Highways Photographic Dilapidation Survey

Address: 27 - 29 Middleton Road Manchester M8 5DT

Reference	MRM
Project	27 - 29 Middleton Road Manchester M8 5DT
Revision	-

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Rev	Date	Detail	Chk	Auth
-	28th April 2026		NS	SB

Introduction

1.1 Samona Property Consultants are appointed by Goldsketch Studios to undertake a Pre-Construction Highways Photographic Dilapidation Survey on the local highway network in the vicinity of 27 - 29 Middleton Road Manchester M8 5DT.

1.2 Manchester City Council (MCC) granted planning permission for the "Change of use from apartments to Synagogue (Class F.1) including single storey rear extension, first floor rear extension and associated external works" on 11 July 2025 (Planning application number 142351/FO/2025). Condition 3a of the decision notice states: "Prior to the commencement of the development a highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site, shall be submitted to and approved in writing by the local planning authority."

1.3 The results of the pre-construction survey are set out in Section 2.

1.4 Section 3 of this report provides a summary.

Photographic Dilapidation Survey

2.1 Extent of Survey Area

2.1.1 Drg No 1004/01 presents the extent of the pre-construction survey. The following roads have been surveyed:

- Middleton Road
- Moxley Road

2.1.2 The full extent of the adopted highway (i.e. footway and carriageway) is included in the survey.

2.2 Survey

2.2.1 Samona Property Consultants undertook a site visit on 09 February 2026. Members of the survey team walked the survey area set out in paragraph 2.1.1 and indicated in Drg No 1004/01. Photographs of the carriageway and footway were taken at regular intervals.

2.2.2 Existing damage to the carriageway, footway and highway furniture has been identified and photographed during the survey. Each identified area of damage is described in this report and identified on a plan.

2.3 Photograph Locations

2.3.1 The location and direction of the photographs is summarised on Drg No 1004/02. A total of 47 photographs were taken during the survey and these are included in Appendix A.

2.4 Moxley Road

Moxley Road is a single carriageway road with flowing traffic in both directions and footways on both sides. Moxley Road is a quiet residential street in Crumpsall. Moxley Road is aligned in an East-West orientation.

2.4.1 Pre-Construction Survey

The road has a tarmac finish with a single yellow line and thermoplastic road markings leading up to the junction with Middleton Road, including give way thermoplastic markings. Moxley Road has various finishes to the tarmac, laid at different times. There is visible wear and tear to the road between the different tarmac finishes, as identified in photographs 1,2,3,4,5,6,7,8 and 9.

There is cracking in the tarmac in various locations, as identified in photographs 8,9 and 10.

Thermoplastic road markings are degraded and in some locations are no longer visible due to resurfacing and / or wear and tear, as identified in photographs 8,9,10,11 and 12.

There is an erosion of the wearing course as identified in photograph 13.

There is extensive wear and tear to the kerb lines on both sides of the road, as identified in photographs 1,2,8,9,11,12,13 and 14.

The yellow thermoplastic Single lines at the junction of Moxley Road and Middleton Road are degraded and in some areas are no longer visible, as identified in photographs 8,9,11 and 12.

There are various drains, utility access covers and manholes on the carriageway that appear to have been installed or repaired in isolation from the surrounding carriageway, with isolated tarmac resurfacing to these areas as identified in photographs 1,2,5,6,8,9,13,14,15 and 17. The tarmac around the utility access cover identified in photograph 9 appears to be level with, or slightly above, the utility access cover, which indicates the carriageway has previously been resurfaced without the cover being raised.

2.4.2

The survey was undertaken during rainfall, and photographs 1,3,14,15 and 17 show areas of standing water on the carriageway surface. While no specific defects are identified in these areas at the time of survey, standing water can contribute to accelerated deterioration of the surface course over time and the extents of ponding may increase.

2.5 Middleton Road

2.5.1 Middleton Road (A576) is a single carriageway road with flowing traffic in both directions and footways on both sides. Middleton Road is a residential street in Crumpsall that also functions as a main arterial route across north Manchester. Middleton Road is aligned in a North-South orientation.

2.5.2 Pre-Construction Survey

Middleton Road has a tarmac finish with thermoplastic road markings to separate the carriageways. The southbound carriageway features a single yellow thermoplastic line, while the northbound carriageway includes a single yellow line extending to and from the junction with Moxley Road.

Middleton Road has a tarmac finish, with various finishes to the tarmac laid at different times. There is visible wear and tear to the Road between the different tarmac finishes, as identified in photographs 18,19,20,21,22,23,24,25,26,27,28 and 36.

There is cracking in the tarmac in various locations, as identified in photographs 18,19,20,21,23,24,25,26 and 28.

Thermoplastic road markings are degraded and in some locations are no longer visible due to resurfacing and / or wear and tear, as identified in photographs 21,27,29,30 and 31.

There is extensive wear and tear to the kerb lines on both sides of the road, as identified in photographs 18,32,33 and 34.

There are various drains, utility access covers and manholes on the carriageway that appear to have been installed or repaired in isolation from the surrounding carriageway, with isolated tarmac resurfacing to these areas as identified in photographs 20,21,22,24,25,26,27,28,38 and 39.

The footway on both sides of the carriageway has a mixture of various finishes including tarmac repairs as identified in photograph 40,41,42,43,44,45 and 46.

2.5.3 The survey was undertaken during rainfall, and photographs 18,19,20,23,28,32,33,34,43,46,47 show areas of standing water on the carriageway surface. While no specific defects are identified in these areas at the time of survey, standing water can contribute to accelerated deterioration of the surface course over time and the extents of ponding may increase.

Summary

3.1 Samona Property Consultants are apointed by Goldsketch Studios to undertake Pre-Construction Highways Photographic Dilapidation Survey on the local highway in the vicinity of 27 - 29 Middleton Road Manchester M8 5DT.

3.2 Manchester City Council (MCC) granted planning permission for the “Change of use from apartments to Synagogue (Class F.1) including single storey rear extension, first floor rear extension and associated external works” on 11 July 2025 (Planning application number 142351/FO/2025). Condition 3a of the decision requested a highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

3.3 The extent of the Road Condition Survey is indicated on Drg No 1004/01 and comprises:

- Moxley Road
- Middleton Road

3.4 Samona Property Consultants undertook a Pre-Construction Survey on 09 February 2026. The pre-construction report summarises the results of the survey, including the details of each identified area of damage. This pre-construction survey report is to be submitted to MCC for review and approval.

In the event that remedial works are required as a result of damage to the highway caused by traffic associated with the development construction, a method of repair will be agreed with MCC Highway Engineers, and this work will be undertaken at the expense of the developer.

Appendix A - Photographs

Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



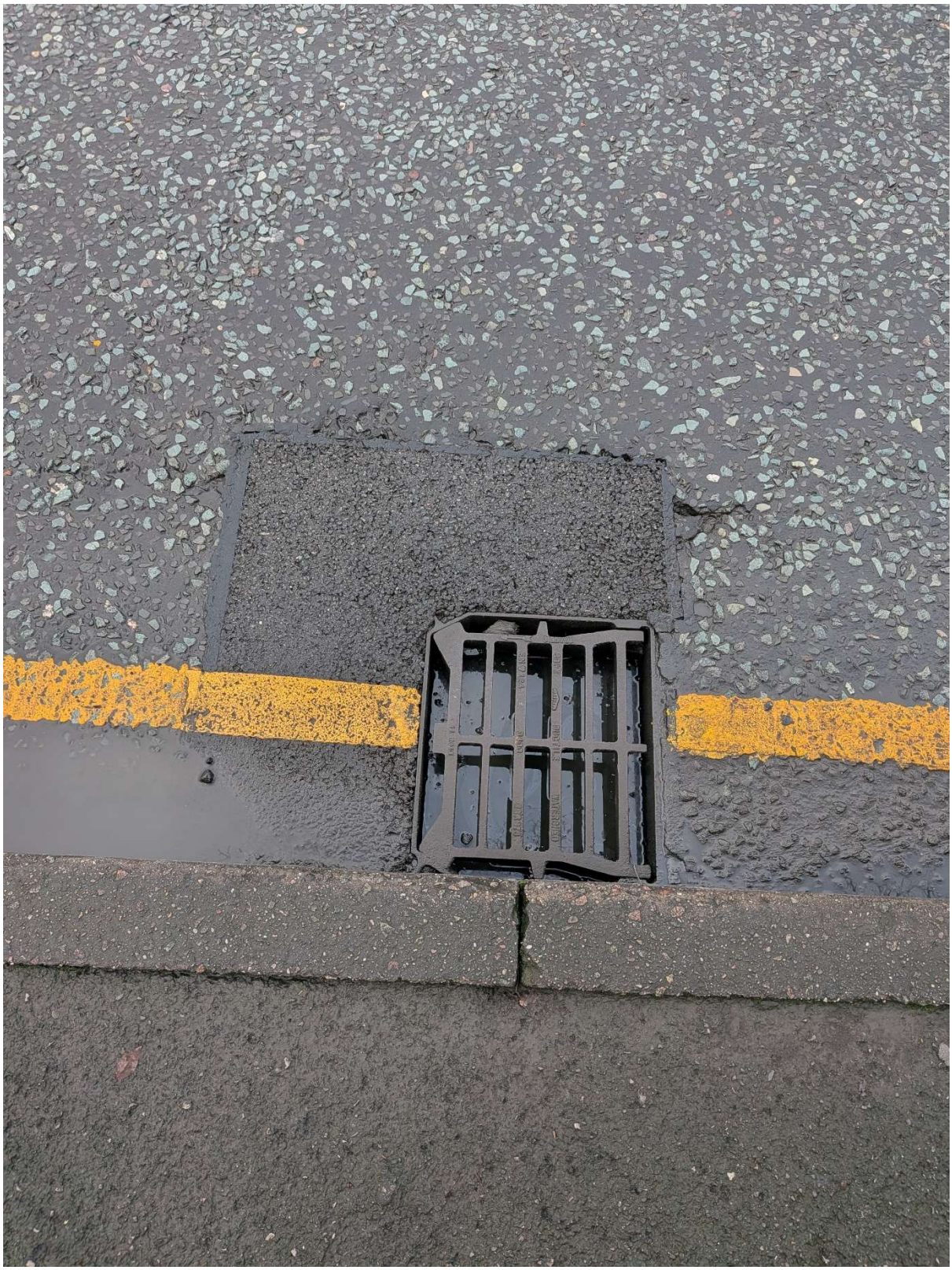
Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



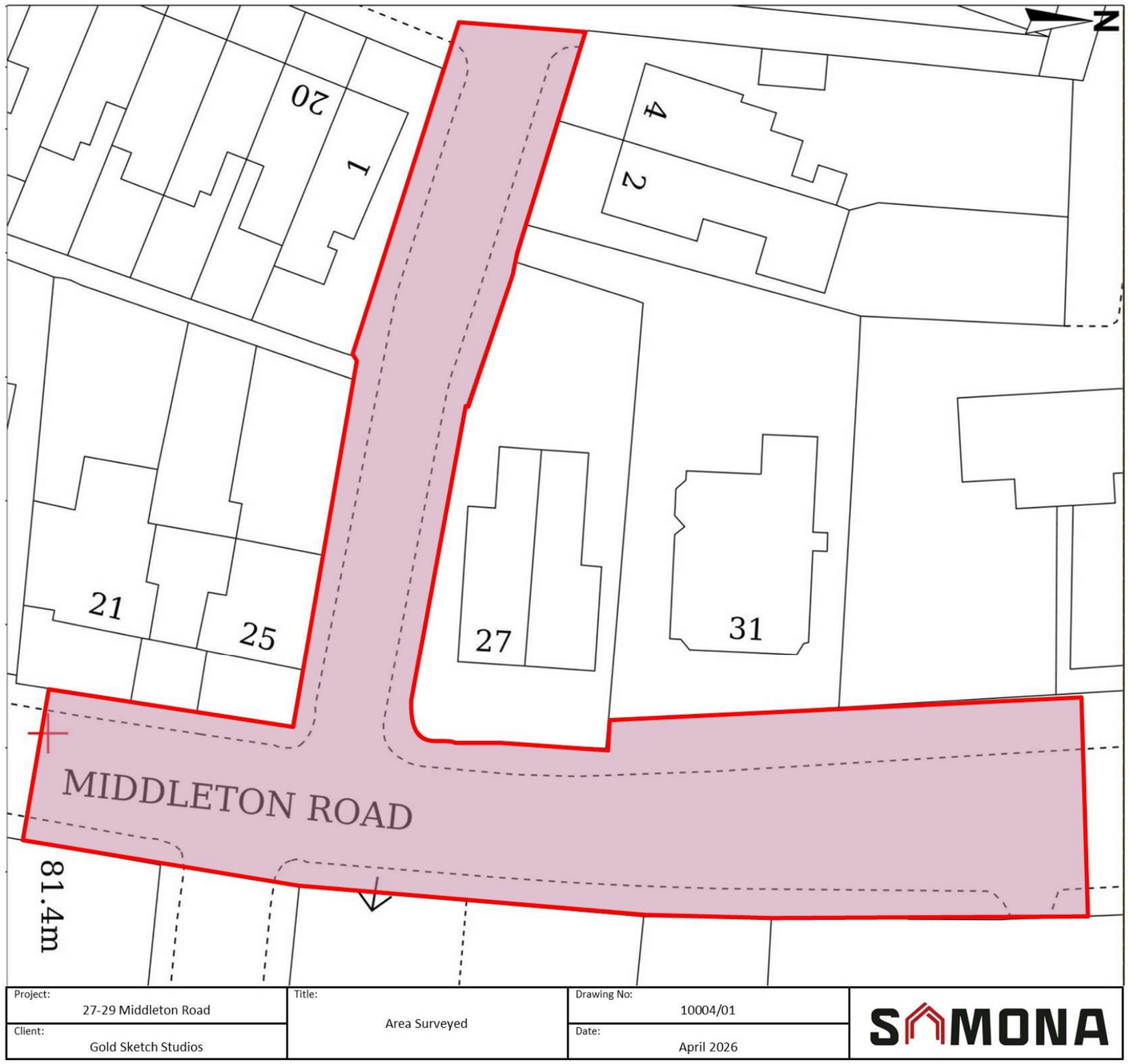
Photograph 46



Photograph 47



Appendix B – Drawings





Project:	Title:	Drawing No:	
27-29 Middleton Road	Photographic Locations	10004/02	SAMONA
Client:		Date:	
Gold Sketch Studios		April 2026	