

-----Original Message-----

From: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>
Sent: 08 January 2025 11:32
To: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Cc: Turner, Joanne (Team Manager - Assets and Planning)
<Joanne.Turner@newport.gov.uk>; Fernando, Evanjely
<Evanjely.Fernando@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 24/1043

Hi Vicky

That is exactly what I wanted to know and I have no further comments to make. I find the plan fully satisfactory from a structural point of view.

Regards

John

-----Original Message-----

From: Quinn, Vicky (Senior Planning Officer) <Vicky.Quinn@newport.gov.uk>
Sent: 08 January 2025 08:33
To: Kimberley, John (Structural Engineer) <John.Kimberley@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 24/1043

Hi John, In response to your comments below the agent has responded as follows:

- INT22059-101-P01-FOUNDATION DETAILS

My responses to the queries raised by your Engineer are:

1. The cupboard doors will not have strung door closers. However, they are serving service cupboards only and will be closed and locked at all times other than

scheduled maintenance by trained and approved operatives. The doors will be clearly signed with "Fire Door keep shut" signs and will not be accessible by residents. This is all in accordance with the Fire Strategy document agreed with Building Control.

2. I have enclosed section drawing 1528WD-400J, which shows the existing and proposed levels. The GF slab is approx. 1.2-1.3m above the existing site levels, with the rear parking areas approx. 1.1-1.2m above existing site levels. The levels are shown on the enclosed site/GF Plan and I have also enclosed the original site survey for reference. The void beneath the floor slab is vented as indicated on the section drawing.

3. A hydrocarbon vapour barrier/membrane will be installed above the beam and block flooring as shown on the section drawing.

Please let me know if you have anything further to add or require any further information.

Regards

Vicky Quinn

Senior Planning Officer / Uwch Swyddog Cynllunio Regeneration, Investment and Housing / Adfywio, Buddsoddi a Thai Newport City Council / Cyngor Casnewydd

Tel: 01633 210107

(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).

Please note that I do not work Mondays. My inbox is not monitored in my absence.

-----Original Message-----

From: NCC - Planning <Planning@newport.gov.uk>

Sent: 02 January 2025 15:20

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

Subject: FW: Planning Consultation Request for case ref: 24/1043

-----Original Message-----

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

Sent: 02 January 2025 15:17

To: NCC - Planning <Planning@newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 24/1043

NCC Structures team as no objection to this application, however the following observations have been made.

1. Both upper floor plans show what appears to be a storage cupboard opening into the corridor. Presumably they will be fitted with sprung door closes which would help prevent opening, potentially hindering emergency egress from the building?
2. No side or front elevations have been provided, so it is hard to establish the ground floor height from existing ground level. I would expect that due to the ground contamination, potential flood risk and style of construction (ground slab to prevent contaminants seeping into the building and piled structural supporting beams), the ground floor would be approximately 1 meter above the new ground slab. Is this correct? This could provide added benefits such as, easier lift maintenance and the ability to ventilate the space to further prevent contamination reaching occupants.
3. Does the new ground slab incorporate a membrane to help prevent gas seepage from contaminated ground?

Regards

John Kimberley