

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2023 15:09  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RM-AJ Y/2012/0099/F Gransha Wood - Retaining Wall - Dfl Reply to Mayfair Homes (No.2) Submission of 19 September 2023

**Importance:** High

[REDACTED]

Thank you for your submission of 19<sup>th</sup> September 2023 including a recent cover meter survey and your proposals to rectify the problems relating to this issue.

Our Technical Approval engineers from DFI HQ have commented as follows:

The proposed carbon resisting protective coating is compliant with BSEN 1504-3 and whilst its never good to need coatings to enhance protection to concrete faces due to poor workmanship, this would appear to be a reasonable approach to enhance the poor cover in places but should cover the entire structure. The images in the report show a lot of blow holes and honeycombing which would need repaired prior to the BSEN1504-3 coating being applied however it is acknowledged the many other issues Consultancy have identified for rectifying.

Eastern Division are content to proceed with this plan of action. However certain work will have to be completed in advance of these works. As mentioned in the HQ comments there is significant amount of blow holes and honeycombing across the entire structure. All this will have to be filled before any protective coating can be applied. The area of the wall where close boarded fence has been nailed to the structure will need to be exposed so that we can see the complete surface area of the retaining structure. Eastern Division would be happy to see your proposal on how this will be done as soon as you can. The acceptable filling of joints/construction joints in the parapet and retaining structure, which was noted during a recent site visit, should also be addressed as part of this work. Eastern Division will arrange for an inspection prior to the application of the protective coating.

As you are aware, while this was the most significant issue highlighted in our inspection report there were other concerns that will need addressed.

These were listed in an e-mail from DFI to [REDACTED] on the 12<sup>th</sup> of April 2017. For ease, I have added these below with the removal of the cover to reinforcement issue.

1. Wall Stem - Site measurements of the wall would indicate that section 1 is longer and section 3 shorter than shown in the drawings. The height of section 3 (the greatest retention) taken from the top of the foundation measured approximately 2.4-2.5m.
2. Exposed reinforcing steel protruding from top of wall.
3. Waterproofing system not to specification.(wall and base).
4. Lack of evidence of joints/suitability of construction joint for contraction(no crack inducer), provision of only 1 expansion joint at approximately 22m.
5. No evidence of rodding eyes for drainage/has a pipe been laid along the back of the wall.

#### Parapet

1. Steeple Coping incorrect.
2. Joints incorrect, only 1 in 3 are 'separation' joints(expansion joints) instead of every joint as specified.

#### Other

1. Steps attached to wall, section 4, creating additional loading and not shown on drawings.
2. Close boarded fence erected, enclosing wall and parapet creating issues for inspection and future inspections/maintenance, not shown on drawings.

Again, can you let us know how these will be addressed.

Regards

[REDACTED]

DfI Roads Eastern Division  
Private Streets Manager  
Annexe 6  
Castle Buildings  
Stormont Estate  
Upper Newtownards Road  
Belfast  
BT4 3SQ

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**From:** [REDACTED]@designid.co.uk>  
**Sent:** Tuesday, September 19, 2023 11:55 AM  
**To:** [REDACTED]@infrastructure-ni.gov.uk>; [REDACTED]@btinternet.com>  
**Cc:** [REDACTED]@infrastructure-ni.gov.uk>; [REDACTED]@infrastructure-ni.gov.uk>; [REDACTED]@infrastructure-ni.gov.uk>; [REDACTED]@designid.co.uk>  
**Subject:** RE: RM-AJ Y/2012/0099/F Gransha Wood - Request for Update on Retaining Wall Works Progress 2/Y/2012/0099/01 - Reply to [REDACTED] Mayfair Homes NI (No.2)

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[REDACTED]

Further to previous correspondence with [REDACTED] please find attached our structural engineering assessment summarising the impact of the results of Cover Meter surveys carried out by McFarland Associates on the above RC Retaining Wall.

Please review and if you have any queries please feel free to contact me directly.

Regards,

[REDACTED]

[REDACTED]  
MEng CEng MStructE  
Associate

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[REDACTED] designid.co.uk  
www.designid.co.uk

Offices:



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**From:** [redacted] <[\[redacted\]@infrastructure-ni.gov.uk](mailto:[redacted]@infrastructure-ni.gov.uk)>  
**Sent:** Wednesday, September 13, 2023 11:59 AM  
**To:** [redacted] <[\[redacted\]@btinternet.com](mailto:[redacted]@btinternet.com)>; [redacted] <[\[redacted\]@designid.co.uk](mailto:[redacted]@designid.co.uk)>  
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**Subject:** RM-AJ Y/2012/0099/F Gransha Wood - Request for Update on Retaining Wall Works Progress 2/Y/2012/0099/01 - Reply to [redacted] Mayfair Homes NI (No.2)

**This Message originated outside your organisation.**

[redacted]

Can you give me an update on what action you have taken since my email of June 30<sup>th</sup>?

The Department has not received any correspondence or submissions.

[redacted]

DfI Roads Eastern Division  
Private Streets Manager  
Annexe 6  
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Stormont Estate  
Upper Newtownards Road  
Belfast  
BT4 3SQ

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**From:** [redacted]  
**Sent:** Friday, June 30, 2023 12:44 PM  
**To:** [redacted] <[\[redacted\]@btinternet.com](mailto:[redacted]@btinternet.com)>  
**Cc:** [redacted] <[\[redacted\]@infrastructure-ni.gov.uk](mailto:[redacted]@infrastructure-ni.gov.uk)>; [redacted] <[\[redacted\]@infrastructure-ni.gov.uk](mailto:[redacted]@infrastructure-ni.gov.uk)>; [redacted] <[\[redacted\]@infrastructure-ni.gov.uk](mailto:[redacted]@infrastructure-ni.gov.uk)>; [redacted] <[\[redacted\]@infrastructure-ni.gov.uk](mailto:[redacted]@infrastructure-ni.gov.uk)>  
**Subject:** MT156830-23 - RM-AJ Y/2012/0099/F Gransha Wood - Request for Update on Retaining Wall Works Progress 2/Y/2012/0099/01 - Reply to [redacted] Mayfair Homes NI (No.2)

[redacted]

I am well thanks, and trust you are also. Thank you for your email of 28 June 2023, however it is disappointing to note this is in reply to my correspondence with you over 8 months ago.

The development remains private and the responsibility of Mayfair Homes NI (No.2), however the Department has received many letters from conveyancing solicitors and elected representatives during the past number of years due to the retaining wall not having been successfully technically approved, thus preventing adoption.

Planning condition Nr 7 attached to the planning approval for this development (Ref: Y/2012/0099/F) states :

***The development hereby permitted, shall not be adopted until any retaining wall requiring technical approval has been approved by the Department of Regional Development Roads Service (now DfI Roads) in accordance with BD2 Technical Approval of Highway Structures: Volume 1: Design Manual for Roads and Bridges.***

The position of the Department remains unchanged and my email to you (27 October 2022), and several from [REDACTED] in our Structures team, was to request your designer propose and submit a design solution to the retaining wall. Design ID last informed the Department on 6 January 2022 that they were to follow up on their commitment to carry out a cover meter survey. This has yet to be undertaken.

With regards to a request to meet, the Department does not see any merit to holding such a meeting at this time. Mayfair Homes NI (No.2) and Design ID are fully aware of the problems that require addressed and should further discussions be required this may be accommodated on receipt of a design solution proposal.

Please submit a design solution as soon as possible.

Regards

[REDACTED]

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**From:** [REDACTED] <[\[REDACTED\]@btinternet.com](mailto:[REDACTED]@btinternet.com)>  
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**Subject:** Re: RM-AJ Y/2012/0099/F Gransha Wood - Request for Update on Retaining Wall Works Progress - 27 October 2022

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Hi [REDACTED],  
Hope you are well.

The attached wall issue has been raised again by a conveyancing Solicitor acting for the sale of one of the properties. It would be good to get closure with this, what is the best approach to try and get some resolution.

I don't think that DFI Roads were amenable to placing the wall in a Management Company, shall I get Design ID to revisit and provide a solution again?

Happy to meet up to discuss?

Thanks,

[REDACTED]

On 27 Oct 2022, at 18:02, [REDACTED] <[\[REDACTED\]@infrastructure-ni.gov.uk](mailto:[REDACTED]@infrastructure-ni.gov.uk)> wrote:

[REDACTED],

Please see DfI request for an update from your design consultant for Gransha Wood Retaining Wall sent today. As you can see it has been quite some time since Design ID has been in contact with our Structures team. The last correspondence being an email from [REDACTED] (Design ID) on 6 January 2022 (attached).

Please can you update DfI on when Mayfair Homes NI (No.2) Ltd intend to resolve this structural issue for residents of this development, by fulfilling the Article 32 Agreement and Bonds sealed with DfI in 2013.

Many thanks

[REDACTED]

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**Sent:** 27 October 2022 12:54  
**To:** [REDACTED] <[\[REDACTED\]@designid.co.uk](mailto:[REDACTED]@designid.co.uk)>  
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**Subject:** FW: Gransha Wood, Old Dundonald Road - Adoption of Retaining Wall

[REDACTED], after further correspondence from both residents and elected representatives we note that nothing appears to have moved forward on this site.

In early 2022 we had asked you as Designer to contact the Developer in relation to a cover meter survey.

Can you please update me on any progress that has been made on this or other issues that were highlighted in the pre-acceptance report.

Regards

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Minor Works and Structures  
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**Attachments:** 12243-DID-ZZ-XX-RP-S-0001-P01.pdf

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MENG CENG MISTRUCTURE  
Associate



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London - T: +44(0)20 7250 0817  
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