



Highways Photographic Dilapidation Survey

Address: 131 Radcliffe New Road,
Whitefield, M45 7RP

Reference	RNRDS
Project	131 Radcliffe New Road Whitefield M45 7RP
Revision	-

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Rev	Date	Detail	Chk	Auth
-	01 th July 2025		NS	SB

Introduction

- 1.1 Samona Property Consultants are appointed by YS Building Services Ltd to undertake a Pre-Construction Highways Photographic Dilapidation Survey on the local highway network in the vicinity of 131 Radcliffe New Road Whitefield M45 7RP.
- 1.2 Bury Metropolitan Borough Council (BMBC) granted planning permission for the Erection of detached dwelling on 09 May 2025 (Planning application number 71264). Condition 1 of the decision notice states:
“Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site.”
- 1.3 The results of the Pre-construction survey are set out in Section 2
- 1.4 Section 3 of this report provides a summary

Photographic Dilapidation Survey

2.1 Extent of Survey Area

- 2.1.1 Drg No 1001/01 presents the extent of the Pre-construction survey. The following roads have been surveyed:
 - Radcliffe New Road
 - Leicester Road
- 2.1.2 The full extent of the adopted highway (i.e. footway and carriageway) is included in the survey.

2.2 Survey

- 2.2.1 Samona Property Consultants undertook a Site visit on 01 July 2025. Members of the Survey Team walked the survey area set out in paragraph 2.1.1 and indicated in Drg No 1001/01. Photographs of the carriageway and footway were taken at regular intervals.
- 2.2.2 Existing damage to the carriageway, footway and highway furniture has been identified and photographed during the survey. Each identified area of damage is described in this report and identified on a plan.

2.3 Photograph Locations

- 2.3.1 The location and Direction of the photographs is summarised on Drg No 1001/02. A Total of 17 photographs were taken during the survey and these are included in Appendix A.

2.4 Radcliffe New Road

2.4.1 Radcliffe New Road is a single carriageway road with flowing traffic in both directions and footways on both sides. There is a cycle on both sides of the road, occupying the edge of the vehicle carriageway. Radcliffe New Road functions as a residential road. Radcliffe New Road is aligned in an east-west orientation.

2.4.2 Pre-Construction Survey

The road has a tarmac finish with thermoplastic white lining to separate the carriageways and cycle lane as identified in photographs 1-11, and yellow thermoplastic double lines at the junction between Radcliffe New Road and Leicester Road.

Radcliffe New Road has various finishes to the tarmac, laid at different times. There is visible wear and tear to the junction between the different tarmac finishes, as identified in photographs 2,3,6,7,8,10 and 11.

There is cracking in the tarmac in multiple locations, as identified in photographs 1,2,3,6,7,8,9,10 and 11.

Thermoplastic road markings are degraded and in some locations are no longer visible due to resurfacing and / or wear and tear, as identified in photographs 2.

Potholes along the road have been filled in at different times with different road surfaces, as identified in photographs 6,9 and 11.

There is extensive wear and tear to the kerb lines on both sides of the road, as identified in photographs 5,10,11 and 12.

The yellow thermoplastic double lines at the junction of Radcliffe New Road and Leicester Road are degraded and in some areas are no longer visible, as identified in photographs 1,2,10,12, 14 and 15.

There is a manhole on the eastbound carriageway that appears to have been installed or repaired in isolation of the rest of the carriageway, with Isolated tarmac resurfacing to this are as identified in photographs 15. The tarmac around the manhole is showing light cracking and weathering.

The footway on both sides of the carriageway has a mixture various finishes including flagstone and tarmac repairs as identified in photographs 5,7,10,12 and 14.

There are cacks and damage visible in multiple areas of the footway as identified in photographs 5 & 13.

2.5 Leicester Road

2.5.1 Leicester Road is a single carriageway road with footways on both sides. Leicester Road functions as a residential road. Leicester Road is aligned in a north-south orientation.

2.5.2 Pre-Construction Survey

Leicester Road has a tarmac finish with no visible road markings to separate the carriageways but does benefit from yellow thermoplastic double lines and white thermoplastic road end markings at the junction between Leicester Road and Radcliffe New Road. Leicester Road has various finishes to the tarmac, laid at different times for road surface and pothole repairs. There is significant wear and tear at the junction of Leicester Road and Radcliffe New Road between the different tarmac finishes as identified in photographs 2, 14 and 15.

The white road end thermoplastic road markings at the junction are non-visible and no longer apparent.

The yellow thermoplastic double lines at the junction between Leicester Road and Radcliffe New Road are degraded and in some areas are no longer apparent, as identified in photographs 1,2,10,12,14 and 15.

There are multiple potholes along the road as identified in photographs 14, 15 and 16.

Summary

- 3.1 Samona Property Consultants are Appointed by YS Building Services Ltd to undertake Pre-Construction Highways Photographic Dilapidation Survey on the local highway in the vicinity of 131 Radcliffe New Road.
- 3.2 Bury Metropolitan Borough Council (BMBC) granted planning permission for the Erection of detached dwelling at 131 Radcliffe New Road on 09 May 2025 (Panning ref 71264). Condition 1 of the decision notice requires the developer to undertake a Photographic Dilapidation Survey to be approved with BMBC.
- 3.3 The extent of the Road Condition Survey is indicated on Drg No 1001/01 and comprises:
 - Radcliffe New Road
 - Leicester Road
- 3.4 Samona Property Consultants undertook a Pre-Construction Survey on 01 July 2025. The Pre-Construction report summarises the results of the survey, including the details of each identified area of damage. This Pre-Construction survey report is to be submitted to BMBC for review and approval.

We note there is a flooring manufacturing factory at the end of Leicester Road called Polyflor which has heavy goods vehicles accessing and egressing the site onto Leicester Road and subsequently turning onto Radcliffe New Road.

The heavy goods vehicles accessing and egressing will contribute to the wear and tear of the highways detailed in this report.

In the event that remedial works are required as a result of damaged to the highway caused by traffic associated with the development construction, a method of repair will be agreed with BMBC Highway Engineers, and this work will be undertaken at the expense of the developer.

Appendix A - Photographs

Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



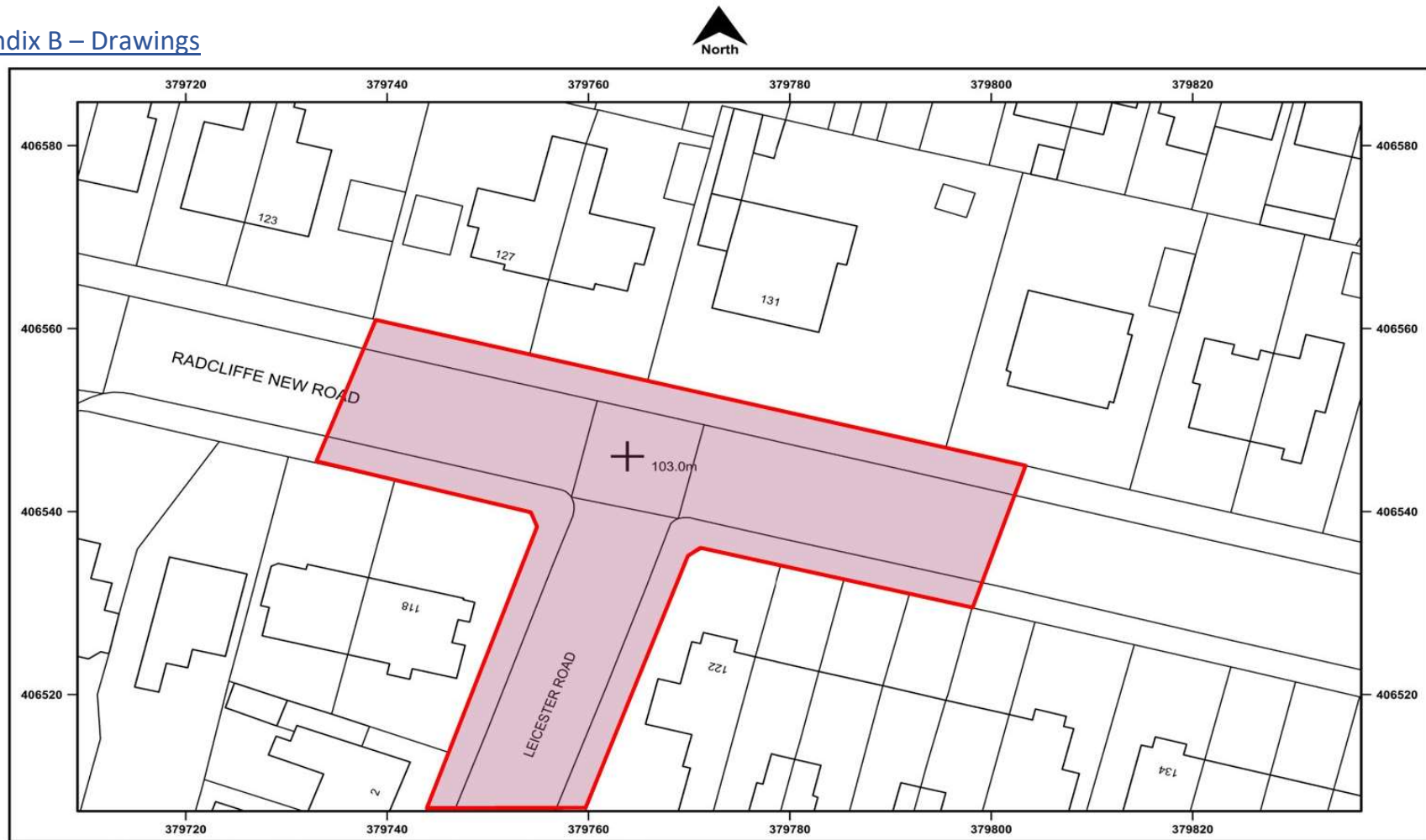
Photograph 16



Photograph 17



Appendix B – Drawings



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Project:	131 Radcliffe New Road	Title:	Area Surveyed	Drawing No:	10001/01	SAMONA
Client:	Gold Sketch Studios			Date:	July 2025	



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Project:	131 Radcliffe New Road	Title:	Photograph Locations	Drawing No:	10001/02	SOMONA
Client:	Gold Sketch Studios			Date:	July 2025	