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SWF CONSULTING
CONSULTING CIVIL & STRUCTURAL ENGINEERS

147 London Road South,
Poynton, Cheshire SK12 1LG
Tel: 01625 876040
Fax: 01625 850104
email: mail@swf.uk.com
www.swf.uk.com

LAND AT LUIGI MOTORS AND THE SWAN HOTEL, BUXTON ROAD, NEW MILLS.

Introduction

Mr Raimo of Luigi Motors has occupied the Building and land of Luigi Motor Services for many years. Mr Raimo purchased the Swan Hotel and the land attached to the Swan Hotel earlier this year.

Following the issue of notices regarding unauthorized works issued by High Peak Borough Council, SWF Consulting were instructed to inspect the works and to prepare a report.

Discussion

Mr Raimo has for a considerable length of time been concerned with fly tipping from the former car park into the stream which runs in the valley between the land abutting the Swan Hotel and Luigi Motors.

Following the acquisition of the Swan Hotel Mr Raimo was determined to clean the watercourse of fly tipping and other debris. Mr Raimo was concerned that overtime the culvert beneath the A6 which contains the stream, would become blocked and at times of heavy rain may cause flooding in the locality.

Mr Raimo was unaware of his responsibility to maintain the unimpeded flow of the water course through his land.

Nevertheless works were commenced to clean the water course and in order to access land on both sides of the stream an access across the stream was constructed using galvanized steel gabion baskets in-filled with stone.

Two substantial pipes were inserted in the gabion structure to carry the water flow from the stream.

The clearing of the watercourse of fly tipping was then completed and the water course was also cleared of natural debris and the flow was much improved. In all four large skips were used to remove the fly tipping which comprised of tyres, a settee, mattresses and other unwanted household goods.

The access formed by the gabions is a substantial well constructed structure which should remain serviceable for many years (refer to photographs)

At the time of our inspection on Tuesday 11th October 2011 the stream was running very swiftly following a number of days of persistent and often heavy rainfall.

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It can be seen from the attached photographs that even following a long period of rainfall the two pipes were flowing at less than a quarter capacity. We would also point out that should even heavier rainfall occur say the 1 in a 100 year storm then the open construction of the gabions would allow any backed up water to pass through.

The gabion structure is in the order of 8.00 metres wide and will we believe remain stable in all conditions.

Conclusion

The works to clear the water course of fly tipped material and also to clean the channel of natural debris can only be seen as beneficial.

We would also conclude that the gabion structure which we understand has been classified as unauthorised works has been well conceived and constructed and will in no way impede the flow of the stream. It should be noted that Mt Raimo was unaware that the works to improve and clear the stream and to create an access between the two areas of land required permission.

We would on behalf of Mr Raimo welcome any assistance from the High peak Borough Council and the Environment Agency in a retrospective permission of the works.

Signed: I. Normanshire Dated: 17TH October 2011

Mr I H Normanshire
Director