

Highway Dilapidation Survey

Project Information:

- **Project Name:** First4Building 137 The Rock.
- **Project Location:** 137 The Rock, Bury, England BL1 0ND
- **Survey Date:** 24/04/2024
- **Surveyor Name:** David Townsend
- **Contact Information:** david@cns-consultancy.co.uk

Pre-Construction Assessment:

1. General Information:

- The rock Development is situated within the BL1 area of Bury. The area is characterised by a mix of residential & commercial properties along with the development site which was previously used for commercial activities. The project boundaries extend along The Rock BL1 0ND and a private road to the rear of the site.



2. Pavement Condition:

- The condition of pavements and footpaths on The Rock and surrounding streets is generally fair, with minor cracks and surface irregularities observed in some areas.

3. Road Furniture and Infrastructure:

- Road furniture, including signage and streetlights, appears intact along The Rock and nearby roads. However there is existing damage to metal bollards situated in the loading zone.

4. **Drainage:**

- Drainage systems along The Rock and adjacent streets seem functional, with minimal signs of blockages or damage.
- Environmental controls during the construction phase will ensure proper functionality throughout and prevent any disruptions during project construction.

5. **Utilities:**

- Utility lines, including water, gas, electricity, and telecommunications, are present in the vicinity of the development site.
- Coordination with utility providers is essential to assess potential conflicts and ensure uninterrupted service during construction.

6. **Landscaping:**

- The area surrounding 137 The Rock features minimal landscaping elements, (trees, shrubs, and green spaces).

7. **Traffic and Access:**

- Current traffic patterns and access points to 137 The Rock indicate moderate vehicular and pedestrian activity.
- Temporary traffic and pedestrian management measures may be necessary to maintain smooth traffic flow and ensure safety during deliveries to site. Specific details to be outlined within the traffic management plan for the project.

8. **Community Impact:**

- Due to the enclosed perimeter of the site, construction activities at 137 The Rock may have a minimal impact neighbouring businesses, residents, and the wider community.
- Proactive engagement with stakeholders is advised to address concerns and foster positive community relations.

9. **Environmental Considerations:**

- Potential environmental impacts, such as noise and dust pollution, should be mitigated through appropriate measures.
- Dust suppression as required. Noise suppressed plant to be used. Work carried out in accordance with HSG66 "Protection of Workers and the Public".

10. **Photographic Documentation:**

- Comprehensive photographic documentation of existing conditions, including pavement, infrastructure, drainage systems, utilities, and landscaping features.
Visual documentation serves as a reference point for comparison before, during and after construction activities.







Damage to bollards within designated loading area.



This pre-construction assessment provides a detailed overview of the existing conditions and potential considerations for the development at 137 The Rock, Bury BL9 0ND.