
G2	Allowance for picnic table	2	nr	2,500.00	5,000
H	<u>SIGNAGE</u>				
H1	Allowance for interpretation point	1	nr	5,000.00	5,000
H2	Allowance for entrance signage	1	nr	10,000.00	10,000
	Sub Total				400,551
	Preliminaries (insurances, set up, supervision etc) @ 10%				40,055
	Base Cost Estimate				440,606
	Allowance for Design Development Risk @ 10%				44,061
	Cost Limit				484,666
	Allowance for Construction Stage Risk @ 10%				48,467
	Total Budget Estimate				533,133

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance

ULSTER CANAL LINEAR DEVELOPMENTS

BLACKWATER, COUNTY TYRONE / ARMAGH

Preliminary Estimate - Blackwater River Sites (The Town)

Job No: 47065224

Date: 29 August 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	<u>Demolitions & site clearance</u>				
A1	Allowance for general site clearance	0.07	Ha	15,000.00	1,050
	<u>Earthworks</u>				
A2	Excavation to reduce levels	60	m3	5.00	300
A3	Disposal of excavated material off site	60	m3	12.00	720
B	<u>BARGE MOORING POINT</u>				
B1	Allowance for hardwood composite boardwalk	272	m2	250.00	68,000
B2	Allowance for repairs to mooring area	1	item	15,000.00	15,000
C	<u>RAILINGS & STEPS</u>				
C1	Allowance for hardwood composite steps	4	nr	2,500.00	10,000
C2	Allowance for hardwood anti-climb railing; 1100 high	76	m	150.00	11,400
D	<u>PLANTING & SEEDING</u>				
D1	Allowance for grass seeding including 150 mm depth imported topsoil	402	m2	4.50	1,809
D2	Allowance for semi mature tree planting	14	nr	500.00	7,000
E	<u>SITE FURNITURE</u>				
E1	Allowance for litterbin	2	nr	1,000.00	2,000
E2	Allowance for picnic table	5	nr	2,500.00	12,500
F	<u>SIGNAGE</u>				
F1	Allowance for finger post signage	2	nr	4,000.00	8,000
F2	Allowance for interpretation point	1	nr	5,000.00	5,000
F3	Allowance for entrance signage	1	nr	10,000.00	10,000
G	<u>MISCELLANEOUS PROVISIONAL SUMS</u>				
G1	Allowance for viewing area	1	nr	15,000.00	15,000
G2	Allowance for regrading land	1	sum	10,000.00	10,000
	Sub Total				177,779
	Preliminaries (insurances, set up, supervision etc) @ 10%				17,778
	Base Cost Estimate				195,557
	Allowance for Design Development Risk @ 10%				19,556
	Cost Limit				215,113
	Allowance for Construction Stage Risk @ 10%				21,511
	Total Budget Estimate				236,624

Assumptions

Normal ground conditions

Exclusions

VAT

Professional fees

Inflation

Planting Maintenance

ULSTER CANAL LINEAR DEVELOPMENTS

BLACKWATER, COUNTY TYRONE / ARMAGH

Preliminary Estimate - Blackwater River Sites (Verners Bridge)

Job No: 47065224

Date: 29 August 2013

No	Description	Qty	Unit	Rate	Total
A	<u>DEMOLITIONS, SITE CLEARANCE & EARTHWORKS</u>				
	Demolitions & site clearance				
A1	Allowance for general site clearance	0.30	Ha	30,000.00	9,000
	<u>Earthworks</u>				
A2	Excavation to reduce levels	560	m3	5.00	2,800
A3	Disposal of excavated material off site	560	m3	12.00	6,720
B	<u>ROADS AND PAVINGS</u>				
	<u>Sub bases</u>				
B1	Imported Type 1 granular material; 150 mm depth	600	m2	3.00	1,800
B2	Imported Type 1 granular material; 200 mm depth	1,300	m2	4.00	5,200
	<u>Kerbs and edgings</u>				
B3	Pre cast concrete pin kerb; curved to a radius exceeding 12	600	m	10.00	6,000
B4	Pre cast concrete road kerb; curved to a radius exceeding 12	210	m	15.00	3,150
	<u>Flexible surfacing and bases</u>				
B5	DBM base course; 100 mm depth	1,300	m2	12.00	15,600
B6	DBM binder course; 60 mm depth	1,900	m2	10.00	19,000
B7	HRA surface course; 40 mm depth	1,900	m2	8.00	15,200
B8	Allowance for white thermoplastic line markings	200	m	1.50	300
C	<u>MOORING POINT</u>				
C1	Allowance for hardwood composite boardwalk	30	m2	500.00	15,000
C2	Allowance for mooring piles	4	nr	3,000.00	12,000
D	<u>FENCES & RAILINGS</u>				
D1	Allowance for hardwood anti-climb railing; 1100 high	71	m	150.00	10,650
D2	Allowance for acoustic barrier 3 m height	105	m	75.00	7,875
E	<u>DRAINAGE</u>				
E1	Allowance for surface water drainage	1	sum	10,000.00	10,000
F	<u>BUILDINGS</u>				
F1	Allowance for construction of new amenity building	205	m2	1,800.00	369,000
G	<u>PLANTING & SEEDING</u>				
G1	Allowance for grass seeding including 150 mm depth imported topsoil	1,500	m2	4.50	6,750
G2	Allowance for semi mature tree planting	12	nr	500.00	6,000
G3	Allowance for woodland planting	700	m2	5.00	3,500
H	<u>SITE FURNITURE</u>				
H1	Allowance for litterbin	2	nr	1,000.00	2,000
H2	Allowance for picnic table	6	nr	2,500.00	15,000
I	<u>SIGNAGE</u>				
I1	Allowance for entrance signage	1	nr	10,000.00	10,000
	Sub Total				552,545
	Preliminaries (insurances, set up, supervision etc) @ 10%				55,255
	Base Cost Estimate				607,800
	Allowance for Design Development Risk @ 10%				60,780
	Cost Limit				668,579
	Allowance for Construction Stage Risk @ 10%				66,858
	Total Budget Estimate				735,437

Assumptions

Normal ground conditions

Exclusions

VAT
Professional fees
Inflation
Planting Maintenance



Action Plan

Refer to Action Plan Overleaf

Should this project proceed to the next phase of development the following outputs must be considered. For the purposes of project development listed below a project duration of 40 Months is assumed (This is based upon schemes of similar complexity but ultimately the projects actual duration will be determined by the level of consultation issues, funding opportunities and potential constraints). The breakdown below suggests duration of various actions throughout the projects duration and in some cases these actions will run concurrently.

Order	Action	Time Duration
1	Engaging key stakeholders i.e. Local Authorities, NITB, Failte Ireland, National Trust, Rivers Agency, NI Water, NIE, NIEA	3 Months
2	Formal consultation with statutory bodies including Local Authorities, Rural Funding bodies, Planning Service, NIEA, Failte Ireland, NI Water, Rivers Agency, Loughs Agency, NPWS, OPW, DRD Road Service etc NGO's ie National Trust, RSPB and Disability Access Groups to establish concerns and inform the final design.	3 Months
3	Follow up of potential funding opportunities	12 Months
4	Appoint suitably experienced multi-disciplinary design team	2 Months
5	Topographical Survey to be completed to inform detail designs.	1 Month
6	Structural review and site investigation of the ground conditions at key areas of areas of proposed development to be reviewed and out to inform future design.	2 Months
7	Establish the need for an appropriate assessment to establish potential unforeseen threats that are of the result of the outline / detail design proposals.	2 Months
8	Engage private / public land owners and consult with outline design proposals.	2 Months
9	Engage private / public land owners and consult with detailed design proposals prior to submission of planning application.	3 Months
10	Carry out habitats regulation assessment for the project – expected cost of this item from £5k to 10k dependant on client brief.	2 Months
11	Public consultation of outline design proposals.	1 Month
12	Public consultation of detailed design proposals prior to planning	1 Month
13	Appropriate assessment of final scheme to be carried out and submitted as part of the planning application.	1 Month
14	Preparation and submission of planning application.	8 Months
15	Procure Contractor and build scheme	15 Months

Exclusions & Caveats:

1. All design listed in previous sections above are outline only - full topographical, site investigation and other appropriate surveys are required to inform all elements of the detail design;
2. Full extent and costs associated with any accommodation works can only be detailed following the items raised in point 1 and in consultation with landowners; and
3. Outline design has been based on the terms of reference listed by the client for this feasibility study.



Funding

Refer to potential sources of funding overleaf

Funder	Name of Measure	Examples of eligible items	Maximum grant aid sum	Percentage	Other notes
Northern Ireland Environment Agency	Natural Heritage Grants Programme Countryside Access	This grant is currently only open for small grants relating to sections of the Ulster Way. Development of new access to the countryside is normally an eligible item and may be when wider grant response.	£500 to £120,000	Up to 75% of project costs	Scoring based on <ul style="list-style-type: none"> ▪ Site Action ▪ Awareness and Inspiration ▪ Involving people ▪ Planning for the future
Heritage Lottery Fund	Heritage Grant	Helping people learn about their (natural) heritage Capital costs and programme costs/ Maintenance for first five years if cost over £200000	From £50,000 to £5m Grants of over £1m are considered competitively on a UK basis.	Applicant needs to contribute. Amount varies according to project or programme.	Lease of land of 25 years + required for eligibility for capital works
Heritage Lottery Fund	Parks for People	Although primarily for access and engagement of people with existing parks this could carry a new approach to managing and extending the flood defences as a linear park and increasing community engagement, volunteer work teams and access Promenades included in definition of parks	£250,000 to £5 million	Up to 95% of projects up to £1m Up to 90% of projects over £1m	Needs to be included in Council's open space or greenspace strategy or in area development plan. Must address <ul style="list-style-type: none"> ▪ increasing the range of audiences; ▪ conserving and improving the heritage value; ▪ increasing the range of volunteers involved; ▪ improving skills and knowledge through learning and training; and ▪ improving management and maintenance.