



Our Ref: W21880-WBE-XX-XX-CO-Z-0001/ks

Mandale Group
Urlay Nook Road
Eaglescliffe
Stockton On Tees
TS16 0TA

EMAIL ONLY

3rd October 2024

Dear Mr M Moore,

Re: W21880 Land off Heaton Grange, Batley – Existing Boundary Retaining Wall

Further to the above development, **WB Engineers Ltd** were appointed by Mandale Group to provide structural design and details for the proposed new dwellings and associated structures.

An existing stone retaining wall is present to the western boundary of the development. The structure retains the development land off the adopted highway, known as Mill Lane. The land to the rear of the retaining wall has varying gradients, but these are generally between 1 in 2 and 1 in 3 to the rear of the proposed Plots Numbers 7–13.

As part of the proposed redevelopment of the land, the ground level to the middle of the site is to be lifted to provide reasonable gradient access roads. This requires consideration of the boundary retaining wall to the west to mitigate structural concerns.

WB Engineers drawing ref W21880-WBE-16-00-DR-S-3100-P01_RTWSsections, shows the development with a series of sections through the proposed plots, retaining structures to the rear gardens extending down to show the existing retaining structure. The green lines depicting the existing levels on the site. The red lines indicating no external garden areas where the level is to be greater than existing or level to suit the introduction of the retaining structures.

As can be seen on the sections, a slight re-profiling of the land is proposed to the rear of the existing retaining structure, with the introduction of some new retaining walls. However, the new retaining walls allow the maintenance or reduction of the existing earth (ground levels) immediately to the rear of the existing retaining wall. Therefore, the surcharge on the existing wall will remain unchanged or be reduced.

The sections show the principle of the angle of repose from the new retaining structures and are not within the proximity of adding any additional surcharge on the existing structure or the earth within the surcharge area.

During construction, Mandale will be required to take appropriate steps to undertake the proposed re-grading works using machinery to the east of the proposed retaining structures to ensure no additional temporary load is applied to the existing structure.

Based on the above, we feel that this demonstrates that the works proposed does not alter the suitability of the existing retaining structure and no AIP or additional assessment for the wall is required.



Engineers

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We trust that the above meets with your requirements at this stage. However, in the meantime if we can provide you with any further information or assistance then please do not hesitate to contact us.

Yours sincerely

Kyle Sutcliffe

BSc (Hons) CEng MICE MIStructE

For and on behalf of **WB Engineers**

Enc: