

One Medlock Street Development

Highway Pre-condition Survey

Sweco UK Limited 2888385
Project Name One Medlock Street Development
Planning Application Reference 135419/FO/2022N/A
Client RG Group
Author Jordan Bamber Sweco
Date 11/10/2023
Document reference One Medlock Pre-condition Survey

Change list

Ver	Date	Description of the change	Reviewed	Approved by
P01	16/10/2023	FIRST ISSUE	JB	DW

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Appendix A – Correspondence with Manchester City Council

1 Introduction

This report has been produced to provide a record of the existing highway condition (footway and carriageway) on Medlock Street, River Street and Garwood Street for agreement by Manchester City Council (MCC) in advance of the One Medlock Street development; planning application 135419/FO/2022. The report has been undertaken in order to discharge planning condition number 48a.

The report provides a photographic record and commentary on the visual condition and existing defects on all surrounding roads which will be utilised by site vehicles accessing the site. Figure 1 shows the extents of the survey.

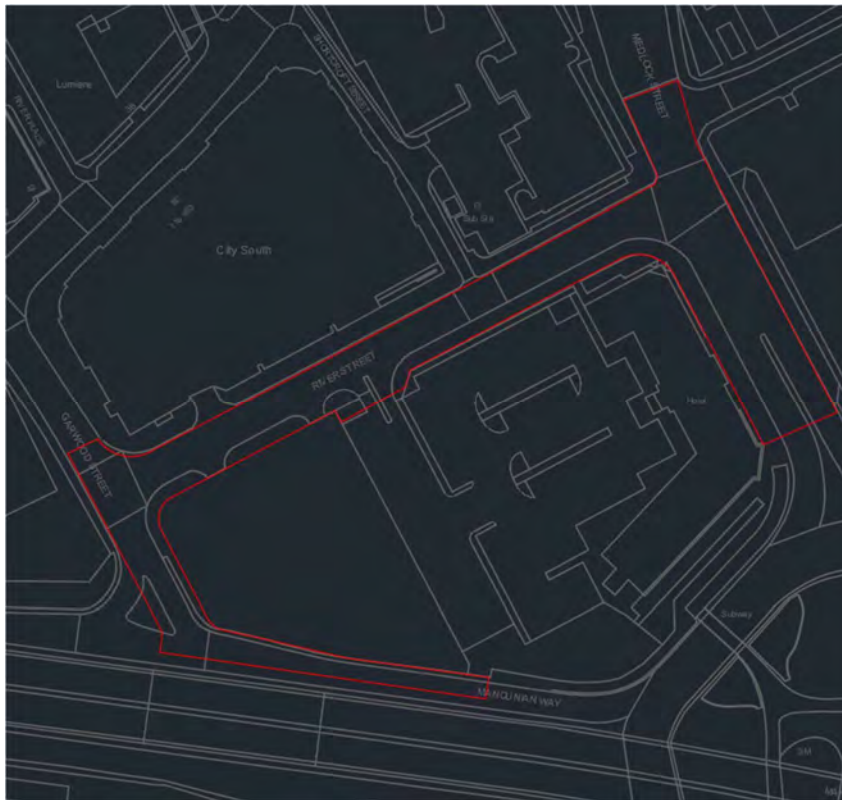


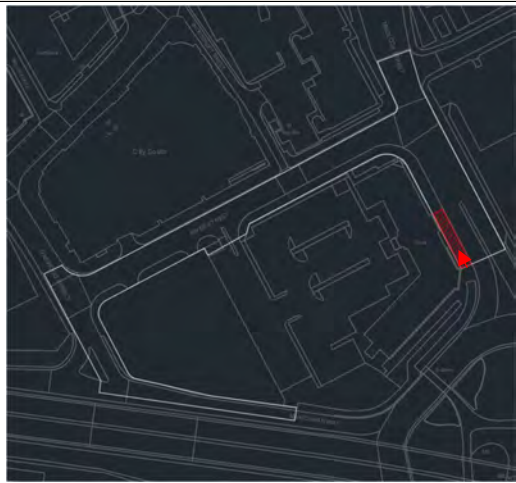
Figure 1 - Pre-condition Survey Extents

The visual survey of defects is supported by photographic evidence from an inspection of the highway including the carriageway and the western footway of Medlock Street, southern footway of River Street and the western footway of Garwood Street. Any Gully pots adjacent to these footways have also been captured within this report. Street furniture has only been captured if notable defects have been inspected.

The purpose of the survey is to establish the presence of defects on the highway prior to demolition of the existing building. The visual inspection was undertaken by Sweco on the 11th October 2023. MCC were invited to attend the survey but declined refer to email in Appendix A. The weather on the day of the survey was wet with clear visibility.

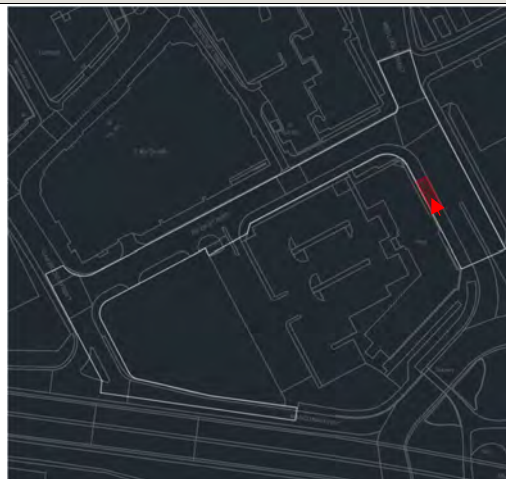
Grid references stated are typically at the centre of the highlighted location and the arrow on the plan shows the position and direction of the photographs.

2 Visual Survey Assessment (Footways)

	Location F1: Grid Reference X=383680 Y=397207	
		
Notes: F1A. Cracked paving slabs. F1B. Overgrown vegetation at paving boundary with building line.		



Location F2: Grid Reference X=383671 Y=397225



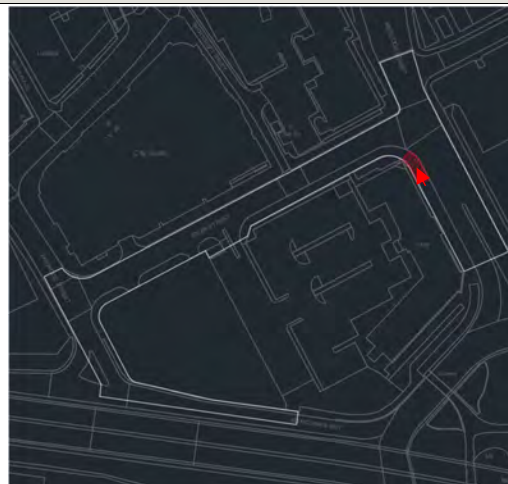
Notes:

F2A. Cracked paving slabs





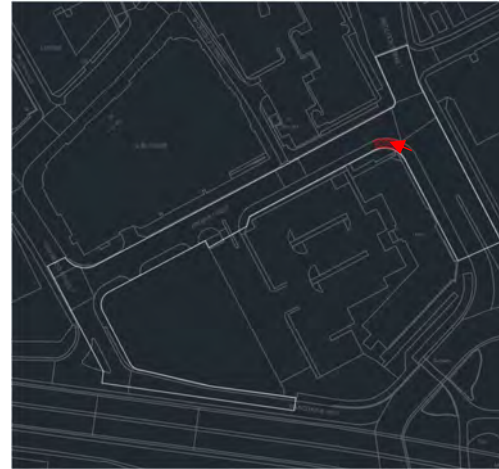
Location F3: Grid Reference X= 383665 Y= 397238



Notes:

No visible damage

Location F4: Grid Reference X= 383655 Y= 397245



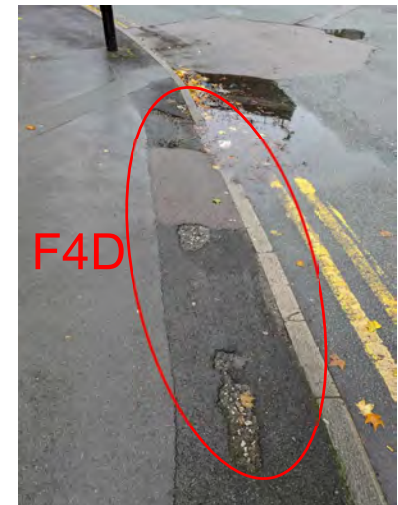
Notes:

F4A. Shattered utility chamber.

F4B. Footway low spot resulting in ponding of water.

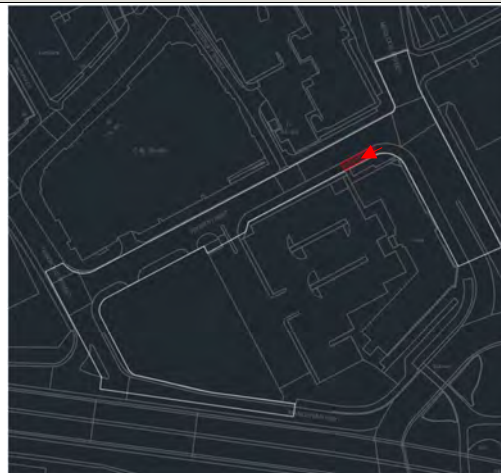
F4C. Asphalt cracking.

F4D. Potholes and cracking of kerb unit.





Location F5: Grid Reference X= 383642 Y= 397241



Notes:

No visible damage

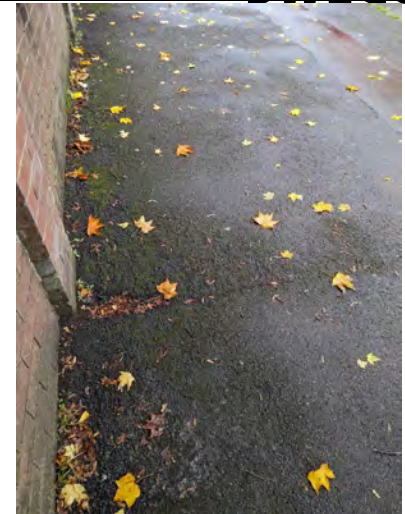


Location F6: Grid Reference X= 383628 Y= 397233



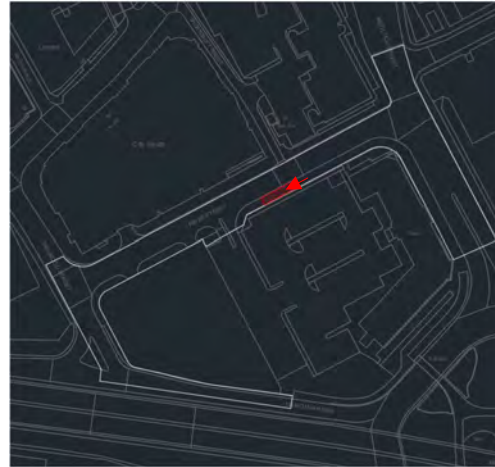
Notes:

F6A. Asphalt joint failure





Location F7: Grid Reference X= 383609 Y= 397224



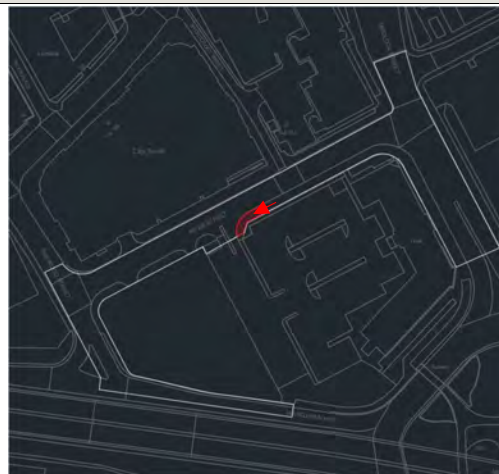
Notes:

F7A. Degraded inspection chamber lid.





Location F8: Grid Reference X= 383598 Y= 397217



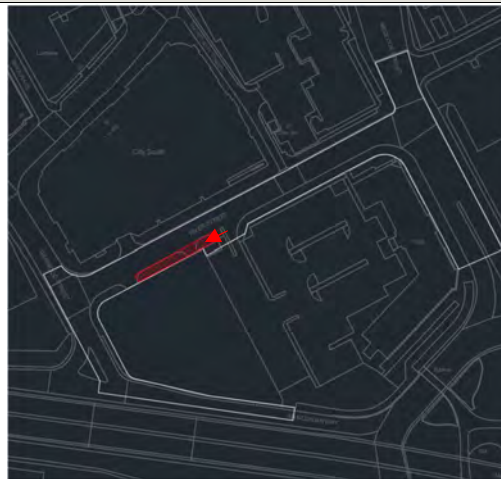
Notes:

F8A. Scarring in footway from removed bollard.



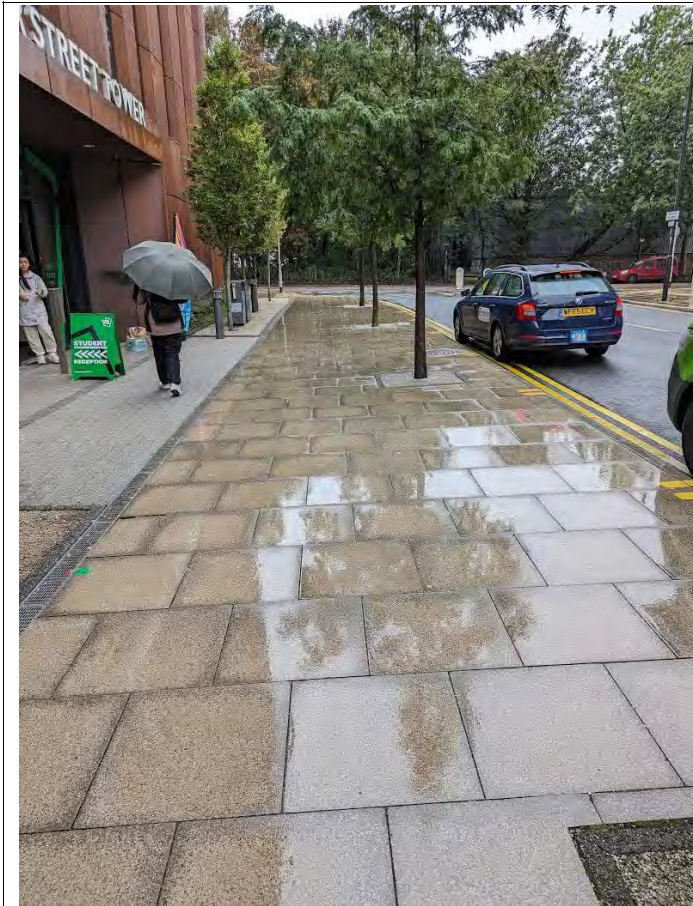


Location F9: Grid Reference X= 383568 Y= 397202

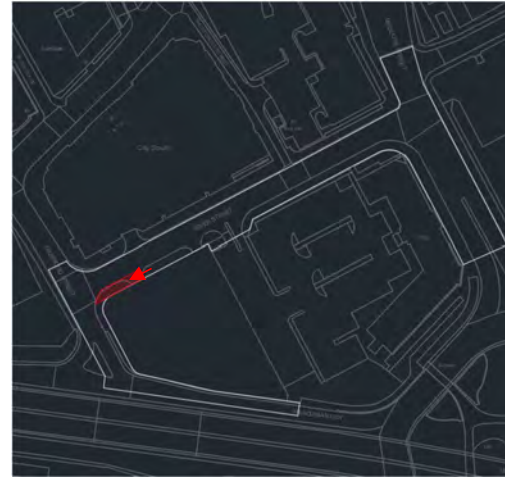


Notes:

No visible damage



Location F10: Grid Reference X= 383540 Y= 397186

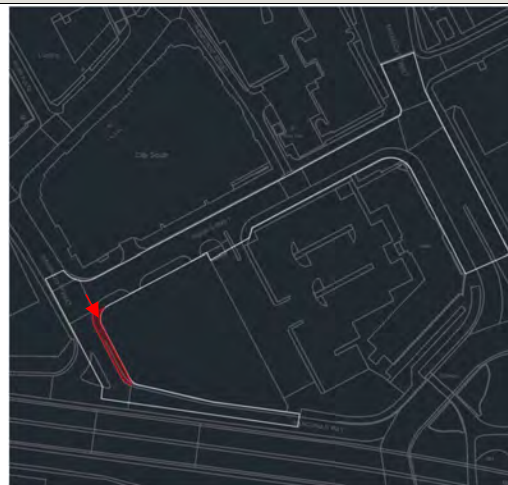


Notes:

No visible damage

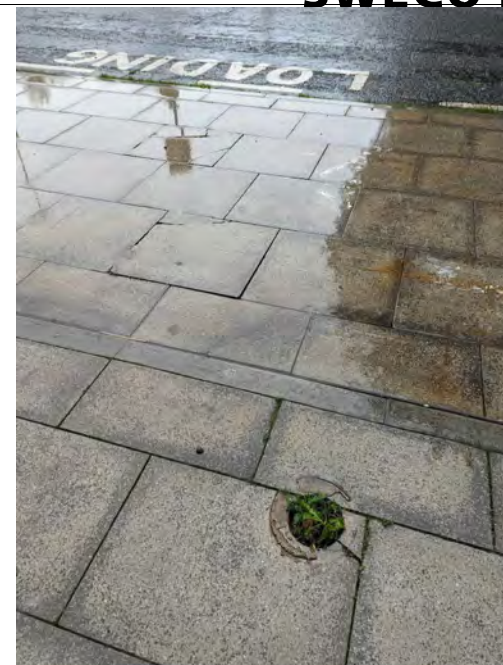


Location F11: Grid Reference X= 383538 Y= 397165



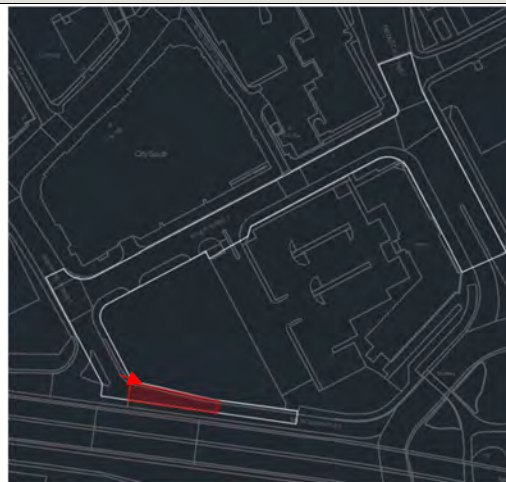
Notes:

F11A. Cracked paving slabs in vehicle layby





Location F12: Grid Reference X= 383565 Y= 397143



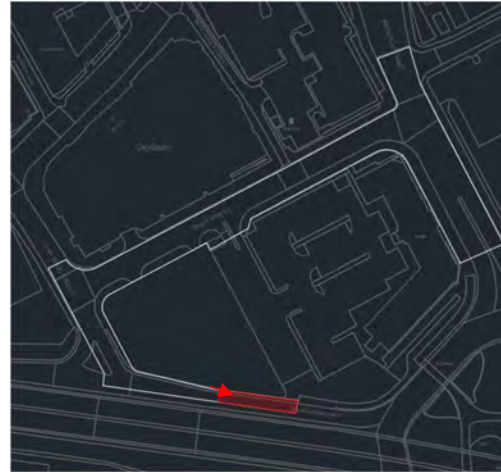
Notes:

F12A. Damaged sign-post base





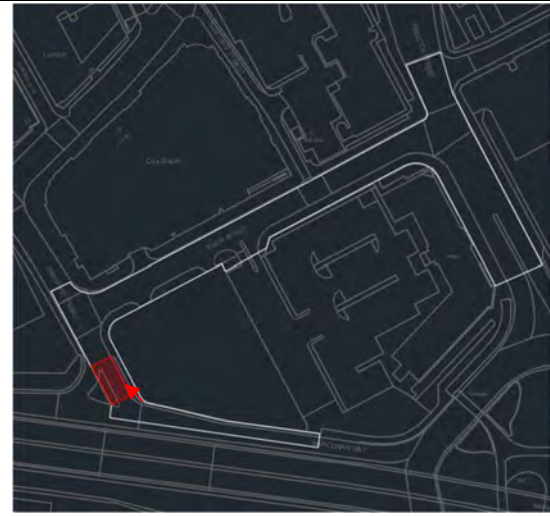
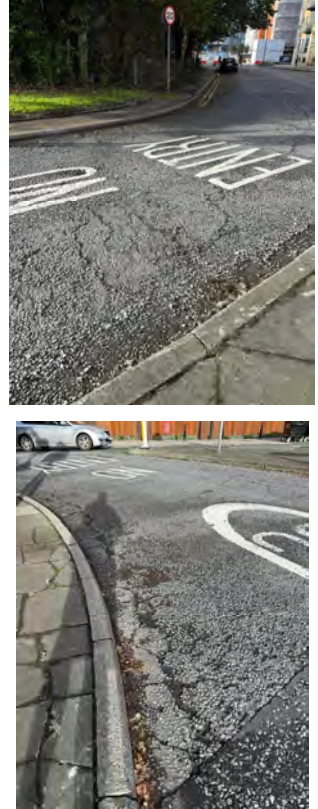
Location F13: Grid Reference X= 383601 Y= 397137



Notes:

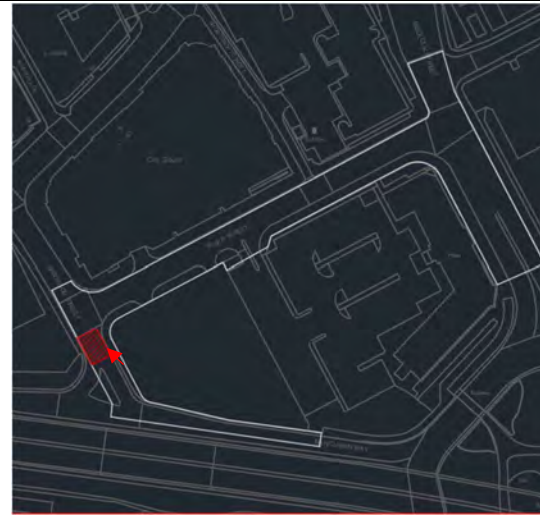
F13A. Cracked paving slabs

3 Visual Survey Assessment (Carriageways)

	Location C1: Grid Reference X= 383536 Y= 397159  Notes: C1A. General surface wear. C1B. Visible carriageway trenches. C1C. Cracking and general surface wear on Mancunian Way off slip.	 Additional photo taken 13/10/2023 indicating clearer evidence of longitudinal and transverse cracking in this location in dry conditions.
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Location C2: Grid Reference X= 383529 Y= 397171



Notes:

C2A. General surface wear at carriageway edge with evidence of previous patch repairs.

C2B. Longitudinal and transverse cracking.

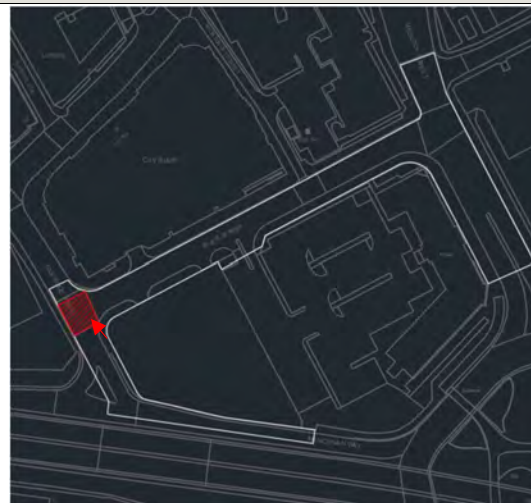
C2C. Visible carriageway trenches.



Additional photo taken 13/10/2023 indicating clearer evidence of longitudinal and transverse cracking in this location in dry conditions.



Location C3: Grid Reference X= 383523 Y= 397184

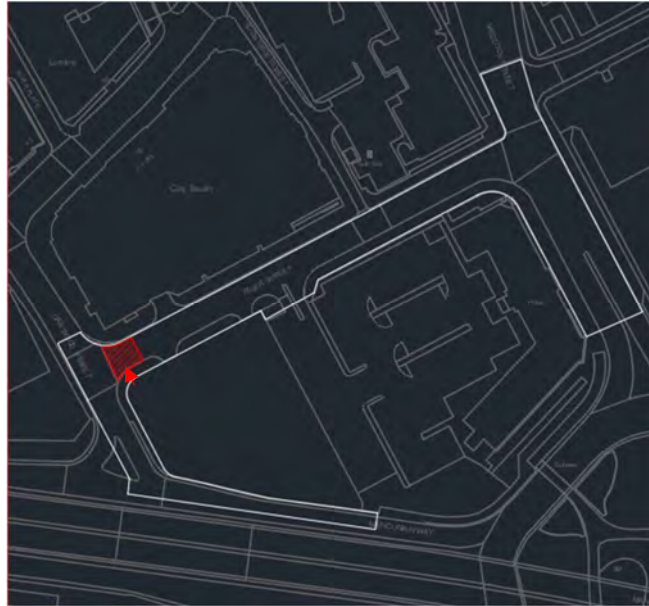


Notes:

C3A. General surface wear.

C3B. Visible carriageway trenches of contrasting colour surface course.

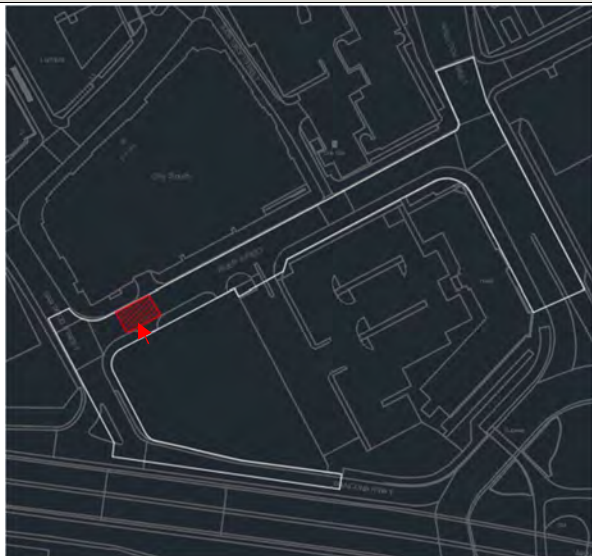
Location C4: Grid Reference X= 383533 Y= 397189



Notes:

No visible damage

Location C5: Grid Reference X= 383545 Y= 397196

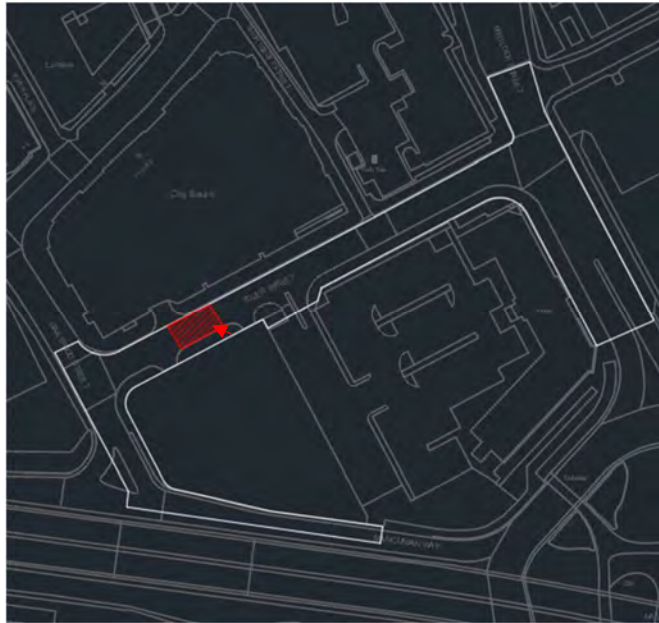


Notes:

No visible damage



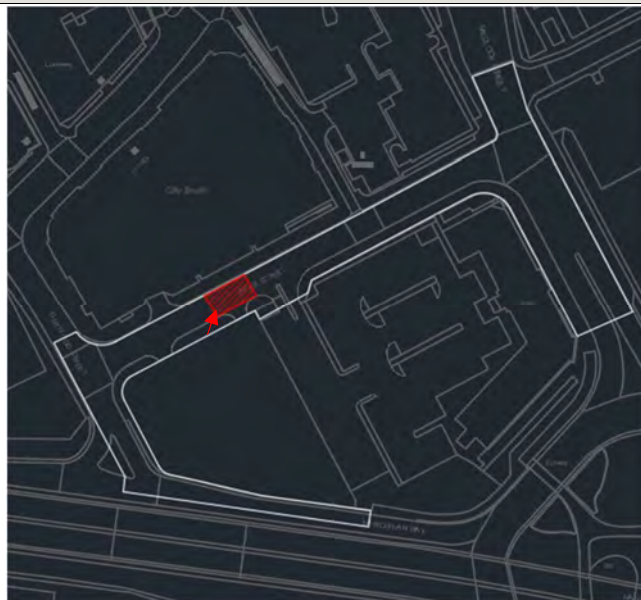
Location C6: Grid Reference X= 383557 Y= 397201



Notes:

No visible damage

Location C7: Grid Reference X= 383570 Y= 397209

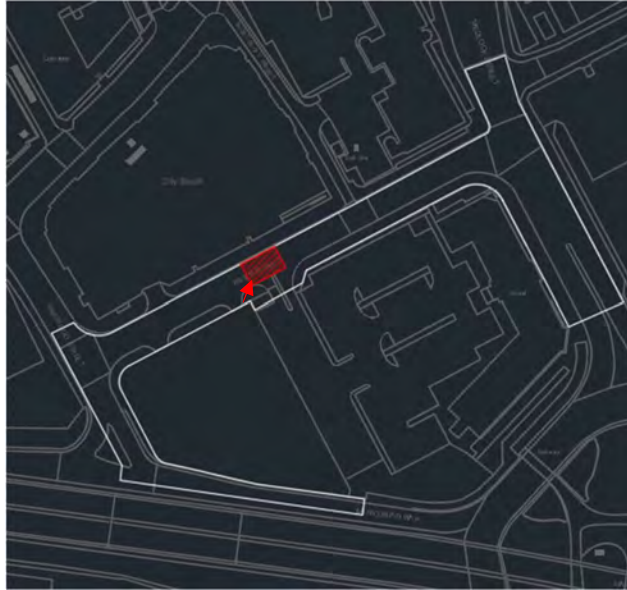


Notes:

No visible damage



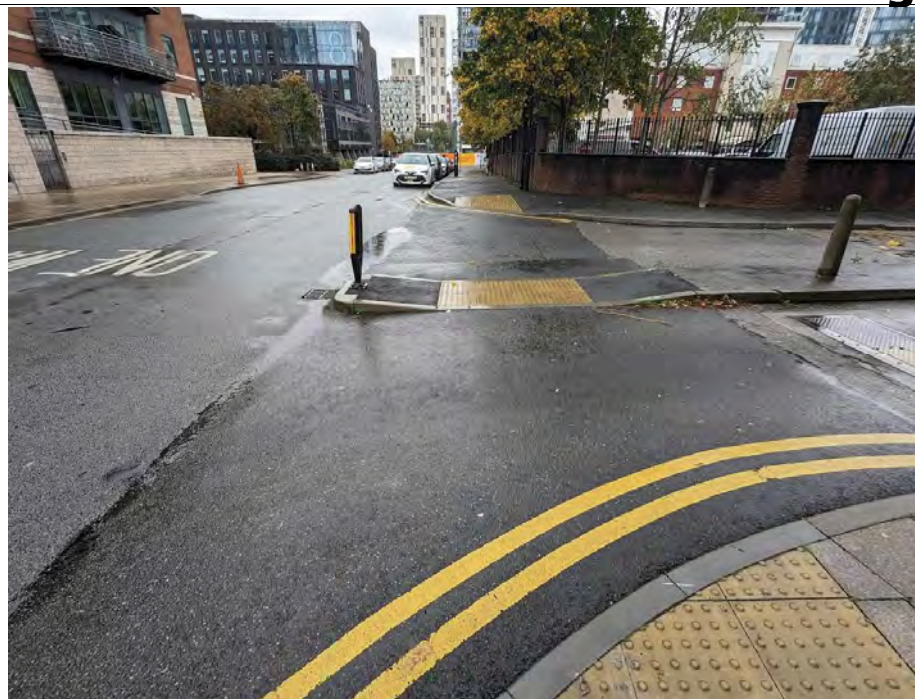
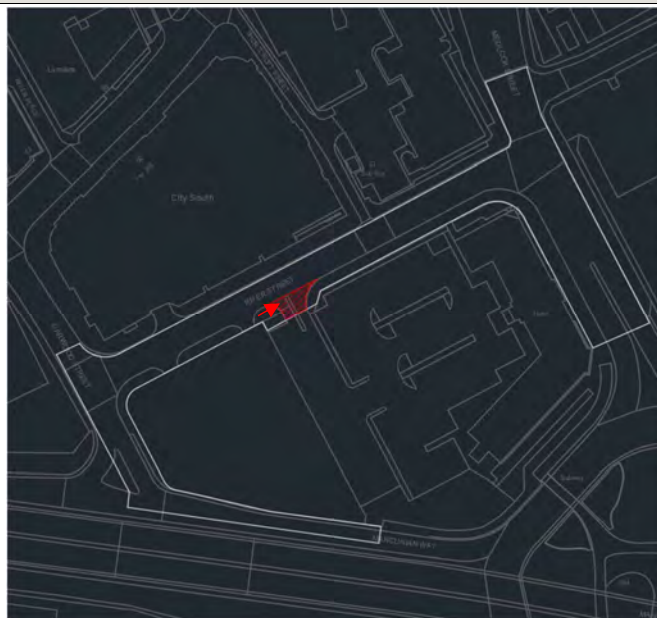
Location C8: Grid Reference X= 383582 Y= 397216



Notes:

C8A. Longitudinal cracking

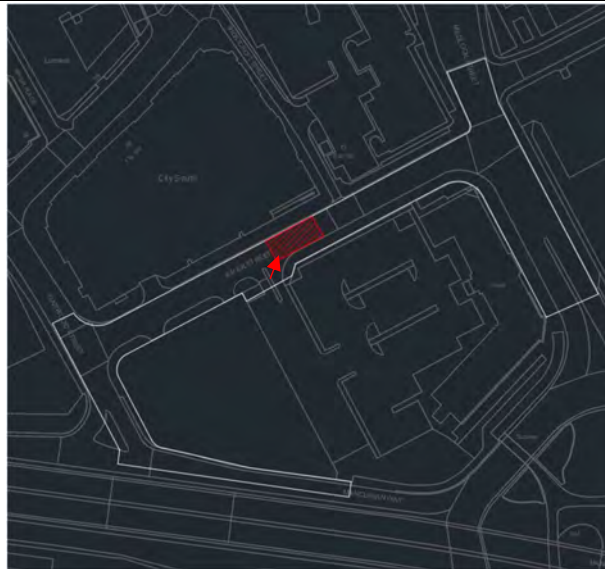
Location C9: Grid Reference X= 383588 Y= 397210



Notes:

No visible damage

Location C10: Grid Reference X=383597 Y=397223



Notes:

C10A. Longitudinal Cracking

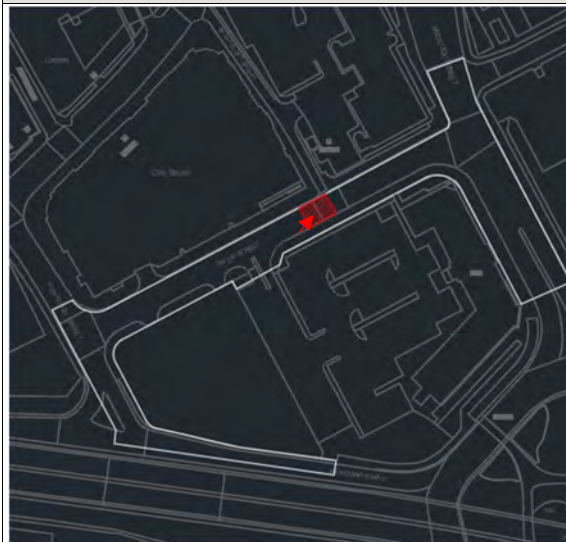
C10B. General surface wear

C10C. Worn down kerb units





Location C11: Grid Reference X= 383609 Y= 397230



Notes:

C11A. General surface wear



Location C12: Grid Reference X= 383623 Y= 397237



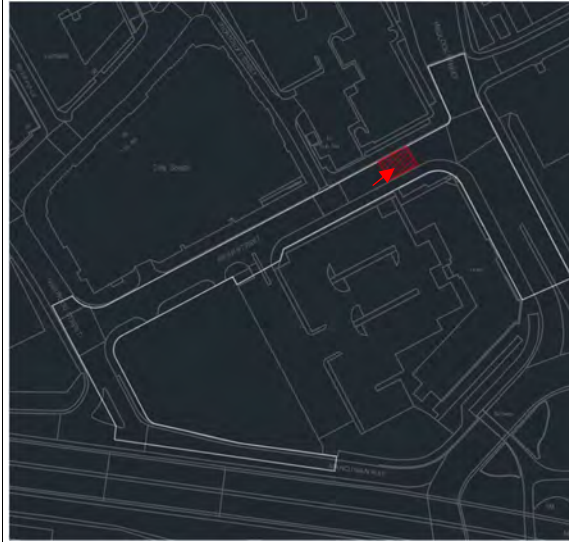
Notes:

C12A. Longitudinal Cracking with significant surface failure

C12B. Transverse Cracking



Location C13: Grid Reference X= 383638 Y= 397245



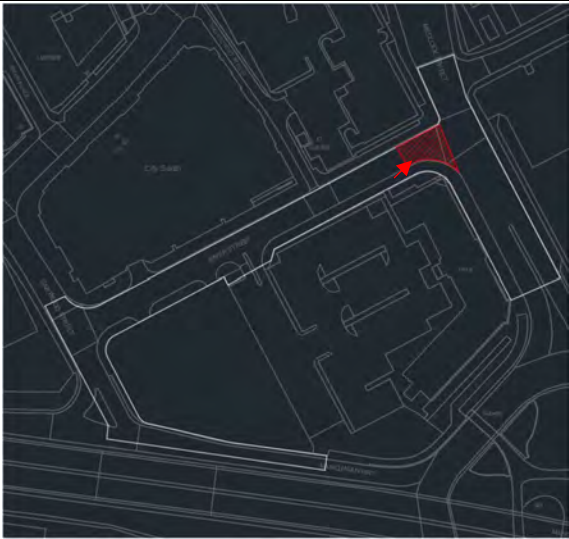
Notes:

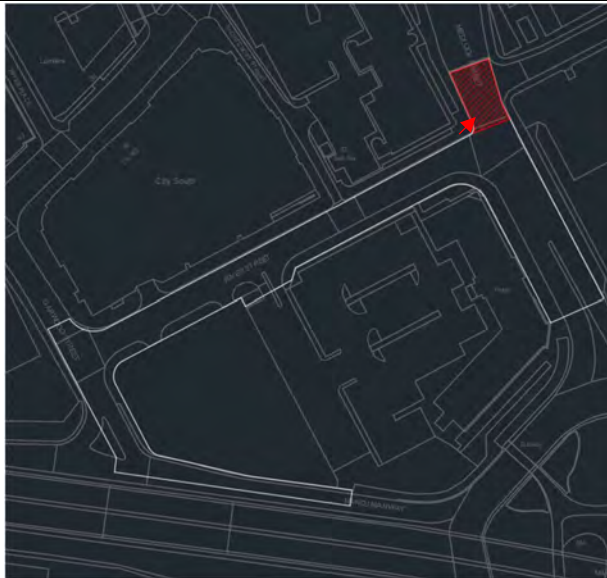
C13A. Longitudinal cracking with significant surface failure

C13B. Kerb units deteriorated

C13C. Debris build up at gully pot



	Location C14: Grid Reference X= 383651 Y= 397252  Notes: C14A. Longitudinal and transverse cracking C14B. Longitudinal cracking with minor surface failure	



Notes:

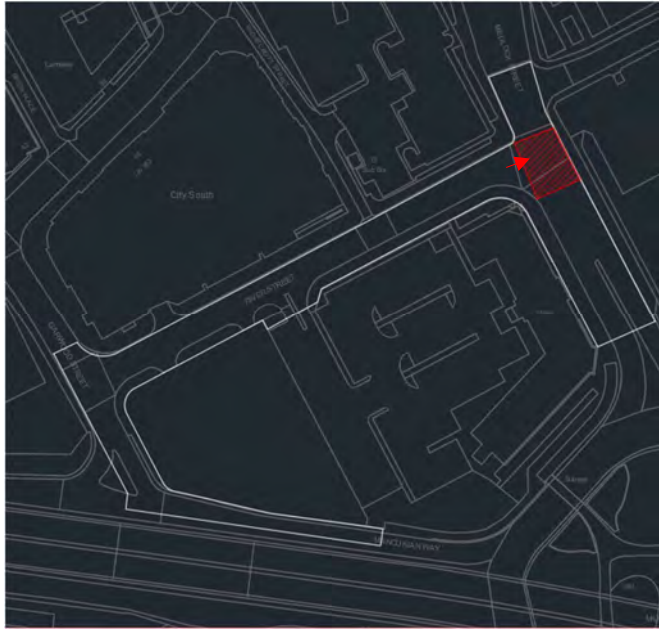
C15A. Longitudinal cracking in right wheel track of lane 1 northbound

C15B. General surface wear

C15C. Debris build up at gully pot



Location C16: Grid Reference X= 383669 Y= 397251



Notes:

C16A. Transverse cracking across lanes 1 and 2 northbound

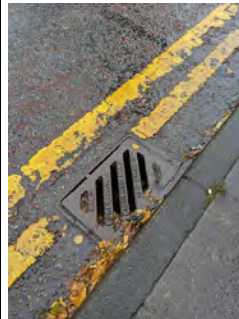
Location C17: Grid Reference X= 383677 Y= 397235



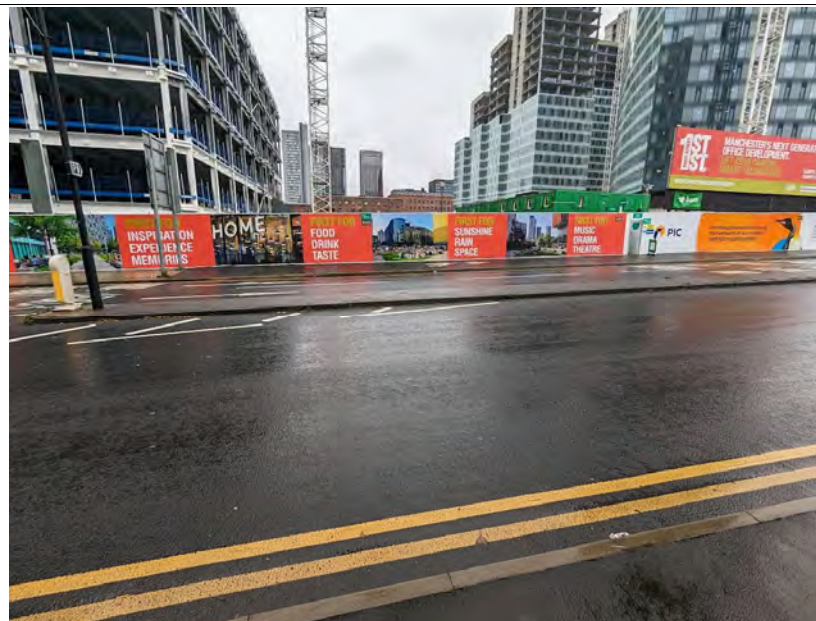
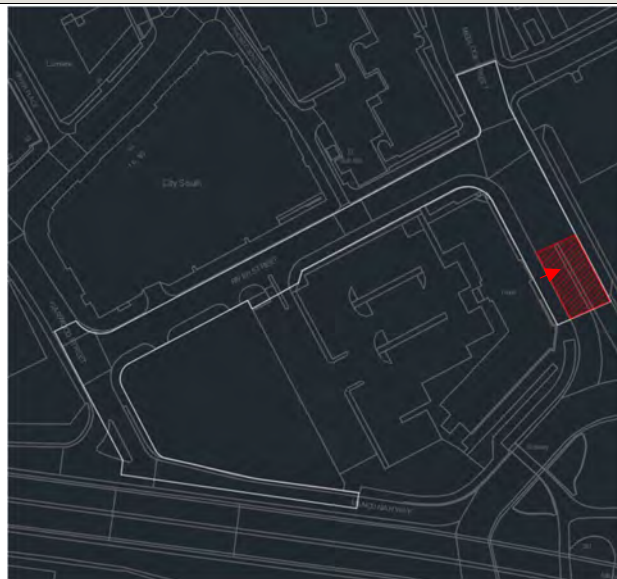
Notes:

C17A. General surface wear

C17B. Longitudinal Cracking



Location C18: Grid Reference X= 383689 Y= 397211



Notes:

No visible damage



Appendix A – Correspondence with Manchester City Council

From: Graham Price [REDACTED]
Sent: 06 October 2023 14:17
To: Warburton, Dan [REDACTED] Highways 38 & 278 & Closure & Sign Agreements [REDACTED]
Cc: Bamber, Jordan [REDACTED]
Subject: RE: One Medlock Street Development - 5278

Hi Dan,

As we work on a recharge rate, we need to be formally appointed to be able to start the technical approvals process.

I'm happy for Sweco to undertake the pre-commencement dilapidation surveys as long as MCC are provided with a copy of the document, once this has been completed.

Please ensure photos are taken of all sections of carriageway and footway (including kerbing) which will be affected by the demolition works, including any routes used for site vehicles gaining access to and from the site, if travelling from another site location. Also please document the condition of any ironworks and gully's along the route, where necessary.

Many thanks

Graham

Graham Price
Team Leader
Statutory Approvals

Highways Service
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

From: Warburton, Dan [REDACTED]
Sent: Friday, October 6, 2023 1:54 PM
To: Graham Price [REDACTED] Highways 38 & 278 & Closure & Sign Agreements [REDACTED]
Cc: Bamber, Jordan [REDACTED]
Subject: RE: One Medlock Street Development - 5278

Hi Graham,

Thanks for your response.

I will forward the deposit on to my client / the developer and they will process this.

Are you / one of your Engineers able to attend a Teams meeting while this is in progress or does the deposit need to be paid before this can happen?

One of the planning conditions which is pre-demolition requires a condition survey of the carriageway and footways. Are you happy for Sweco to carry this out and produce a report or do you require one of your team to be in attendance?

Kind regards,
Dan Warburton CEng MICE
Operations Manager
Sweco UK Limited | Manchester

SWECO 