

FUSION STUDENT ACCOMMODATION

PRE-CONSTRUCTION VEHICLE ROUTE

CARRIAGEWAY/FOOTWAY CONDITION SURVEY

LOCALE: JUNCTION OF DEANSGATE, CHESTER ROAD
AND BRIDGEWATER VIADUCT, MANCHESTER M3 4LB

FOR FUSION MANCHESTER DEVCO LTD

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Containing – Condition Survey Photographs and Videos dated 28 June 2023

Rev.	Prepared by	Checked by	NOTES	Date
D500	DKK	TS	Issue 1	05.07.2023

1.0 INTRODUCTION

Planning consent was granted by the Planning Inspector on 17th May 2022 in relation to a planning application submitted to Manchester City Council by Fusion Manchester Devco Ltd for a proposed new development on land at the junction of Deansgate, Chester Road and Bridgewater Viaduct, Manchester. The development comprises the construction of a landmark high-rise student accommodation building on the approach to Manchester City Centre in an area experiencing growth in high-rise urban redevelopment.

This document has been prepared to support the Planning Application for development and to discharge condition 9 which states;

9. Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the local planning authority. When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the local planning authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the local planning authority. The necessary costs for this repair and/or reinstatement shall be met by the developer.

Reason - To ensure an acceptable development pursuant to policy DM1 of the Core Strategy.;

As agreed with Manchester City Council during a site meeting on 23rd February 2023 to discuss the Section 278 Agreement, the inspection is to be presented in the form of a photographic record of the carriageways and footways adjacent to the site. A condition survey was undertaken on the 28th June 2023 by Dameon Kilgour on behalf of Shear Design Ltd.

Shear Design Ltd has prepared this report in accordance with the instructions of its client – Fusion Manchester Devco Ltd for its Client’s sole and specific use. This report is not assignable without the prior written permission of Shear Design Ltd. This report should not be relied upon exclusively for decision making purposes and should be read in conjunction with the accompanying zipped videos and photographs.

2.0 TOPOGRAPHY AND SITE DESCRIPTION

The site is located on the A56 in Central Manchester en-route from the M56 and Old Trafford and is situated at Grid Reference SJ 83285 97435 or in 6 figures: SJ832974 and the site Eastings and Northings are 383285, 397435. For more details a site location plan can be found in [Appendix A](#).

3.0 CONDITION SURVEY AND SUMMARY OF FINDINGS

A condition survey was undertaken on the 28th June 2023 by Dameon Kilgour on behalf of Shear Design Ltd. Photographs were taken at regular intervals of approximately every 2 metres as a thorough record of the condition of the carriageways and footways at the time of the survey. Due to the large number of photographs taken it has not been possible to append them to this report therefore, in agreement with Manchester City Council, they are included within a zip file in suitable named folders as listed below.

-  A to B
-  B to C
-  D to E
-  E to F
-  G to H
-  I to J
-  K to L

Videos were also made of the same routes walked and these are also included within the zip file.

For locations of photographs refer to drawing 20047-SK500 in [Appendix B](#).

A general description of the condition is outlined below however this is not exhaustive and reference to the photographs and videos should be made as an accurate record.

Deansgate:

- Areas of localised settlement and cracking in block paving in carriageway.
- General wear and degradation to road markings.
- Areas of localised settlement and cracking in macadam surfacing in carriageway.
- The carriageway primarily consists of a large number of patch repairs and trench reinstatement in a variety of macadam surface types and grades of aggregate.
- The footways and cycle route west of Owen Street primarily consist of many patch repairs and trench reinstatement in a variety of macadam surface types and grades of aggregate.
- Cracking / damage to kerbs at various locations.
- Cracking around concrete finish to base of stainless-steel bollards.
- Tactile paving cracked.
- Cracking to paving slabs on traffic islands.

Owen Street:

- Poor condition to footway surfacing at entrance gate to site west of the Owen Street.
- Small area of trench reinstatement.
- Repairs being undertaken at time of survey within eastern footway causing damage to slabs and back of kerbs.

Chester Road / Bridgewater Viaduct:

- Areas of localised cracking in paving and concrete surfacing in footway.
- General wear and degradation to road markings.
- Areas of localised settlement, rutting and cracking in macadam surfacing in carriageway.
- Various patch repairs and trench reinstatement in a variety of macadam surface types and grades of aggregate within carriageway.
- Cracking / damage to kerbs at various locations.
- Damaged trief kerbs on traffic islands.

Report prepared by: -
ON BEHALF OF SHEAR DESIGN LTD



**DAMEON KILGOUR
ASSOCIATE CIVIL ENGINEER**

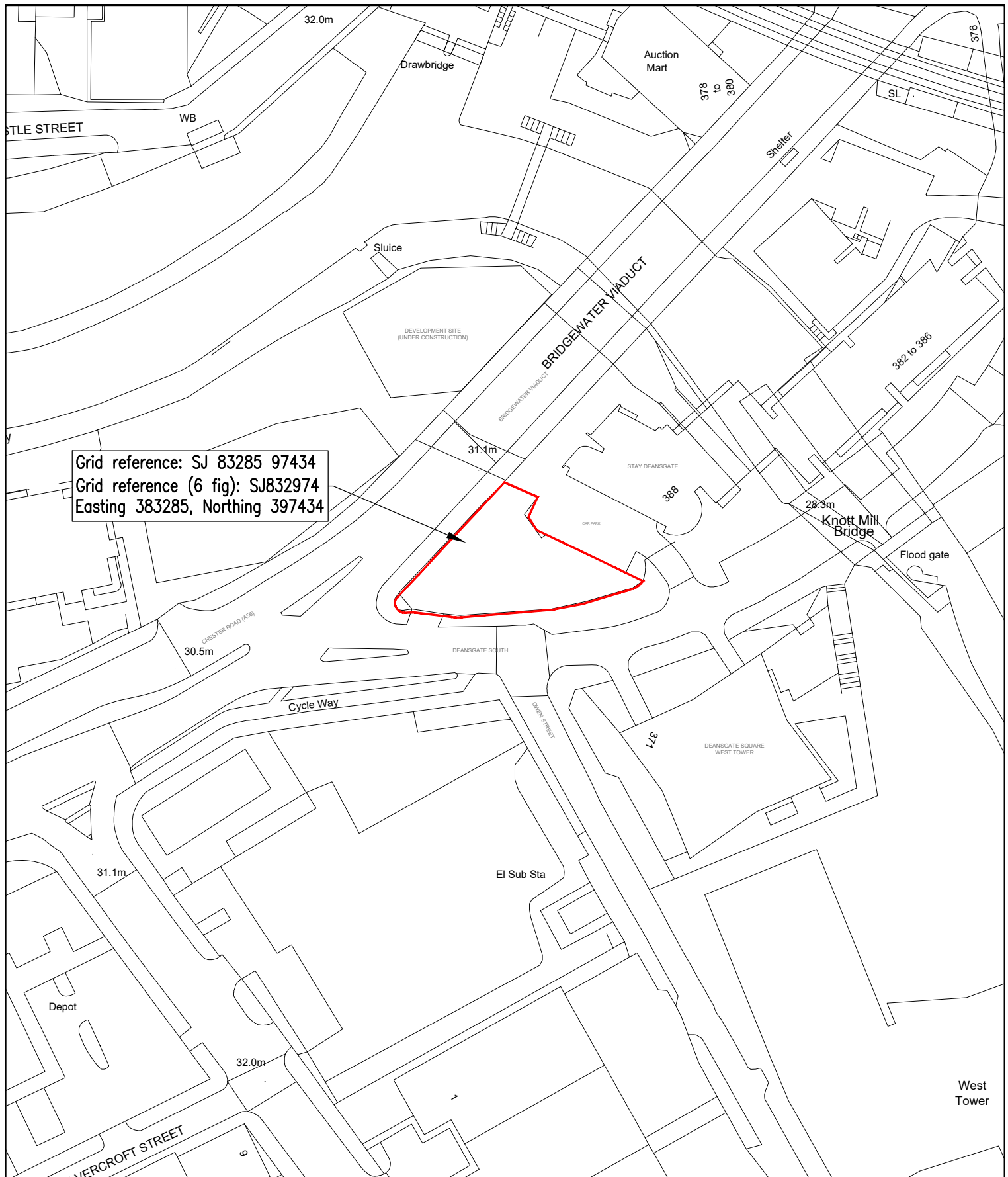
Approved by: -
ON BEHALF OF SHEAR DESIGN LTD



**TONY SPENCER
CHARTERED ENGINEER
DIRECTOR**

APPENDIX A

SITE LOCATION PLAN



CLIENT:		FUSION STUDENT ACCOMMODATION	
PROJECT:		DEANS GATE SOUTH MANCHESTER	
TITLE:		LOCATION PLAN	
DRAWN:		TU	DATE: DEC 2020
CHECKED:		SJM	SCALE: 1:1000 @ A4



SHEAR design
Consulting Civil and Structural Engineers

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STATUS KEY: I = INFORMATION P = PRELIMINARY A = APPROVAL CO = CONTRACT
T = TENDER C = CONSTRUCTION AB = AS-BUILT

STATUS:	DRAWING NUMBER:	REVISION:
I	20047-100	-

APPENDIX B

DRAWING 20047-SK500 PRE-CONSTRUCTION VEHICLE ROUTE CARRIAGEWAY/FOOTWAY CONDITION SURVEY



NOTES

GENERAL

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
2. ALL LEVELS RELATE TO ORDNANCE DATUM UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
4. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SUBCONTRACTORS AND SPECIALISTS DRAWINGS AND SPECIFICATIONS.
6. THIS DRAWING IS COPYRIGHT © PROPERTY OF SHEAR DESIGN LIMITED.

CONDITION SURVEY UNDERTAKEN 28/06/23
RECORD OF PHOTOGRAPH AND VIDEO LOCATIONS
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
REPORT 20047.0500

- PHOTOGRAPHS FROM A TO B
VIDEO FROM B TO A
- PHOTOGRAPHS FROM B TO C
VIDEO FROM C TO B
- PHOTOGRAPHS FROM D TO E
VIDEO FROM E TO D
- PHOTOGRAPHS FROM E TO F
VIDEO FROM F TO E
- PHOTOGRAPHS FROM G TO H
VIDEO FROM H TO G
- PHOTOGRAPHS FROM I TO J
VIDEO FROM J TO I
- PHOTOGRAPHS FROM K TO L
VIDEO FROM L TO K

REV	DATE	DESCRIPTION	BY	CHK
AMENDMENTS				
CLIENT: FUSION MANCHESTER DEVCO LTD				
PROJECT: STUDENT ACCOMMODATION DEANSGATE SOUTH, MANCHESTER				
TITLE: PRE-CONSTRUCTION VEHICLE ROUTE CARRIAGEWAY/FOOTWAY CONDITION SURVEY				
 Consulting Civil and Structural Engineers 7 Ashtree Court - Woody Close - Cardiff Gate Business Park - Cardiff - CF23 8RW Tel: 029 2054 7000 - Fax: 029 2054 7001 - www.shear-design.com - enquiries@shear-design.com				
DRAWN: DKK	CHECKED: DKK	DATE: JUNE 2023	SCALE: NTS@ A1	REVISION: -
SHEAR DESIGN REF: 20047	DRAWING NUMBER: 20047-SK500	STATUS: I		

APPENDIX C

**ELECTRONIC ZIP FILE (1 No):
CONTAINING : CONDITION SURVEY PHOTOGRAPHS
AND VIDEOS DATED 28 JUNE 2023**