



Pavement and Landscape Condition Survey

FOR	Allied London
BY	OBI Property Ltd
DATE	10/03/2025

Castlefield House

Liverpool Road
Manchester
M3 4SB



1.0 Introduction

1.1 Generally

This Schedule of Condition records the general state and condition of the pavement and landscape at Castlefield House, Liverpool Road, Manchester, M3 4SB.

In this Schedule of Condition, where the terms “right hand” or “left hand” are used, they assume that the reader is facing directly the element being described.

1.2 Site inspection

The inspection enabling preparation of this report was undertaken on 10th March 2025 by Mr Daniel Horridge of OBI Property Limited.

This schedule of condition is based on a non-invasive visual inspection only. No specialised optical equipment, other than a camera has been employed.

1.3 Report

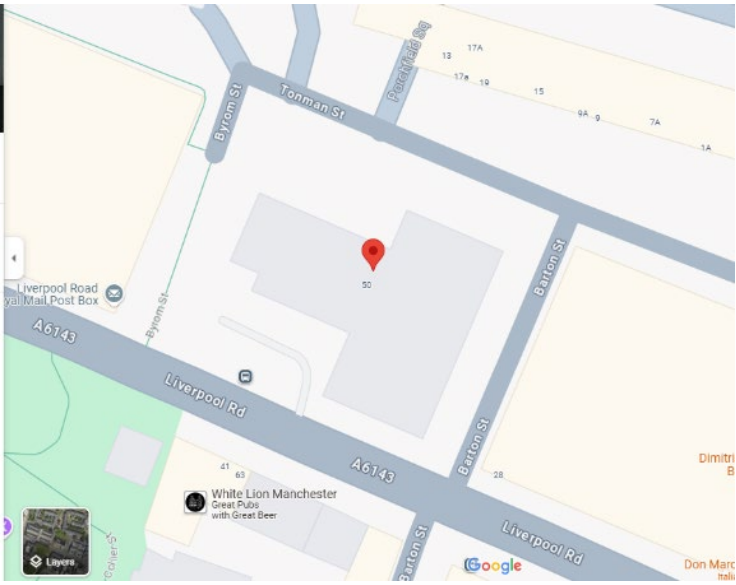
This schedule has been prepared to record the general state and condition of the pavement and landscape in order to satisfy condition 4a of the planning decision notice conditions for application 141586/FO/2024.

Note: Please refer to OBI Upper Campfield Paving Schedule of Condition dated 30th July 2024 for further details on the Barton Street and OBI Lower Campfield Paving Schedule of Condition dated 19th April 2024 for Byrom Street.

1.4 Definitions

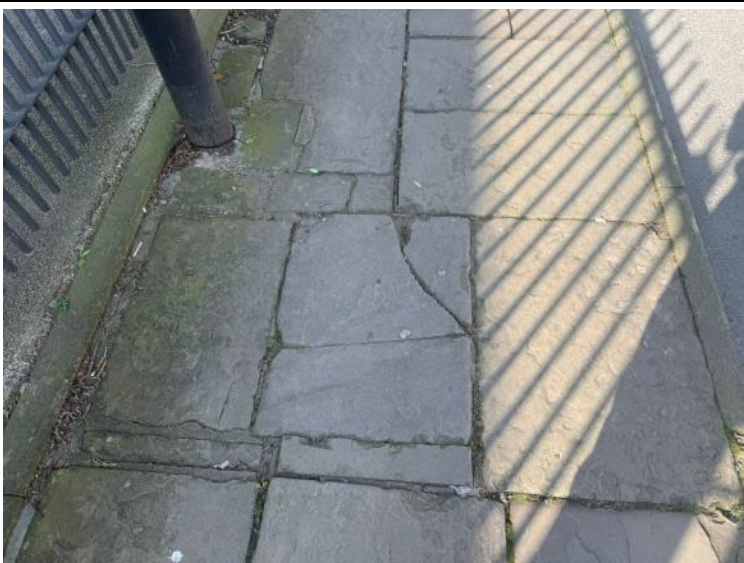
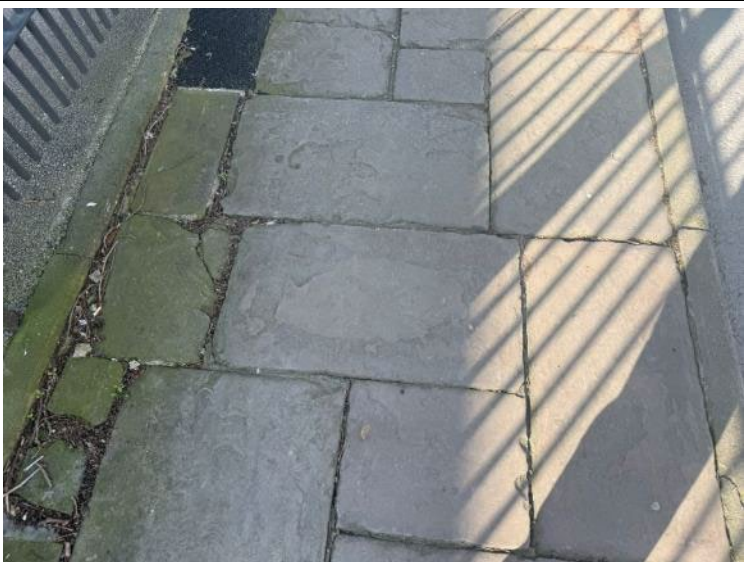
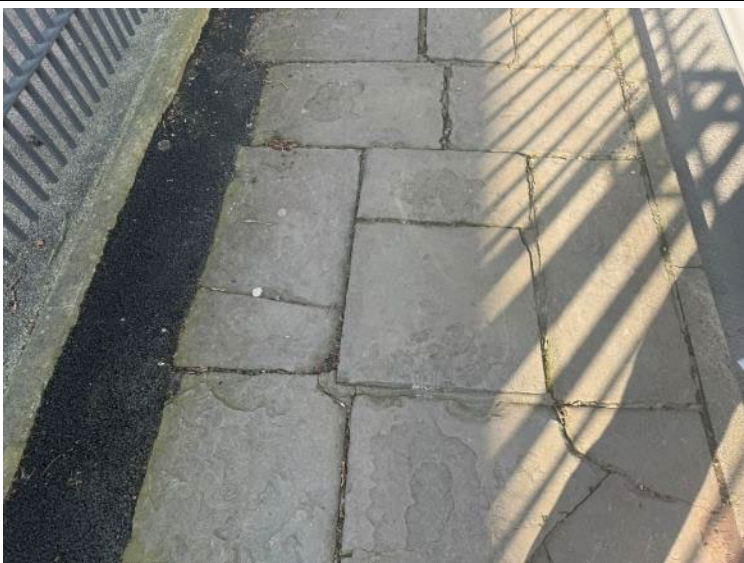
The following definitions have been used to describe the condition of various elements of construction:

- 1 *Excellent:* used to describe an element, finish or material that has recently been fitted, applied or constructed, and is essentially as new.
- 2 *Good:* used to describe an element, finish or material that has recently been fitted, applied or constructed and shows no signs of damage, deterioration or wear and tear.
- 3 *Fair/reasonable:* used to describe an element, finish or material that has minor damage, ageing or where some wear and tear has occurred.
- 4 *Poor:* used to describe an element, finish or material where defects exist and remedial work is required to restore the integrity or appearance of the item.

1.	Site map	
2.	Tonman Street	
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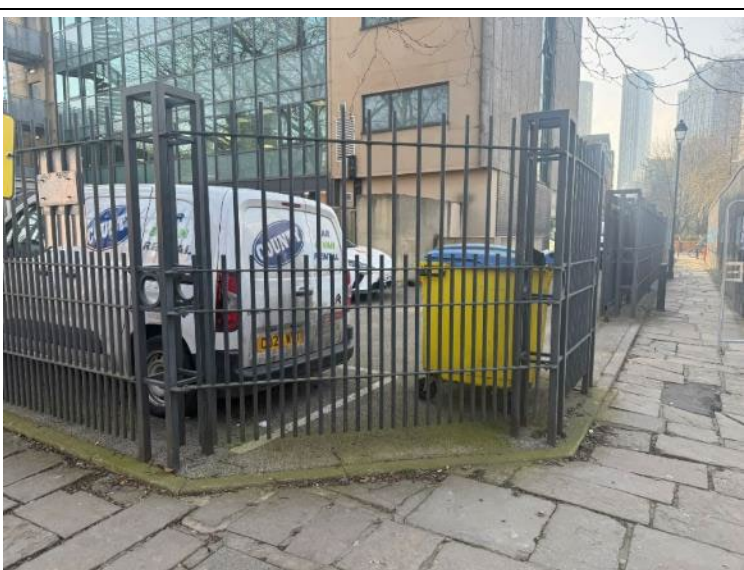
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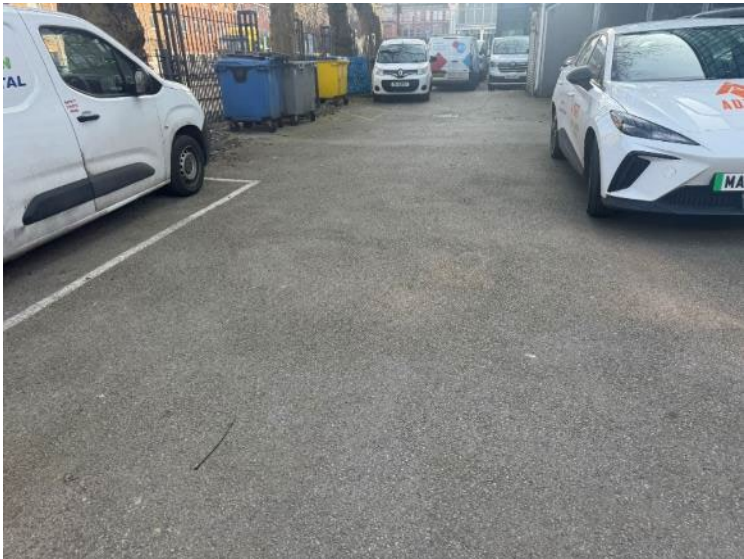
28.	Tonman Street	
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31.	Tonman Street	
32.	Tonman Street – Byrom Street	
33.	Tonman Street – Byrom Street	

34.	Tonman Street – Byrom Street	
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36.	Byrom Street	

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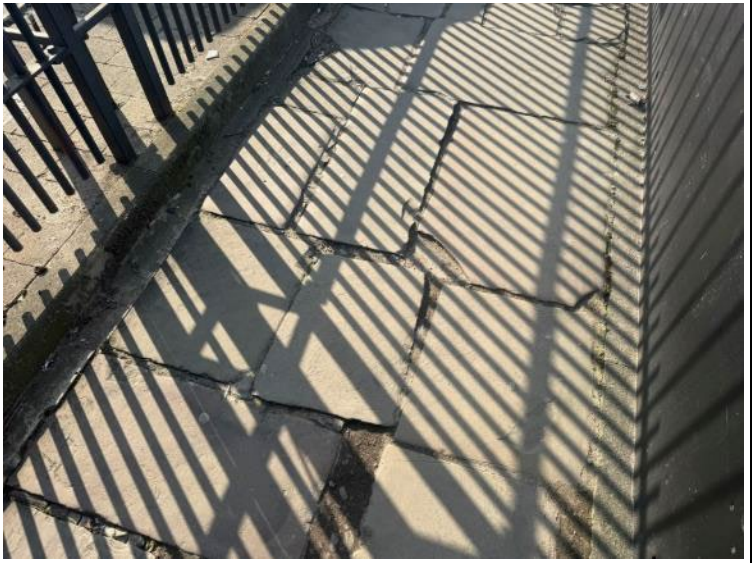
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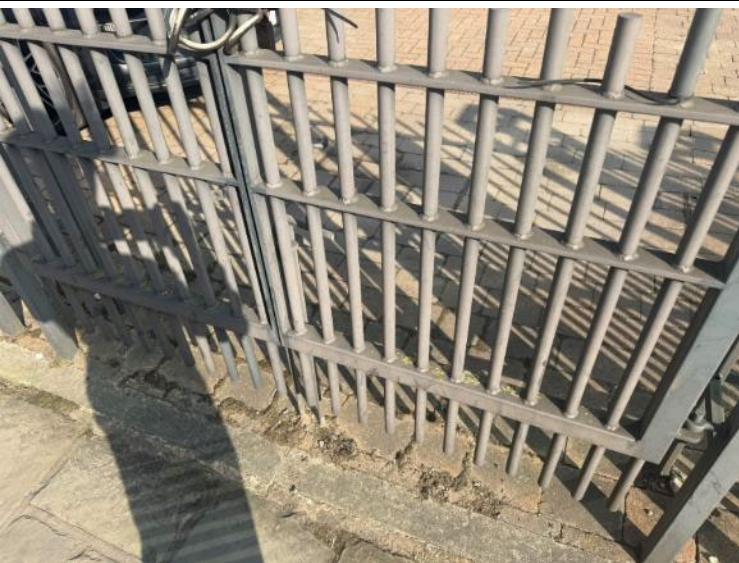
58.	Byrom Street	
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64.	Byrom Street – Liverpool Road	
65.	Byrom Street – Liverpool Road	
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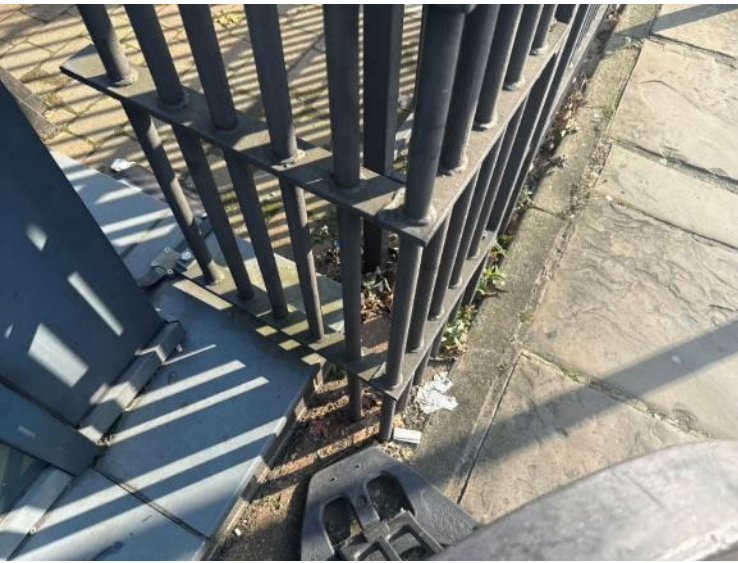
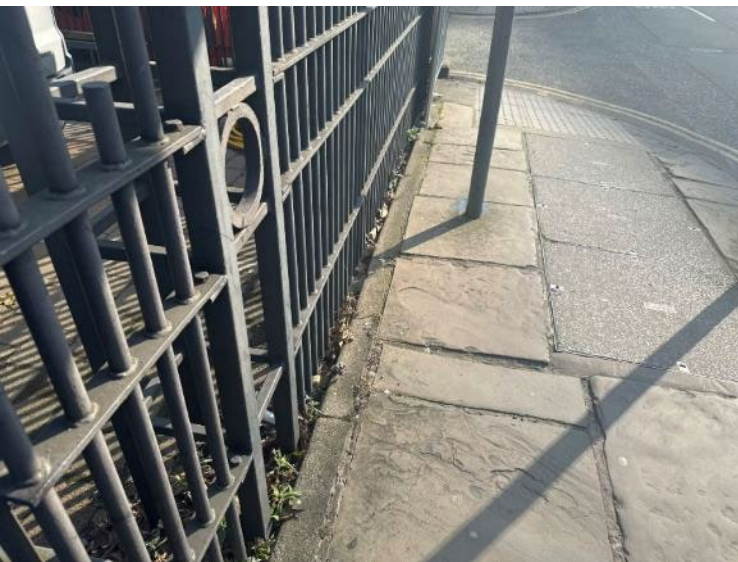
94.	Liverpool Road	
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96.	Liverpool Road	

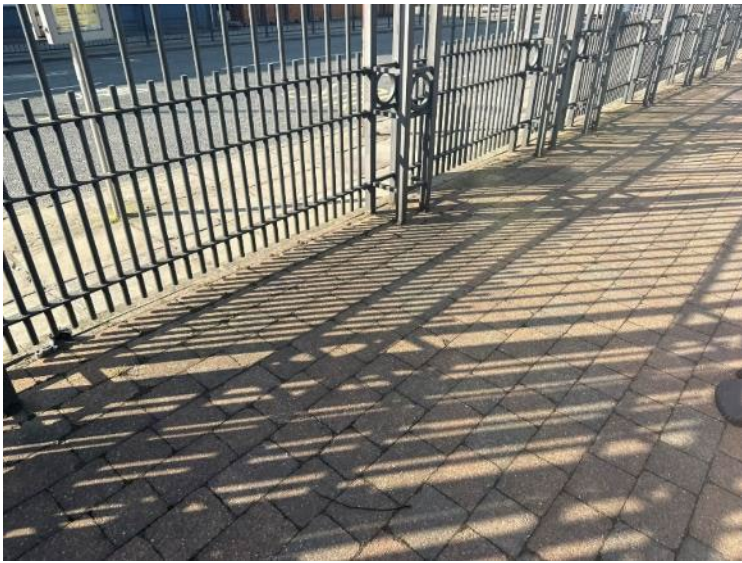
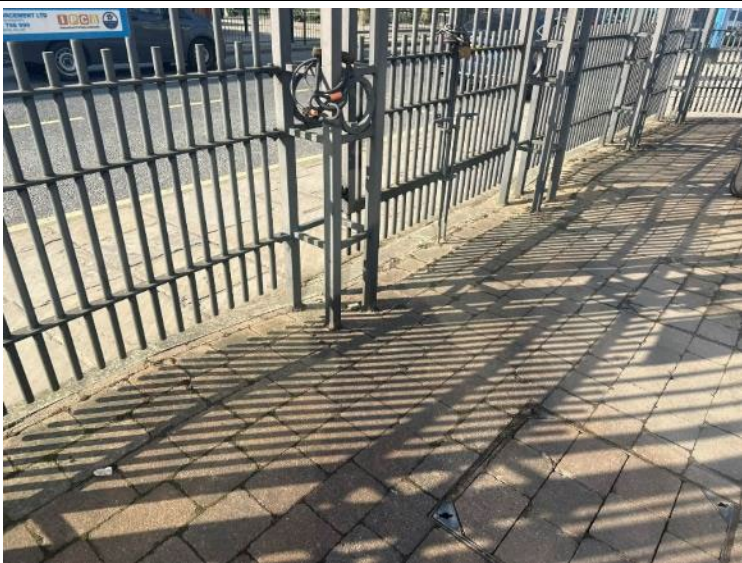
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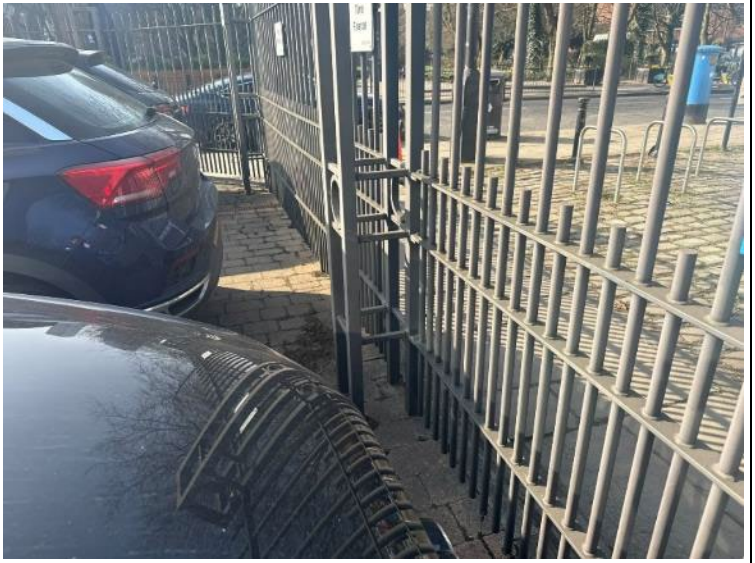
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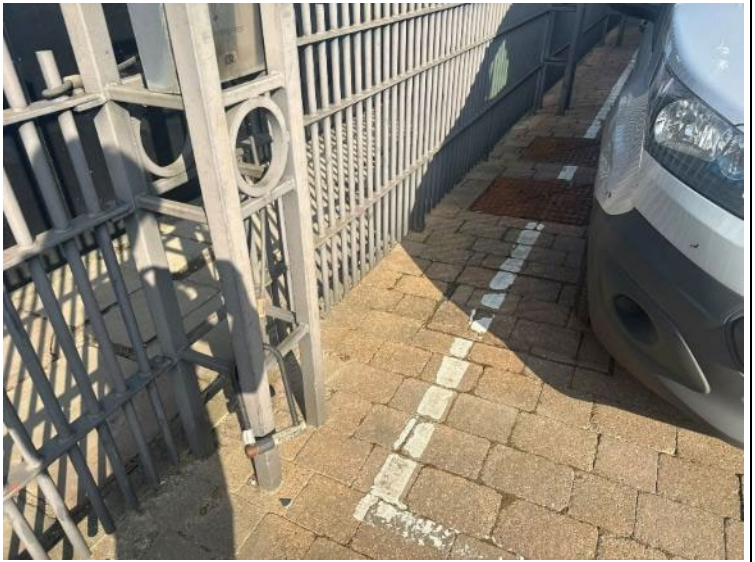
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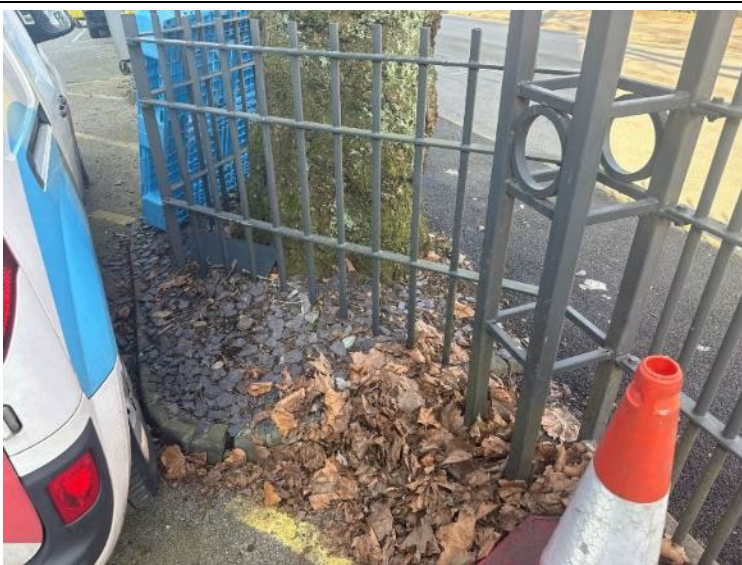
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110.	Liverpool Road	
111.	Internals	

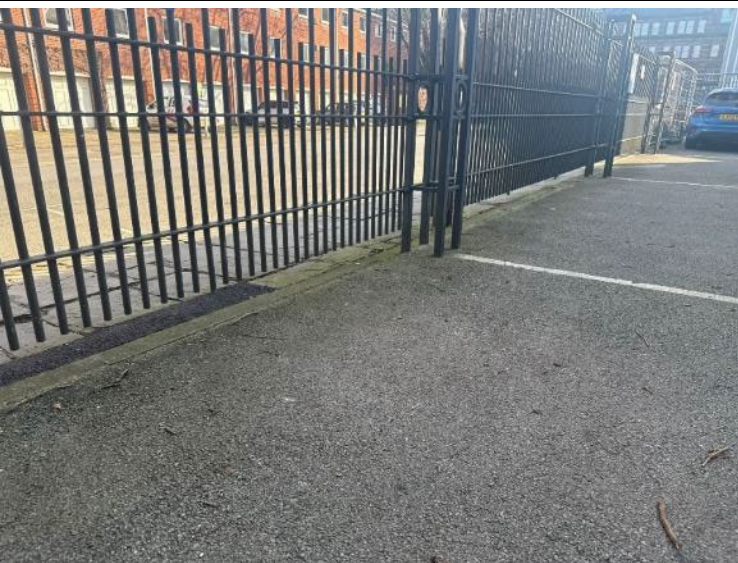
112.	Internals	
113.	Internals	
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116.	Internals	
117.	Internals	

118.	Internals	 A photograph showing a paved area with dark, irregular stones. A metal fence with vertical bars is in the background. A small yellow object is visible on the pavement.
119.	Internals	 A photograph showing a paved area with light-colored, rectangular stones. A metal fence with vertical bars is in the background. A white car is partially visible on the right side.
120.	Internals	 A photograph showing a paved area with light-colored, rectangular stones. A metal fence with vertical bars is in the background.

121.	Internals	
122.	Internals	
123.	Internals	

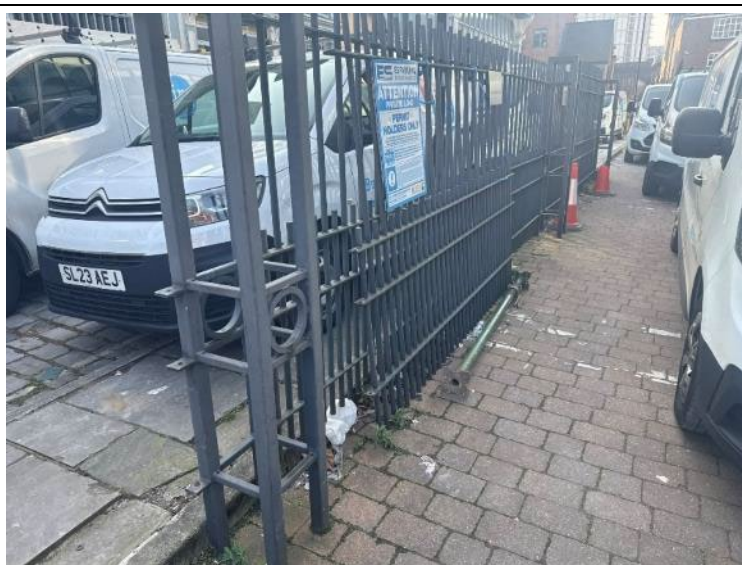
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129.	Internals	

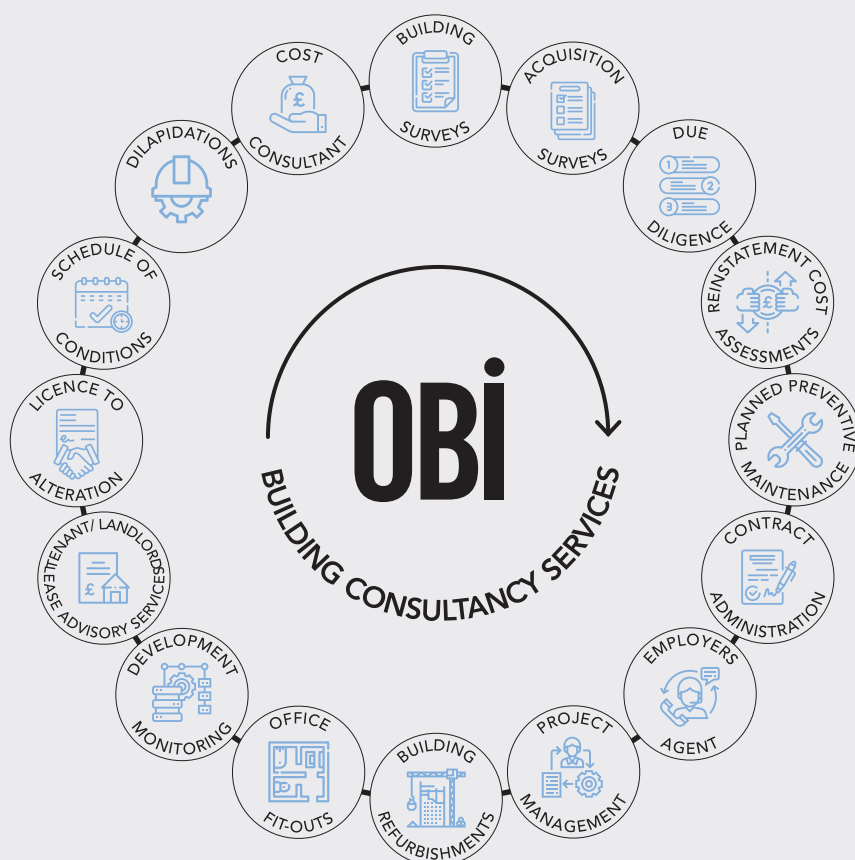
130.	Internals	
131.	Internals	
132.	Internals	

133.

Internals



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