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RIBA 

Chartered Practice

HIGHWAYS DILAPIDATION SURVEY

IN SUPPORT OF APPLICATION 136892/FO/2023

11 LADYBARN ROAD
MANCHESTER
M14 6WN

JULY 2023
JOB NUMBER: 2149

1.0 INTRODUCTION

1.1 This is a highways dilapidation survey produced in response to condition 4 attached to the planning approval 136892/FO/2023.

1.2 The approval has been granted for the erection of 3.8m high palisade fencing, following removal of the existing boundary wall and fencing at 11 Ladybarn Road, Manchester.

1.3 This survey will assess the existing condition of the carriageway and footways in the vicinity of the site which will be impacted by the construction activities associated with the proposal.

1.4 This survey shall be provided to Manchester City Council for approval prior to commencement of the works.



FIGURE 1: SITE AREA



FIGURE 2: EXISTING SITE PHOTOGRAPH

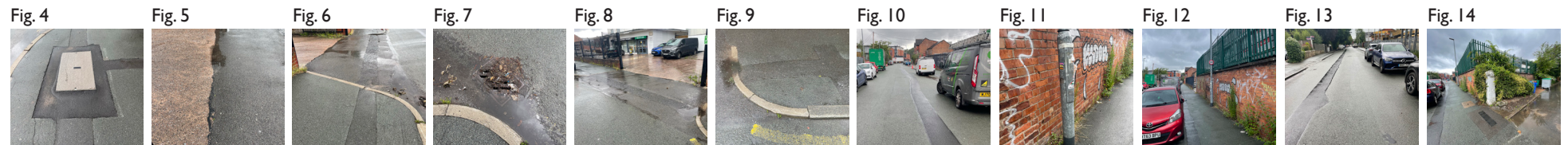
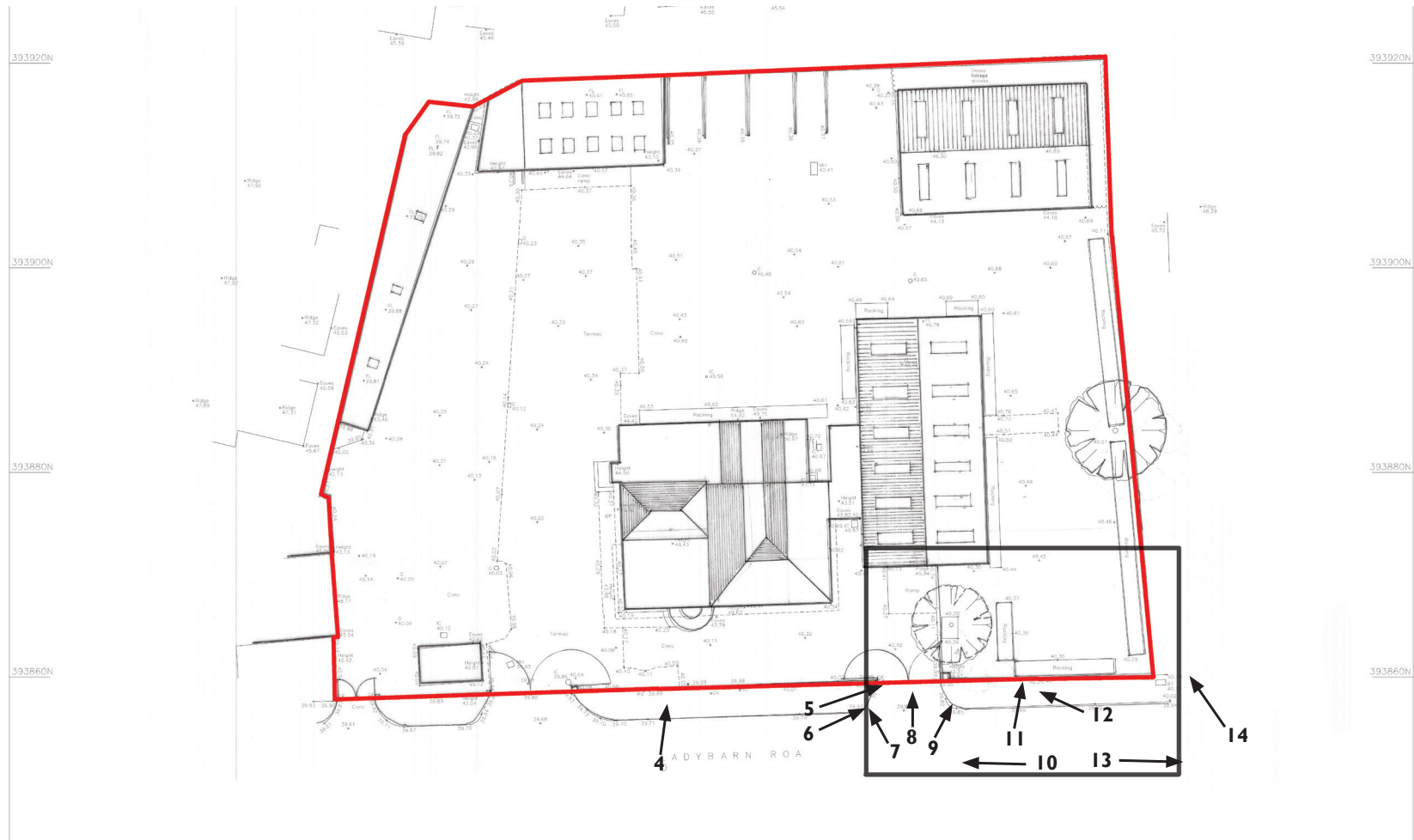


FIGURE 3: PROPOSED SITE PLAN

2.0 CURRENT SITE CONDITION

2.1 Following a site visit on 12 July 2023, it was observed that the carriageway and the footpath had small elements of damage such as road infills, graffiti on the lamp post and building walls. The footpath and road presented evidence of damage to the surface and subsiding ground and areas of the road are prone to shallow ponding and the kerbs had no clear delineation for the driveways due to yellow lines fading.

2.2 The following photographs record all issues found during the survey and therefore constitute a baseline for the current condition of the carriage way and footpath in the vicinity of the site.

- **Figure 4:** Utility works have been completed recently and the surrounding infill is showing signs of subsiding.
- **Figure 5:** Pooling present between the site entrance and the highway.
- **Figure 6:** Blocked drain with ponding formed at site entrance and kerbside.
- **Figure 7:** Blocked drain creating pooling along the kerbside.



FIGURE 4: SUBSIDENCE GROUND UTILITY CONNECTIONS



FIGURE 5: POOLING BETWEEN ENTRANCE AND HIGHWAY



FIGURE 6: BLOCKED DRAIN & PONDING



FIGURE 7: BLOCKED DRAIN & PONDING

2.0 CURRENT SITE CONDITION

- **Figure 8:** Existing road facing east with uneven ground due to utilities.
- **Figure 9:** Yellow lines on the current carriageway are faded.
- **Figure 10:** Existing road west facing showing uneven ground due to utilities.
- **Figure 11:** Existing lamppost is marked by graffiti and stickers. Cover appears loose and it is held in place with tape.



FIGURE 8: ROAD EAST FACING



FIGURE 9: FADED YELLOW LINES



FIGURE 10: ROAD WEST FACING



FIGURE 11: EXISTING LAMPOST

2.0 CURRENT SITE CONDITION



FIGURE 12 PLANT GROWTH

- **Figure 12:** Existing footpath with plant growth along the brick wall.



FIGURE 13: SITE ENTRANCE

- **Figure 13:** Site entrance with pooling along damaged kerb.



FIGURE 14: POOLING AND OVERGROWN BUSHES

- **Figure 14:** Pooling at neighbouring entrance and overgrown bushes along the site boundary.

3.0 CONCLUSION

3.1 This survey assessed the condition of the carriageway and footways in the vicinity of the works, commenting and showcasing the current state.

3.2 No damage will be made to the footways or the lighting column from the vicinity of the site during the works.

3.3 The current state of the footpath and light column will be restored to their current condition when the work is completed.

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