

Subject: FW: Re-modeling of Driveway Etc, at 12 Shore Road

From: Alan Lowe <alanlowe9883@hotmail.co.uk>
Date: 13 September 2023 at 15:54:22 BST
To: Charlotte Hill <cehill1912@yahoo.co.uk>
Subject: RE: Re-modeling of Driveway Etc, at 12 Shore Road

Good afternoon, Charlotte,

Thanks for the revised plans.

I have read the information you sent me concerning the permeable surface for the upper section of the driveway.

I totally agree, with the views expressed by the experts you have contacted. And considering the situation from a structural engineering point of view, with the high clay content of the underlying ground conditions, any water passing through a permeable surface will not drain away but simply build-up and create unnecessary water pressures at the back of any existing or new retaining structures.

I understand that to achieve a permeable surface on clay bound substrates, extensive excavation of the existing ground may be required, followed by back filling with granular materials in layers. I would be very reluctant for this to happen as the depths of excavation and back filling indicated could affect the existing foundations to your property, as they are quite shallow, as demonstrated by our trial pit and may also disturb the potential delicate balance of the ground bearing pressure of the existing foundations on the existing ground.

I cannot understand why this is being insisted on for such a small area of the drive and the general slope of the areas around your property and particularly the very significant slope to Shore Road. Any water will not have sufficient time to enter any permeable layer, but simply run off down Shore Road.

I hope this is coherent and will make a difference to the outcome of your discussions with Rochdale BC Planning department.

Kind Regards

Alan
For AEL Consulting
(Structural and Civil Engineer)