

From: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>

Sent: 01 July 2026 12:01

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Subject: RE: Planning application 25/1043 - Land to rear of 29 Robertson Way

Hi Vicky

Please see the adjusted drawing attached. This is what I would prefer to see in this situation. The wall will last much longer if this method is used. I expect there will be large volumes of run off against the back of the wall.

Whilst building regs. might approve lesser quality than this in normal retaining situations I think it is our duty to increase the quality of these walls that fail after a few years of being installed because of inadequate drainage in hilly areas.

Regards

John

boundary fence

900mm

215mm

450mm

450mm

430mm

645mm

150mm

300mm

500mm

600mm

2000mm

2000mm

1050mm - not to scale

ground level

ground level

topsoil backfill

25mm clean limestone backfill, compacted at 250mm layers

approved geotextile membrane lapped as per manufacturers recommendations

concrete blocks 7.3N tied between leaves pipe perforated behind wall

75mm sq. upvc weepholes at 0.9m c/c

40T soakaway crates 500x400x1000mm surrounded by geotextile to prevent fines accessing drain

waterproof membrane 2coats Blackjack or other approved waterproofing

Concrete poured with foundation

2.0 x 0.6m concrete foundation

2 layers 8mm mesh reinforcement

NO LOAD FROM ABOVE CAR PARKING ETC

SCALE - 1:20 AT A4
JUNE 2026

DRAWING NUMBER - KD1989/R
Adjusted JK/30/6/26

K.W. DORRINGTON ARCHITECTURAL ASSOCIATES

Sent: 22 June 2026 10:26

Subject: RE: Planning application 25/1043 - Land to rear of 29 Robertson Way

Dear John,

Further to your comments below please find attached details relating to the structural details of the retaining wall.

I would be grateful for any further comments that you may have.

Regards

Vicky Quinn

Senior Planning Officer / Uwch Swyddog Cynllunio

Regeneration, Investment and Housing / Adfywio, Buddsoddi a Thai
Newport City Council / Cyngor Casnewydd

Tel: 01633 831695

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

Cyhoeddwyd y **Ddogfen Ffioedd** ar ein gwefan, ac mae i'w gweld drwy'r ddolen ganlynol: [Ffioedd ceisiadau cynllunio | LLYW.CYMRU](#)

Please note that the Town and Country Planning (Fees for Applications, Deemed Applications and Site Visits) (Wales) (Amendment) Regulations 2025 ("the 2025 Fee Regulations") were approved by the Senedd and came into force on the 20th October 2025.

The new fees will be payable for planning applications, amendments, deemed applications, and site visits in Wales from 01st December 2025.

*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>
Sent: 18 May 2026 10:16
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Turner, Joanne (Team Manager - Assets and Planning) <Joanne.Turner@newport.gov.uk>; Trembath, Joel (Assistant Structural Engineer) <Joel.Trembarth@newport.gov.uk>
Subject: RE: Planning application 25/1043 - Land to rear of 29 Robertson Way

Hi Vicky

My comments are meant to provide longevity and quality in design and construction. These are all areas where I have seen massive failures over the years and when the question is asked "why has this failure occurred" the answer to me is simple. Normal building standards are not always sufficient when building on hillsides, extra care and skill is required. Many architects design to building standards but have little practical knowledge or ability to see potential failures when extreme conditions prevail.

I have added responses in brown between architect's comments below.

Regards

John

From: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Sent: 18 May 2026 08:25
To: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>
Subject: FW: Planning application 25/1043 - Land to rear of 29 Robertson Way

Good morning John,

Please see response below from the agent following your comments. I would be grateful for your reply.

Many thanks

Vicky Quinn

Senior Planning Officer / Uwch Swyddog Cynllunio

Regeneration, Investment and Housing / Adfywio, Buddsoddi a Thai
Newport City Council / Cyngor Casnewydd

Tel: 01633 831695

(If I am unable to take a phone call from you please contact me by return of email. I will aim to respond to all email enquiries by email unless alternative arrangements such as a call via Microsoft Teams is mutually agreed).

NEWIDIADAU I'R FFIOEDD AR GYFER CEISIADAU CYNLLUNIO A CHEISIADAU CYSYLLTIEDIG - 01 RHAGFYR 2025 / CHANGES TO FEES FOR PLANNING AND RELATED APPLICATIONS - 01st DECEMBER 2025

Ysgrifennaf i'ch hysbysu bod Rheoliadau Cynllunio Gwlad a Thref (Ffioedd am Geisiadau, Ceisiadau Tybiedig ac Ymweliadau Safle) (Cymru) (Diwygio) 2025 ("Rheoliadau Ffioedd 2025") wedi'u cymeradwyo gan y Senedd ac wedi dod yn weithredol ar 20 Hydref 2025. **Bydd y ffioedd newydd yn daladwy ar gyfer ceisiadau cynllunio, diwygiadau, ceisiadau tybiedig, ac ymweliadau safle yng Nghymru o 01 Rhagfyr 2025.**

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*The **Fee Document** has been published on the Welsh Government website, and it can be accessed on the following link: [Planning application fees | GOV.WALES](#)*

From: Dorrington Architectural <info@kwdorrington.co.uk>

Sent: 15 May 2026 13:11

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Cc: watkinsmandj@aol.com

Subject: Planning application 25/1043 - Land to rear of 29 Robertson Way

Hi Vicky,

I have had a chance to have a quick look over the comments from you engineer.

I have a few queries, before I contact Wayne Stone of Carreg Ltd, who designed the wall.

The proposed wall, which has been built and inspected/approved by Building Control, is a mass concrete block wall so

there wouldn't be C32 concrete. I don't think C32 concrete is standard specification for this type of design - your engineer can advise on this.

Structural wall concrete is usually C32 / 40. I will need to run the calculations and design through TEDDS to establish suitability when I get time. My concern is how the concrete foundation prevents the block wall from overturning and how it resists sliding forces. There is no reinforcement shown on the drawings, so this is not obvious.

The distance between the proposed house and the retaining wall is inconsequential as the retaining wall and house are both on cut ground at the same level. So forces would not transfer harmfully.

The angle of influence is consequential on all structures. Perhaps not with static loading, but for instance, what if the neighbours load the upper side of the wall with a building, driveway, or earth, etc? Is there a party wall agreement?

I have not seen crates or waterproof membrane behind walls that are designed to let groundwater pass. There are weep holes in the wall.

From my direct experience with soakaways it is becoming clear over time that the crates fail, and should be designed to ease maintenance.

This is why the drainage blocks up and the wall fails early. Most drainage is insufficient when installed during construction and moisture eventually penetrates through the concrete or blockwork showing staining and mold on surfaces and rotting internal reinforcement. There are several examples of failure in Newport for this reason. The crates allow water to flow freely and disperse through the weepholes if installed at the correct height. Alternatively water can run along the length of the wall and exude to a drain. The crates also needs to be surrounded with permeable membrane to allow water through but not fines. (soil)

40 Tonne crates do not fail unless they are excavated or overloaded by large vehicles etc. installing them behind a wall is no more expensive than clean stone. Retaining walls fail regularly when only granular fill is used. It is clear over time that filtration beds block leaving water running on the surface.

The ground level between the house and wall will be hard surface and laid to falls. There are soakaways on the site, however we would

not design the soakaways to take this relatively small amount of groundwater. The side pathways would be laid to a fall - there is adequate

planting to garden side of the new dwelling.

This is fine until settlement occurs. Has groundwater survey been carried out? If I've lost count of how many times I have seen below ground water flowing through fissures in rock and clay.

I would also add that the excavation was dug out, and remained unsupported for a significant amount of time, without issues. The ground

is surprisingly stable.

This is good but has a geotechnical survey been carried out?

The top of the wall has been excavated to a small amount and backfilled. Surface water would percolate rather than stay on the surface.

Backfilled with what? Water may percolate for a small amount but could build up at the top of the wall if no formal drainage is installed.

Can you provide the contents of this email to your engineer? If there are other queries, please let me know.

"-----Original Message-----"

From: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>

Sent: 12 May 2026 13:03

To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>

Cc: Turner, Joanne (Team Manager - Assets and Planning)

<Joanne.Turner@newport.gov.uk>; Trembath, Joel (Assistant Structural Engineer)

<Joel.Trembarth@newport.gov.uk>

Subject: RE: Planning application 25/1043 - Land to rear of 29 Robertson Way

Vicky

Whilst structurally the plan is sound in principal but I have various observations that might concern me. I have not checked the calculations entirely yet but can do this when I get time. I am sure I saw C32 concrete specified for construction of the wall and foundation which is good but when I looked again I could not see this please ask for confirmation.

- 1. The wall appears to be too close to the building, I guess this is 800mm to 1300mm effectively meaning that the house foundations meet the wall foundation below ground or less than 100mm gap. This means that the angle of influence from the wall and forces from retained land are acting on the foundation of the house.*
- 2. I did not see in the calcs. any water loading from saturated soil but have not fully checked yet.*
- 3. The drainage behind the wall is planned to be granular fill. I prefer to see a proper drainage system and I always encourage the use of soakaway crates behind the wall for the full length. This can then alleviate any potential water build up behind the wall and can act as extra surface water dispersal below ground. Granular fill systems block up very quickly and are rarely maintained until such time the wall begins to collapse.*
- 4. The earth retaining side of the wall must be lined with a waterproof membrane. I recommend 2 coats of Blackjack or other similar, accredited waterproofing system.*
- 5. Where does the water run off to when it comes through the weepholes? It is very close to the dwelling wall and damp may ensue if no formal drainage is installed.*
- 6. Ideally, the ground above the wall should be levelled flat for 1m so that any surface water running down the slope does not pour straight over the top of the wall. Instead, it has time to soak into the ground (granular fill) before reaching the wall.*

My main concern here is that the wall is likely to fail sooner than the house due to the forces involved and being this close to the building it can affect the dwelling and be very difficult to rectify. But this isn't always enough reason to object to a plan on structural grounds.

Regards

John"

Thanks.

Kevin

K W Dorrington MCIAT, MCABE (C.Build E), MRPSA, AssocAPS.

Chartered Architectural Technologist and Chartered Building Engineer

CIAT Registered Practise

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