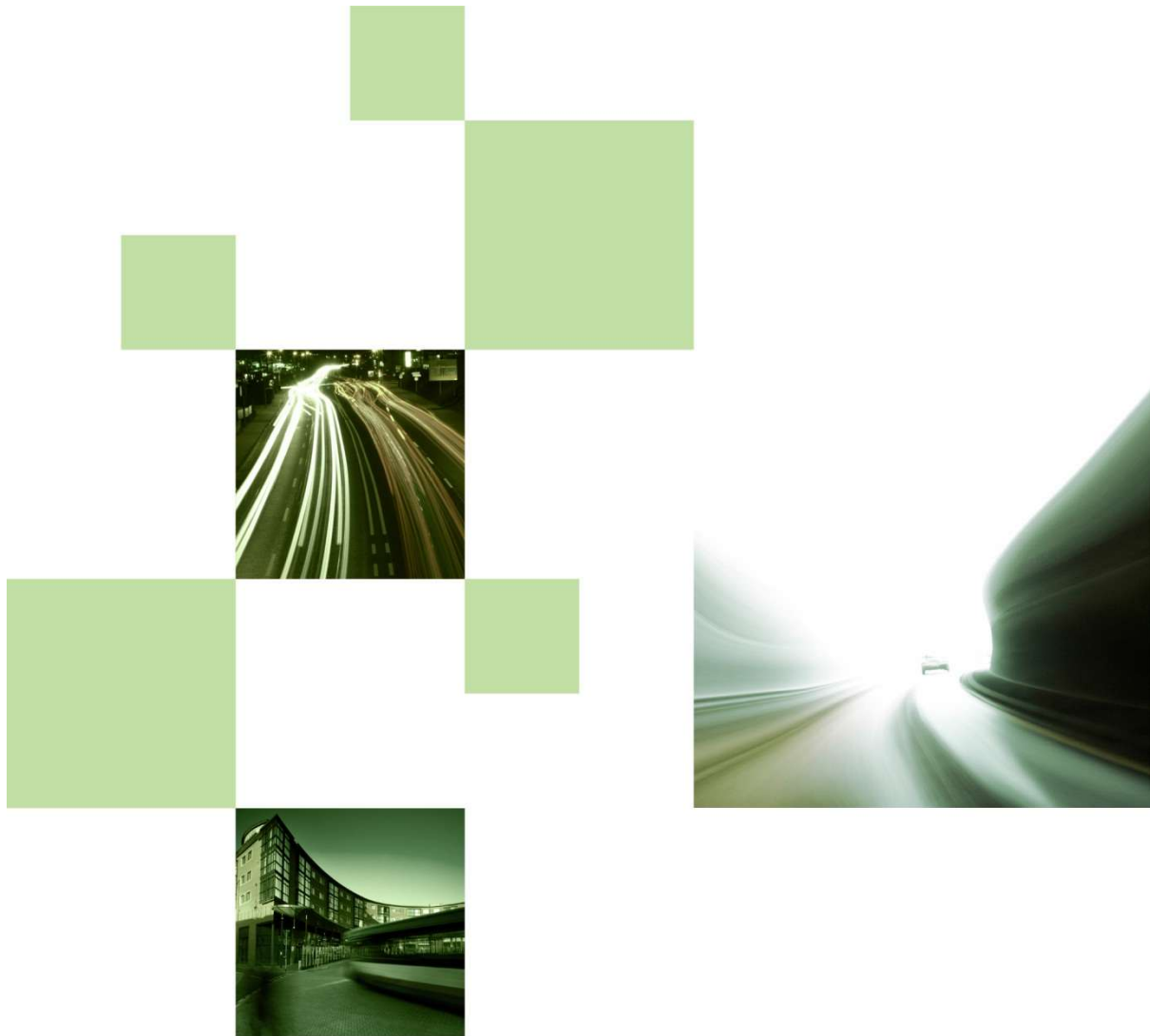




# **Woolley Colliery Road, Darton, Barnsley**

## **Visual Condition Survey**

June 2026

PROPOSED RESIDENTIAL DEVELOPMENT  
WOOLLEY COLLIERY ROAD, DARTON, BARNSELY

GLEESON HOMES

## **VISUAL CONDITION SURVEY**

Report by: Martin Thompson

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Ref: 24-256-006.01

June 2026

24-256-006.01

|                    | Name            | Signed                                                                             | Date     |
|--------------------|-----------------|------------------------------------------------------------------------------------|----------|
| Report prepared by | Martin Thompson |   | 18.06.26 |
| Report checked by  | Craig Taylor    |   | 18.06.26 |
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## APPENDICES

### Appendix BGH1

Drawing number 24-256-DE-LOC-005

### Appendix BGH2

Drawing number 24-256-PLP-001

### Appendix BGH3

Photographic Record of significant issues

## 1.0 INTRODUCTION

- 1.1 Bryan G Hall Ltd have been commissioned by Gleeson Homes to carry out a Visual Condition Survey of highway that is maintained at public expense. The pre-commencement survey is required to discharge a planning condition 34 (below) imposed by Barnsley Metropolitan Borough Council (BMBC) as listed below that forms part of the planning permission reference 2024/0867).

*No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken.*

*The survey must consist of:*

- i. A plan to a scale of 1:1250 showing the location of all defects identified.*
- ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.*

*On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.*

***Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4***

- 1.2 The proposed development is to comprise of 114 dwellings off the west side of Woolley Colliery Road in Darton in two parcels of land that will be accessible via two new simple priority junctions to the west of Woolley Colliery Road.

The extent of the survey is limited to the available routes for construction vehicles to the site. Through discussions with BMBC it was established that all construction vehicles would arrive at the site from the south using the Church Street junction with Station Road.

The length of highway that was subject to the survey includes Church Street from the west side of the railway bridge, the junction with Station Road heading along Station Road, following the road ahead turning right into Woolley Colliery Road. Heading 700m north to a point adjacent to the existing site access for the northern parcel of land to be developed.

- 1.3 A footway exists on the north side of Station Road that runs from its junction with Church Street to the start of Woolley Colliery Road. The footway continues on the same side as the road turns north. The footway terminates at the junction with Bloomhouse Lane. This section of footway varies in width between 1.6m and 2.0m.
- The footway recommences 100m to the north, at a point where a public footpath that connects to the railway station joins Woolley Colliery Road. The footway is on the westside for a short length and there is an uncontrolled crossing point to transfer pedestrians over to the east side where the footway continues north to the extents of the visual condition survey. The footway is approximately 2m in width for this section of Woolley Colliery Road. The existing carriageway width varies approximately between 6m to 6.75m. The highway includes many dropped kerbed crossings to accommodate private driveways and to allow pedestrians to cross.
- 1.4 There is one section of road that is subject to Traffic Regulations Orders along the extents of the visual condition survey for a distance of 85m around the access to Darton Railway Station up to the junction with Fountain Close.
- 1.5 Station Road and Woolley Colliery Road is subject to a 30mph speed limit for the extents of the visual condition survey.
- 1.6 Woolley Colliery Road beyond the extents of the survey serves the villages of Woolley Colliery and Woolley Grange.
- 1.8 The extent and area of the survey have been agreed with BMBC. A plan showing the extents of the survey indicated by the red line can be found at Appendix BGH1 as drawing reference 26-109-DE-LOC-005.

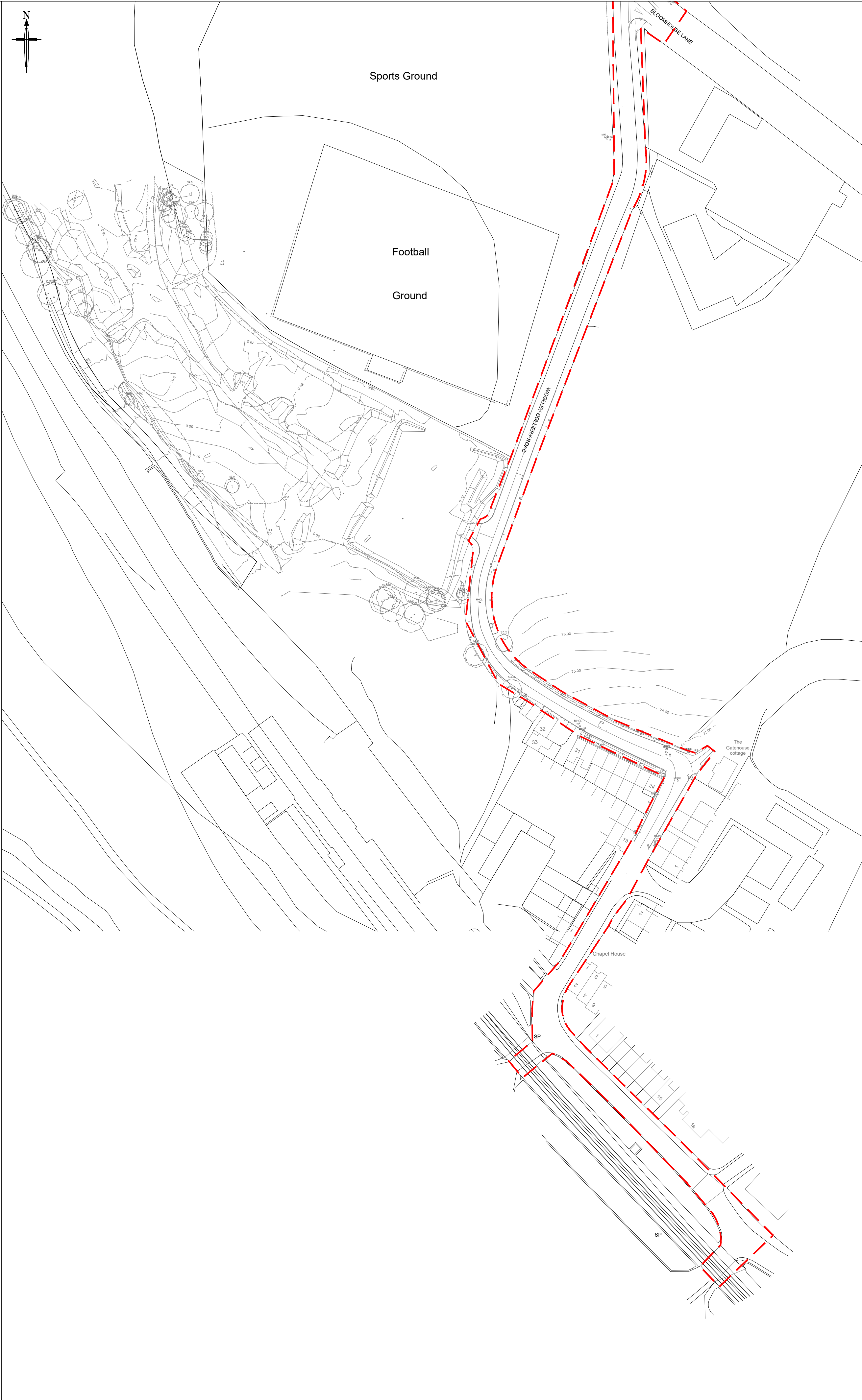
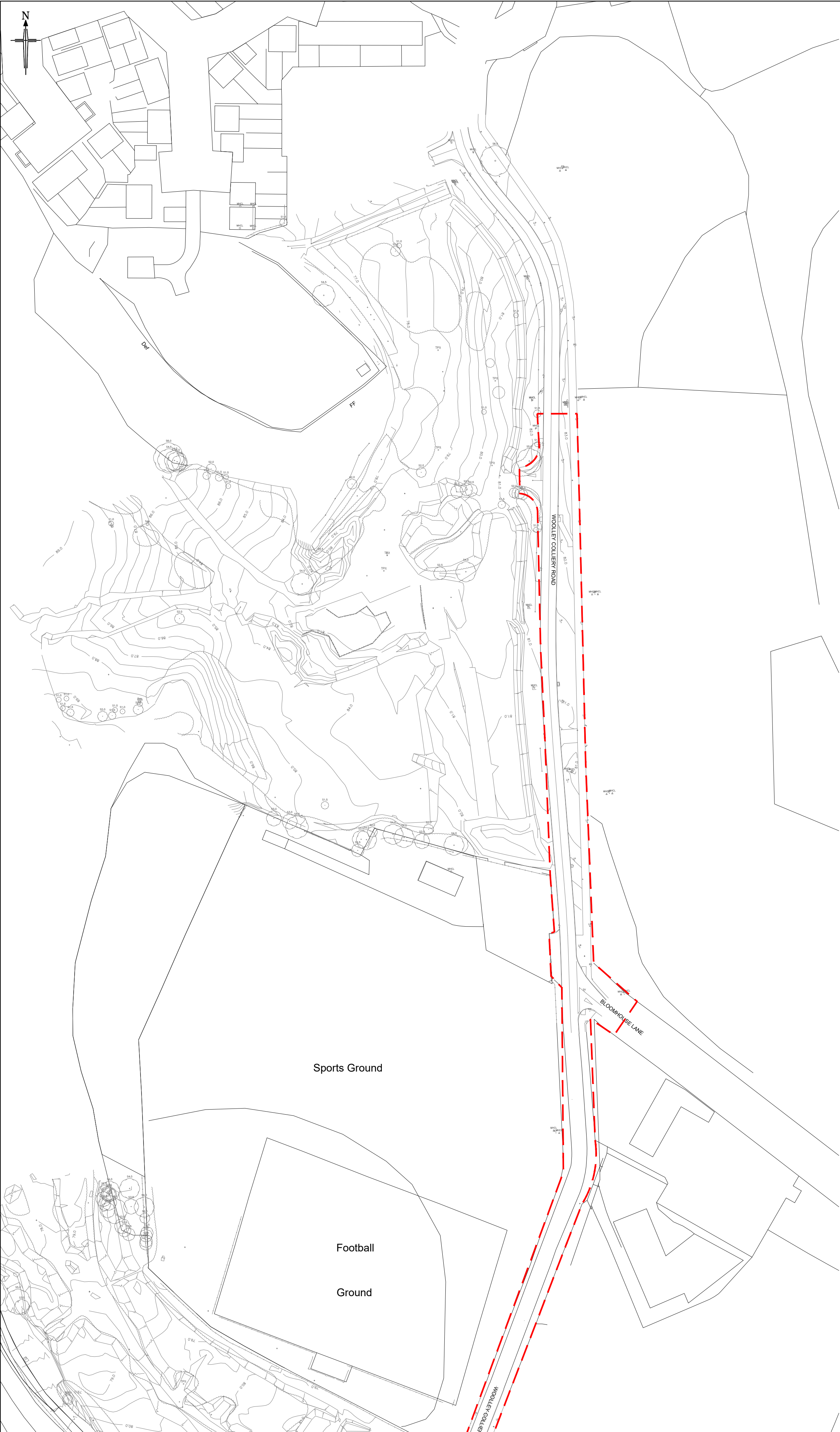
## 2.0 VISUAL CONDITION SURVEY

- 2.1 The Visual Condition Survey was carried out on 2<sup>nd</sup> June 2026 at 10:30am by Martin Thompson, Principal Engineer at Bryan G Hall Ltd with Nathanael Idan, Highways Inspector for Barnsley Metropolitan Borough Council, in attendance. . The weather was fair and dry during the site visit. The extents of the survey described in Section 1.0 of the report were agreed with Nathanael Idan.
- 2.2 A plan showing the location of significant defects identified at the time of the survey can be found in **Appendix BGH2**. A number of additional photographs were also taken along Woolley Colliery Road and Station Road that can be provided upon request.
- 2.3 A photographic record of the significant defects, including the location on the adoptable highway network and a brief description of the defect can be found at **Appendix BGH3**. The key observations include irregular kerb profiles, longitudinal cracking within the carriageway and surface course deterioration within the footways, failed manhole and service cover surrounds, and areas of carriageway failure.
- 2.4 In general it was observed that the visual condition of Woolley Colliery Road was in reasonable condition with localised areas classified as in poor condition. This is predominantly due to areas of surface course deterioration resulting in surface cracking that could be as a result of the trafficking of heavy vehicles and/or the carriageway reaching the end of its design life.

### 3.0 CONCLUSION

- 3.1 The Visual Condition Survey carried out has identified a number of defects in the carriageways and footways along Ings Road.
- 3.2 The observations from various locations along Woolley Colliery Road highlighted multiple minor issues within the pavement and footway construction. However, these have not been recorded due to being minor in nature.
- 3.3 The significant issues observed include longitudinal cracking, irregular kerb profiles, and surface course failure within the carriageway and footways.
- 3.4 It should be noted that the road markings on Woolley Colliery Road are worn and may require refreshing in due course.

# **Appendix BGH 1**



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**Key:**  
[Red dashed line] Site Inspection Boundary

|      |       |            |     |     |     |
|------|-------|------------|-----|-----|-----|
| Rev: | Date: | Amendment: | DRN | CHK | APR |
|------|-------|------------|-----|-----|-----|

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Client: Gleeson Homes

Status: For Information

Scale: 1:1000  
Size: A1 - 841 x 594      Drawn: JI      Chkd: MIT      Appvd: CT

Project: Woolley Colliery, Darton

Title: Visual Condition Location Plan

Drawing No: 24/256/LOC/005      Revision:  
Job No: 24-256      Date: 17.06.26

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# **Appendix BGH 2**



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Client: Gleeson Homes

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Chkd: MIT  
Appvd: CT

Project: Woolley Colliery, Darton

Title: Photograph Location Plan

Drawing No: 24/256/PLP/001  
Job No: 24-256  
Revision: 17.06.26  
Date:

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# **Appendix BGH 3**

**Photo 1**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint.

**Photo 2**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint. Visible damaged kerbs.

**Photo 3**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Vegetation overgrown on footway and tactile paving. Tactile paving slabs are worn.

**Photo 4**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint has been previously repaired.

**Photo 5**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint.

**Photo 6**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible repair patches on surface course material adjacent to the centreline joint.

**Photo 7**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course is plucked along the centreline joint with loose stones visible.

**Photo 8**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint with visible cracks across the road.

**Photo 9**



**Location**

Woolley Colliery Road at Bloomhouse Lane (N) junction - Looking South

**Observation**

Surface course deterioration along the centreline joint.

**Photo 10**



**Location**

Woolley Colliery Road at Bloomhouse Lane (N) junction – Looking North

**Observation**

Surface course deterioration along the joint where the material changes and visible utility scars.

**Photo 11**



**Location**

Woolley Colliery Road at Bloomhouse Lane (N) junction – Looking South

**Observation**

Broken Tactile pavements and visible utility scars.

**Photo 12**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint and visible utility scar on the footway.

**Photo 13**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint and visible utility scar on the footway.

**Photo 14**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint and visible utility scar on the footway.

**Photo 15**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint and visible utility scar on the footway.

**Photo 16**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint and visible utility scar on the footway.

**Photo 17**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 18**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 19**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 20**



**Location**

Woolley Colliery Road – Looking West

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 21**



**Location**

Woolley Colliery Road – Looking West

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 22**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Surface course deterioration along the centreline joint, visible patch repair in carriageway.

**Photo 23**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Surface deterioration along full width of carriageway and around a visible patch repair.

**Photo 24**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Damaged surface course material.

**Photo 25**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Visible cracking in carriageway, visible utility scar has dropped.

**Photo 26**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Visible cracking in carriageway, visible utility scar has dropped.

**Photo 27**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Carriageway is in a poor state of repair with visible cracking and numerous utility scars.

**Photo 28**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Visible cracking in carriageway, visible utility scar has dropped.

**Photo 29**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Visible cracking in carriageway, surface around manhole has dropped.

**Photo 30**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Carriageway is in a poor state of repair with visible cracking and numerous utility scars.

**Photo 31**



**Location**

Woolley Colliery Road – Looking East

**Observation**

Carriageway is in a poor state of repair with visible cracking and numerous utility scars.

**Photo 32**



**Location**

Woolley Colliery Road – Looking West

**Observation**

Carriageway is in a poor state of repair with visible cracking and numerous utility scars.

**Photo 33**



**Location**

Woolley Colliery Road – Looking along Bloomhouse Lane (S)

**Observation**

Footway is worn at the end of its lifespan.

**Photo 34**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in carriageway, visible utility scars in carriageway and footway.

**Photo 35**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 36**



**Location**

Woolley Colliery Road – Looking North

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 37**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 38**



**Location**

Woolley Colliery Road – Looking toward Fountain Square

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 39**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 40**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 41**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 42**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 43**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 44**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 45**



**Location**

Woolley Colliery Road – Looking South

**Observation**

Visible cracking in surface course material, visible utility scars in carriageway and footway.

**Photo 46**



**Location**

Woolley Colliery Road / Station Road – Looking South

**Observation**

Visible utility scar in footway.

**Photo 47**



**Location**

Station Road – Looking South

**Observation**

Stop Tap appears low in the recently resurfaced carriageway.

**Photo 48**



**Location**

Station Road – Looking East

**Observation**

Visible utility scar in footway.

**Photo 49**



**Location**

Station Road – Looking East

**Observation**

Visible utility scar in footway.

**Photo 50**



**Location**

Station Road – Looking East towards Church Street

**Observation**

Visible utility scar in footway.

**Photo 51**



**Location**

Church Street looking along Station Road

**Observation**

Visible utility scar in footway.

**Photo 52**



**Location**

Church Street looking South under railway line

**Observation**

For record purposes only.