

CONGLETON TOWN COUNCIL

COMMITTEE REPORTS AND UPDATES

COMMITTEE:	Town Hall, Assets and Services		
MEETING DATE AND TIME	7 th April 2022 7.00pm	LOCATION	Town Hall
REPORT FROM	Streetscape Development Manager – Ruth Burgess		
AGENDA ITEM REPORT TITLE	11 Roundabout Maintenance		
Update	<p>The 5 main roundabouts within Congleton are assets of Cheshire East Council, but the maintenance responsibility falls under Congleton Town Council. All of our roundabouts are classed as “enhanced” roundabouts, as they all have features or structures on them.</p> <p>The Former Wagon and Horses Roundabout, now known as the Tesco Express roundabout, requires considerable maintenance as the side sleepers are collapsing due to them being rotten. We have sought advice from Cheshire East Council in terms of maintenance, and due to the roundabout being “enhanced”, the repairs would have to be completed by Congleton Town Council. The current Design is from 2004 – Copy of the Bridestones walk, with a piece of Bridestones stone on top.</p> <p>At first glance it appeared that somewhere in the region of between 6 to 10 of the timbers had broken at ground level, on further examination we have concluded that most, if not all of the timbers in the structure had rotted at ground level and are probably in imminent danger of collapse. There are approximately 130 sleepers in the structure.</p> <p>Realising that this would now be a major exercise to undertake, we have consulted with 2 local Groundworks companies. Both companies have completed a thorough examination of the site and agreed with our assessment that indeed all of the sleepers have rotted and need to be dealt with in order to avoid a total collapse of the structure.</p> <p>Simply removing the existing timbers is not a sensible or safe option. There is a significant amount of earth being supported by the timbers and as soon as a reasonable number of them are removed, the earth behind them will collapse. Bearing in mind that there are some large pieces of sandstone supported within the earth in the middle of the structure, any such collapse could be dangerous. In consultation with the Town Council’s Streetscape Team, we have concluded that there are three possible solutions to make the structure safe and return it to a reasonable condition.</p> <p><u>Option 1</u> <u>To make the site safe and tidy</u></p> <p>Temporarily remove the sandstone rocks. Take down and dig out existing timbers. Level the ground by taking away the excess earth and adjacent blue slate. Replace the sandstone at ground level. Install new membrane and slate.</p> <p>Option 1 - Estimated likely cost £4500 to £5000.</p>		

	<p><u>Option 2</u> <u>To rebuild the structure to its original design</u></p> <p>Install new timbers around the existing damaged ones. Back these timbers with a waterproof membrane. Remove all existing timbers. Back fill gaps with replacement earth. Replace any membrane/blue slate removed in the process.</p> <p>Option 2 - Estimated likely cost £7000 to £7500</p> <p>Whilst looking at the options, we mentioned to the contractors that the area suffered from an infestation of ‘Marestalk’. We informed them that we had previously discussed the possibility of removing the earth containing the infestation and replacing it with ‘clean’ earth. Contractors therefore provided an indication of the associated cost for this.</p> <p><u>Option 3</u> <u>Rebuild the structure as in option 2 above with new earth</u></p> <p>Remove all existing earth, timbers and sandstone to an appropriate depth (within the area surrounded by the turf). Install new timbers. Back these timbers with a waterproof membrane. Fill structure with replacement earth. Re-install sandstone. Replace any membrane/blue slate removed in the process.</p> <p>Option 3 - Estimated likely cost £18000 to £18500</p> <p>None of the above costs include any consideration for fees payable to Cheshire East Council for any licences that may be required or lane and road closures.</p> <p>This information is intended as a discussion document to enable you to determine which course of action you would most likely pursue. Once you have been able to identify the best way forward, the companies would be happy to discuss this further and provide a more accurate quotation.</p>
Financial Considerations	This is not budgeted maintenance so would therefore be an overspend on Streetscape maintenance.
Environmental Considerations	This roundabout already has sustainable planting, a request that materials used for repairs come from a sustainable source.
Equality Considerations	There are no restrictions on anybody viewing the roundabout, access is not allowed.
Decision Requested	To agree the best option for the repair of this roundabout.