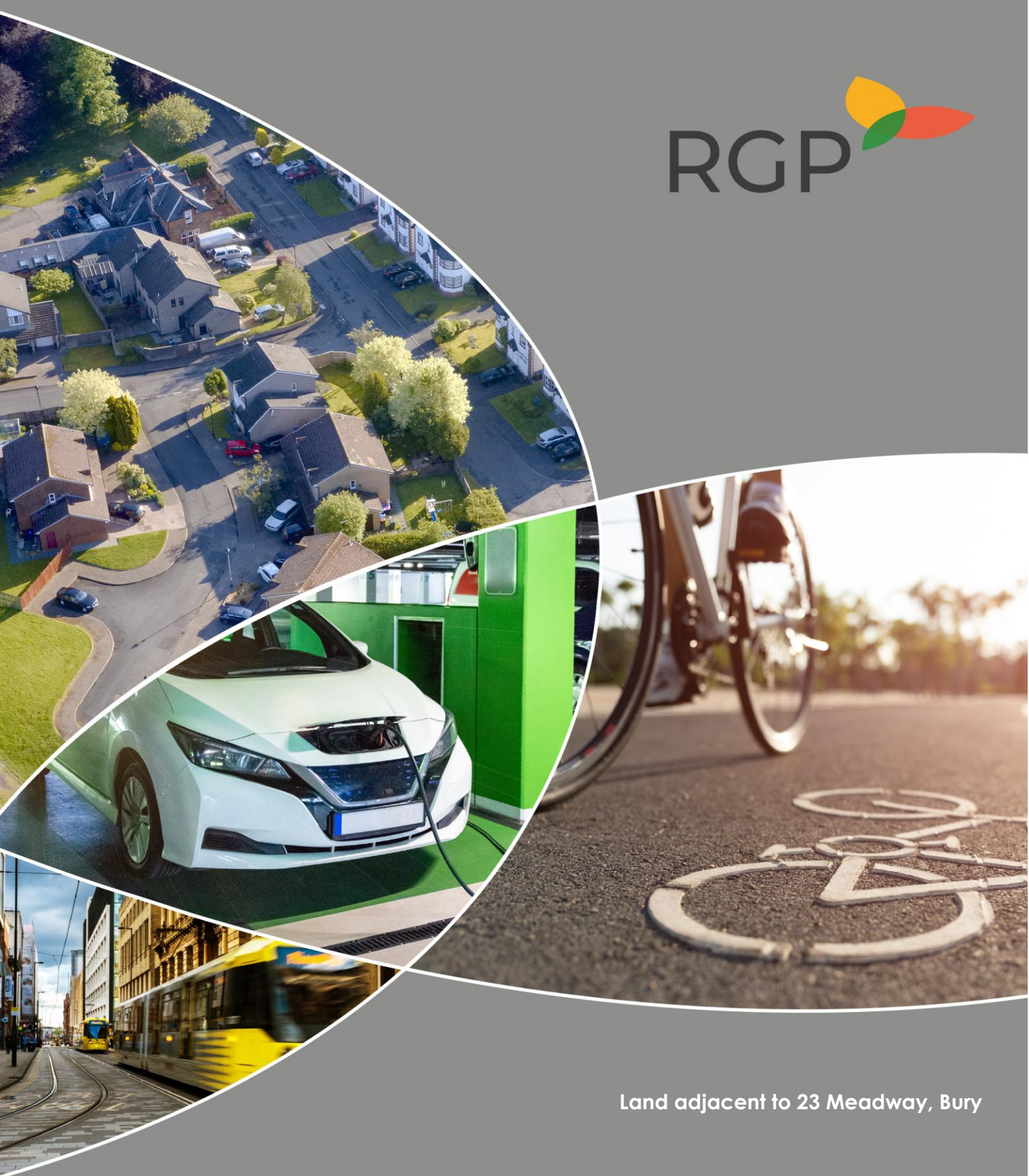




Land adjacent to 23 Meadway, Bury

HIGHWAY CONDITION SURVEY

For Residential Development
On behalf of SAC Property Developments

2024/8289/HCS02

November 2024

DOCUMENT CONTROL

Project: Land adjacent to 23 Meadway, Bury
For Residential Development

Report Type: Highway Condition Survey

Client: SAC Property Developments

Reference: 2024/8289/HCS02

Document Checking

	Name	Date	Signature
Author:	WTT	11/11/24	
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Status

Issue	Date	Status	Amendment	Issued by
1	12/11/24	Draft	-	BCC
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Appendix A	Highway Condition Survey Plan
Appendix B	Highway Condition Survey Photographic Evidence

1 INTRODUCTION

1.1 Background

- 1.1.1 RGP is instructed by SAC Property Developments to provide highway and transport planning advice in relation to a recently consented residential development at Land adjacent to 23 Meadway, Bury, BL9 9TY.
- 1.1.2 The site was recently granted planning permission (Application Number: 68709) which was granted consent on 27th September 2023.
- 1.1.3 This Highway Condition Survey has been prepared by RGP to discharge Condition 16, which states:

Condition 16: Notwithstanding the submitted 'Construction Traffic Management Plan' (CTMP), no development shall commence unless and until a CTMP has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- i. 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;*
- ii. Access route for all construction vehicles to the site from the Key Route Network;*
- iii. Access point/arrangements for construction traffic from the shared private access/Meadway and all temporary works required to facilitate access for construction vehicles;*
- iv. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;*
- v. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access;*
- vi. Confirmation of hours of operation, delivery and construction vehicle sizes that can be accommodated on the shared private access that serves the site and number of vehicle movements;*
- vii. Arrangements for the turning and manoeuvring of vehicles within the curtilage on the site and measures to control/manage delivery vehicle manoeuvres;*
- viii. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;*
- ix. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*
- x. The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.*

Reason. Information not submitted at the application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

- 1.1.4 This Highway Condition Survey report has therefore been prepared to satisfy criterion i) of the above condition. It should be noted that a separate Construction Traffic Management Plan has been prepared by RGP to discharge each of the other items associated with planning condition 16 and it is therefore recommended that this Highway Condition Survey is read in conjunction with that document.

1.2 Extents and Scope of the Survey

- 1.2.1 A series of plans identifying the general extents of the survey and details of the highway condition are attached hereto at **Appendix A**.
- 1.2.2 A site visit was undertaken by RGP on 3rd October 2024, with photographic evidence captured to identify the existing highway condition. The photographic evidence from the survey is attached at **Appendix B**.
- 1.2.3 The purpose of this report relates to the condition of the public highway and therefore provides detail on the condition of the carriageway, kerbs, verges and street furniture within the locations identified above.
- 1.2.4 This provides a record of the information and does not seek to attribute causes or identify potential risks associated with any existing defects. Only defects that are visible from the surface can be recorded through the survey.

2 HIGHWAY CONDITION

- 2.1.1 The following comments are made with respect to the condition of the highway along Meadway and Hampson Mill Lane.
- 2.1.2 The highway condition and existing damage are described within the table below and illustrated on the drawings attached hereto at **Appendix A**. The accompanying photographs are attached hereto at **Appendix B**.

Item / Photo	Brief Description of Defects
001	Cracked tarmac along centre of carriageway and discontinuous kerb stones. Lose detritus and organic material in the carriageway.
002	Sunken tarmac around ironworks.
003	Worn road surface and worn road markings at giveaway centre line with Lakeside.
004	Cracked paving stones, signs of vehicle overrun on footway.
005	Worn road markings at giveaway centre line with Hendon Drive.
006	Line crack across carriageway.
007	Eroded carriageway edge and small hole appearing within repaired section of tarmac.
008	Line cracks within repaired section of tarmac around ironworks.
009	Eroded carriageway edge.
010	Eroded section in the centre of the carriageway.
011	Cluster of potholes forming in repaired section of tarmac.
012	Cluster of potholes forming in repaired section of tarmac at the edge of carriageway.
013	Eroded carriageway edge.
014	Cluster of potholes forming in repaired section of tarmac.
015	Eroded carriageway edge.
016	Eroded carriageway edge.
017	Eroded carriageway edge.
018	Eroded carriageway edge.
019	Eroded carriageway adjacent to vehicular access to local business, general poor state of repair.
020	Eroded carriageway edge.
021	Eroded carriageway edge.

022	Eroded carriageway edge.
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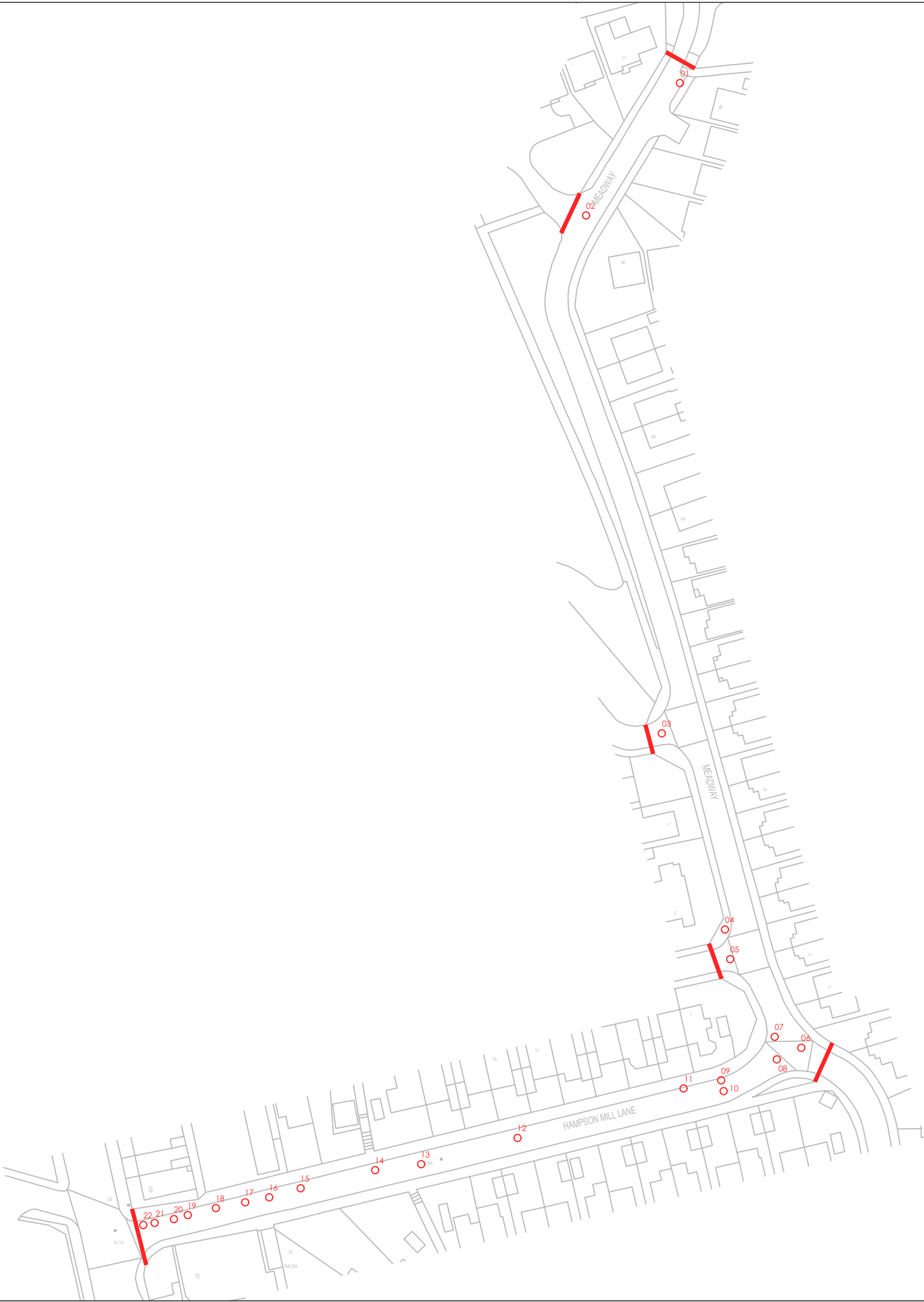
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APPENDIX A



NOTES

This drawing has been prepared for the purpose of planning discussions and does not constitute a detailed design drawing, or construction drawing. A Design Hazard Inventory has been prepared by RGP setting out the hazards which have been designed out. This is available upon request.

EXTENT OF SURVEY

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Client SAC Property Developments Ltd			
Project 23 Meadway, Bury			
Drawing title Highway Condition Survey			
Drawing No. 2024/8289/001			Rev. P1
Scale 1:1250	Drawn By GE	Checked By BC	A3

APPENDIX B



001



002



003



004



005



006



007



008



009



010



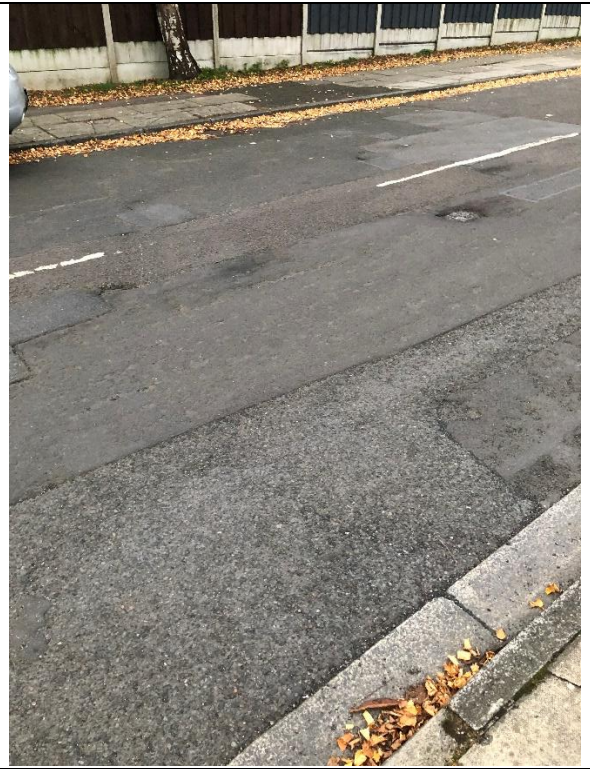
011



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