



Wakefield Road, Smithies, Barnsley

Visual Condition Survey

February 2025

PROPOSED RESIDENTIAL DEVELOPMENT
WAKEFIELD ROAD, SMITHIES
BARNSELY

GLEESON DEVELOPMENTS LIMITED

VISUAL CONDITION SURVEY

Report by: Martin Thompson

Bryan G Hall
Consulting Civil & Transportation Planning Engineers
Suite E15, Joseph's Well, Hanover Walk, Leeds, LS3 1AB

Ref: 22-137-003.01

February 2025

22-137-003.01

	Name	Signed	Date
Report prepared by	Martin Thompson		03.02.25
Report checked by	James Pointon		07.02.25
Report Overview by	Robbie Donaldson		10.02.25

Distribution of Copies

Revision	Electronic	Number of bound copies	Issued to	Date Issued
-	✓		Phil McGrath – Barnsley Metropolitan Borough Council	
-	✓		Tim Davis – Gleeson Developments Limited	

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Drawing number 22-137-LOC-006

Appendix BGH2

Drawing number 22-137-SKH-013

Appendix BGH3

Site Photographs

1.0 INTRODUCTION

- 1.1 Bryan G Hall Ltd have been commissioned by Gleeson Developments Limited to carry out a Visual Condition Survey of existing highway maintained at public expense, to satisfy part of planning Condition 19 of a planning permission for residential development on land west of Wakefield Road, Barnsley (LPA ref: 2017/1451). The area of highway inspected consists of the following:
- A61 Wakefield Road from the south-eastbound bus stop to the south-east of Regent Crescent to the roundabout junction with the A633 Rotherham Road for a distance of 175 metres.
 - A61 Wakefield Road from the roundabout junction with the A633 Rotherham Road to the southbound bus stop opposite the car sales site for a distance of 230 metres; and
 - A633 Rotherham Road to the south-east of the roundabout junction with the A61 Wakefield Road for a distance of 70 metres.
- 1.2 The development site is located around 2.5 kilometres to the north of Barnsley town centre. The site is bounded by the A61 Wakefield Road to the east, a public right of way to the west, various industrial units to the south and to the north a number of businesses including a coach garage and a shed company. A plan showing the red line extents of the development site can be found in **Appendix BGH1**.
- 1.3 The A61 Wakefield Road is a major distributor road that provides a link between Barnsley to the south and Wakefield to the north. In the vicinity of the site, it is subject to a 30mph speed limit.
- 1.4 The length of the A61 Wakefield Road to the north-west of the roundabout junction with the A633 Rotherham Road is a single lane in both directions, with a short length of two lanes on the south-eastbound approach to the roundabout. The nearside approach lane is a dedicated left turn lane to the A633 Rotherham Road. The offside lane is a dedicated right turn to continue along the A61 Wakefield Road past the site and towards Barnsley. The A61 Wakefield Road northbound approach to the roundabout is single lane in both directions. The A633 Rotherham Road is a single lane carriageway running in both directions and is subject to a 30mph speed limit.

- 1.5 The A61 Wakefield Road to the north-west of the roundabout has footways on both sides of the carriageway. The footway width on the north-eastern side is 2 metres. On the south-western side, the footway width varies between 1.7 metres and 4.2 metres. The carriageway width is 3.65 metres in both directions, with a central hatched area of 1.9 metres in width to allow for right turning vehicles at junctions along this section of carriageway.
- 1.6 The A61 Wakefield Road to the south the roundabout has footways on both sides of the road. The footway on the western side of the carriageway is 1.8 metres wide, with a 2.5 metre wide verge between the footway and the carriageway which terminates approximately 85 metres to the south of the roundabout. The footway on the eastern side of the carriageway is 1.0 metres wide. The carriageway is approximately 7.3m in width.
- 1.7 The A633 Rotherham Road has footways on both sides of the road, with a 3.8 metre wide footway to the north-eastern side and a 3.7 metre wide footway to the south-western side. The carriageway is approximately 7.3m in width.
- 1.8 The A61 Wakefield Road is subject to Traffic Regulation Orders (TROs), with waiting restrictions in the form of double yellow lines visible to the north-west of the access to New Lodge Social Club up to the existing bus lane on the south-western side of the carriageway.
- 1.9 It was observed on site that the A61 Wakefield Road and the A633 Rotherham Road are utilised by 16.5 metre long articulated vehicles traveling in both directions. Regular local bus services are available on the A61 Wakefield Road.

2.0 VISUAL CONDITION SURVEY

- 2.1 The Visual Condition Survey was carried out on 21st January 2025 by Martin Thompson, Senior Engineer at Bryan G Hall Ltd, with Phil McGrath, Highways Inspector at Barnsley Metropolitan Borough Council, in attendance. The weather was fair during the site visit. The extents of the survey described in Section 1.0 of this report were agreed with Phil McGrath and the agreed extents are shown on the plan attached at **Appendix BGH 1**.
- 2.2 A plan showing the photographed locations for the various issues found onsite within the extents of public adoption, including damage to carriageway and footway surfacing and damage to street furniture, can be found in **Appendix BGH2**. A number of additional photographs of the remaining area of the adopted highway network within the extents of the survey were taken which are not included in this report, but which can be provided on request.
- 2.3 The visual survey of the A61 Wakefield Road to the north-west of the roundabout and including the roundabout itself shows that this area is in need of attention, due to large areas of visible cracks within the carriageway surface, as it would appear that it has not been maintained for some time. The carriageway does not appear to have failed below the surface as there are no visible ruts in the carriageway surface that would indicate that the binder and base have failed.
- 2.4 In addition, there is some damage to street furniture items, including a badly rusted sign post and a length of guardrail on the refuge island close to the school access which appears to have been struck by a vehicle. It should be noted that the road markings were found to be badly worn around the roundabout itself and a number of gullies are silted. Whilst on site, it was also noted that there are some non-metal gully frames installed on the footway and in the channel of the carriageway, which it is understood are not to current Barnsley M.B.C design guidance.
- 2.5 The A61 Wakefield Road to the south of the roundabout was observed to be in a reasonable condition. There are a small number of localised issues with minor potholes caused by water egress, poor trench reinstatement works within the carriageway and a number of gullies are silted up. The western footway has a significant number of utility scars that has started to show evidence of the footway construction deteriorating.

- 2.6 The majority of the carriageway along the A633 Rotherham Road shows deterioration from numerous utility scars in the carriageway and the reinstatements appear to be failing. It is apparent that temporary reinstatement works have been put in place, which may be in an attempt to fix the poor original reinstatement.
- 2.7 An existing drainage channel in the middle of the north-eastern footway on the A633 Rotherham Road is silted and appears to have not been maintained for some time. All of the items indicated in this section have been highlighted within **Appendix BGH3**.

3.0 CONCLUSION

- 3.1 The Visual Condition Survey carried out has identified a number of defects in the carriageways and footways of the A61 Wakefield Road and the A633 Rotherham Road in the vicinity of the site.
- 3.2 The A61 Wakefield Road is in poor state of repair with numerous areas of carriageway defects due to water egress that, over time, have degraded the carriageway. These issues need attention to resolve.
- 3.3 The survey also highlights a number of gullies on the A61 Wakefield Road that need attention, as they are of a non-standard material (i.e. non-metal) and so need replacing, because they are not appropriate for the road that they have been installed on. Some gullies are also silted and need clearing of detritus.
- 3.3 It should be noted that the road markings on the A61 Wakefield Road are badly worn in places.

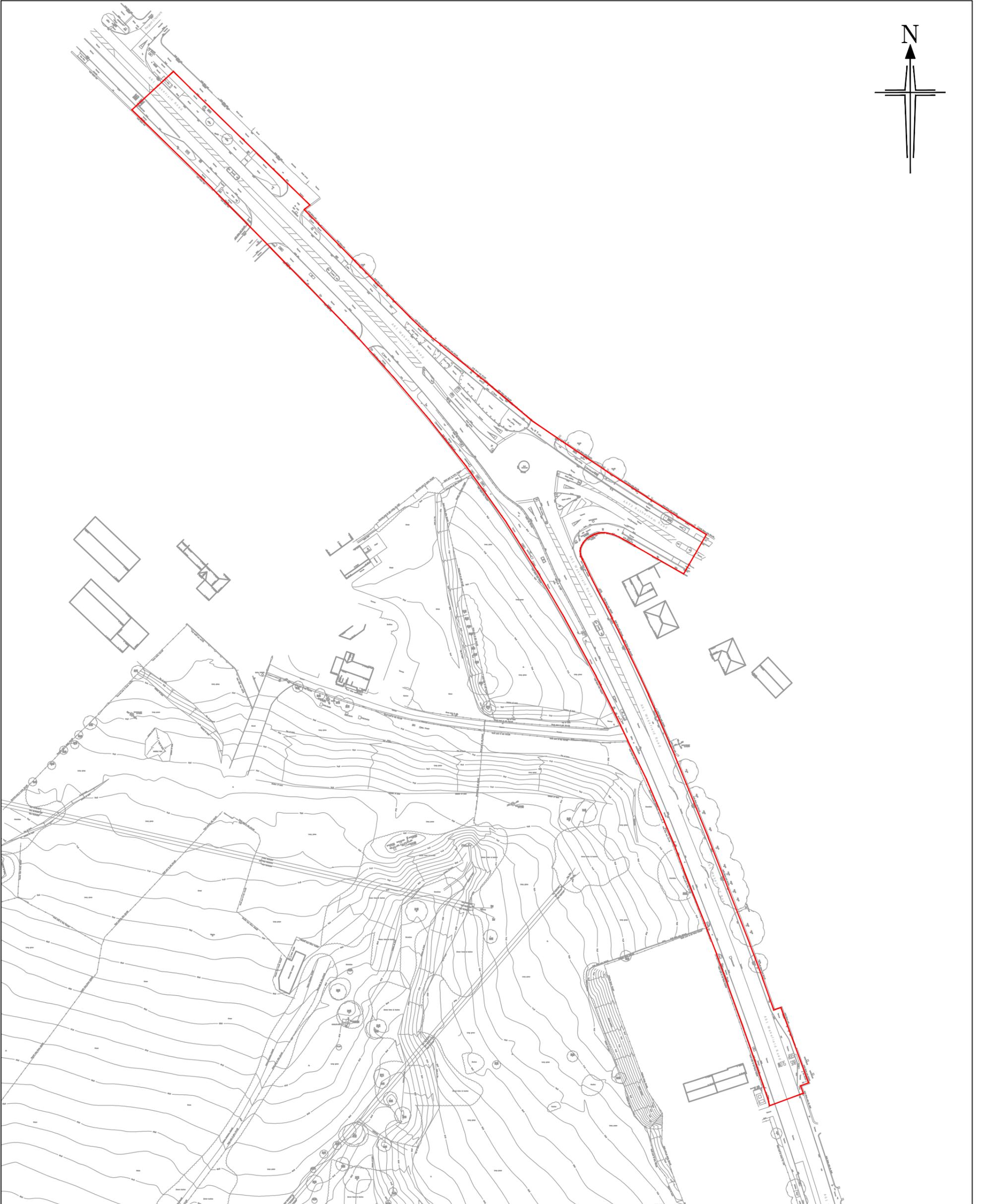
Appendix BGH 1

Appendix BGH 2

Appendix BGH 3

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BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

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LEEDS T 0113 246 1555 LONDON T 0203 5532336

Suite E15 | Josephs Well
Hanover Walk | LEEDS | LS3 1AB
E transportleeds@bryanghall.co.uk

W www.bryanghall.co.uk
X X.com/Bryanghall1
in Bryan G Hall

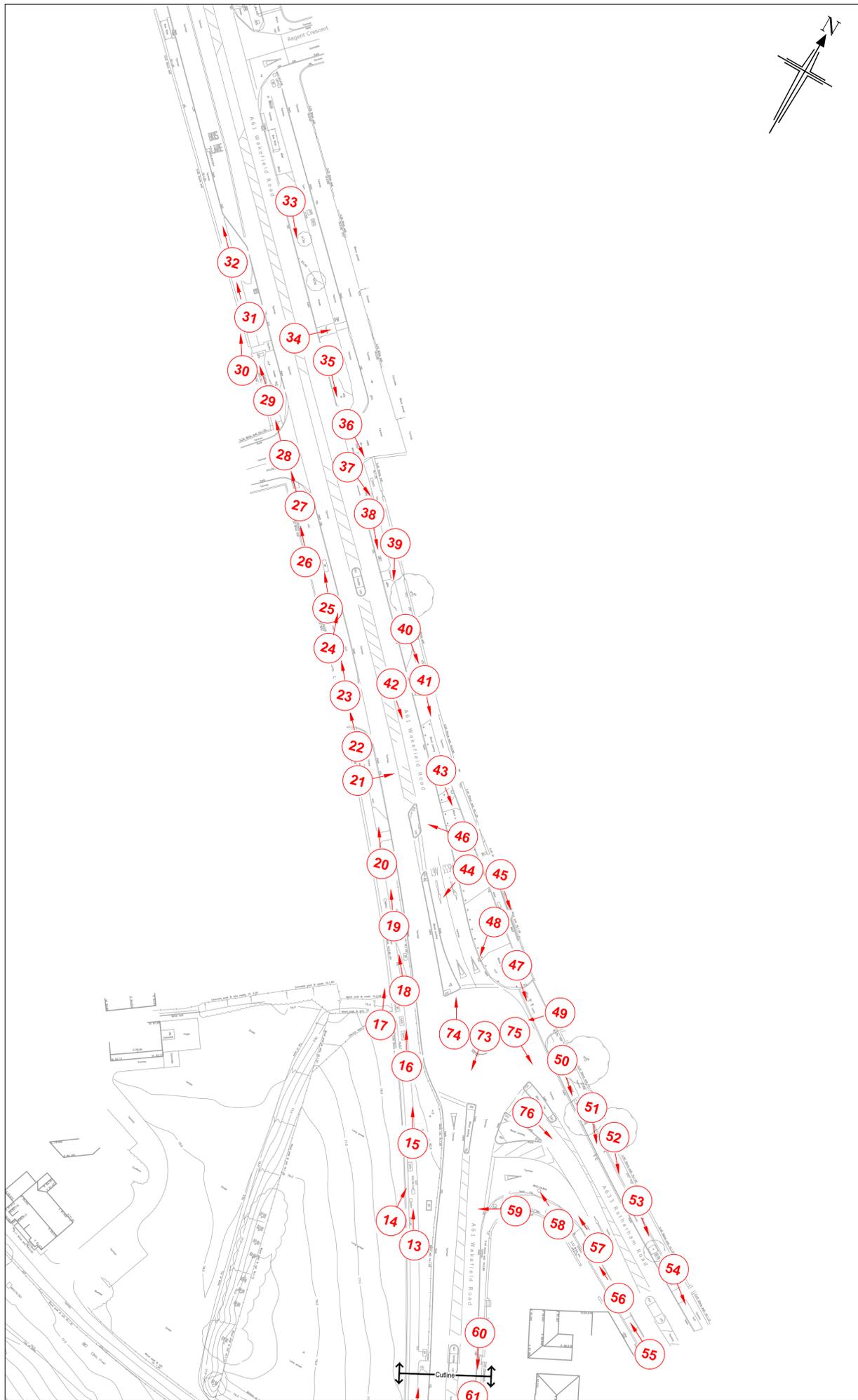


Title: **CONDITION SURVEY LOCATION PLAN**

Scale: 1:1250 Size: A3 - 297 x 420

Drawn: EH Chkd: MIT Appvd: JP

Rev:	Date:	Amendment:	DRN	CHK	APR
Client:	GLEESON DEVELOPMENT LTD				
Project:	WAKEFIELD ROAD - SMITHIES - BARNSELY				
Drawing No:	22-137-LOC-006		Revision: -		
Job No:	22-137		Date: 03.02.25		



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BRYAN G HALL

CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS

LEEDS T 0113 246 1555 LONDON T 0203 5532336

Suite E15 | Josephs Well W www.bryanghall.co.uk
 Hanover Walk | LEEDS | LS3 1AB E transportleeds@bryanghall.co.uk

Client: GLEESON DEVELOPMENT LTD

Status: FOR INFORMATION

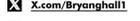
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 Size: A1 - 841 x 594

Project: SMITHIES, BARNSELY

Title: VISUAL CONDITION SURVEY - PHOTOGRAPH LOCATION PLAN

Drawing No: 22/137/SKH/013 Revision: -
 Job No: 22-137 Date: 03.02.25






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Photo 1



Location

Wakefield Road looking North from site extents.

Observation

Scars present around utilities in footway

Photo 2



Location

Wakefield Road looking North

Observation

Visible scarring in footway

Photo 3



Location

Wakefield Road looking North

Observation

Visible scarring in footway around utilities

Photo 4



Location

Wakefield Road looking North

Observation

Surface damage around manhole, plucked road surface and scarring in carriageway due to utilities

Photo 5



Location

Wakefield Road looking North

Observation

Visible scarring in footway around utility inspection cover and across car sales access point, uneven and damaged tactile paving due to vehicles overrunning. Damaged surface around manhole previously indicated in Photo 4.

Photo 6



Location

Wakefield Road looking North

Observation

Fresh recent scarring on vehicular crossing and on footway due to utility been laid. Road gully silted and the road surface around gully is plucked.

Photo 7



Location

Wakefield Road looking North

Observation

Visible scaring in footway, Road gully silted

Photo 8



Location

Wakefield Road looking North

Observation

Plucked road surface with water ingress.

Photo 9



Location

Wakefield Road looking North

Observation

Utility scars visible in Footway, poor reinstatement of utility duct crossing in carriageway.

Photo 10



Location

Wakefield Road looking North

Observation

Utility scars visible in Footway. Visible scar in carriageway adjacent to transition kerb.

Photo 11



Location

Wakefield Road looking North

Observation

Numerous scars in footway and utilities cabinets against boundary wall.

Photo 12



Location

Wakefield Road looking North

Observation

Visible scars in footway, plucked surface around gully.

Photo 13



Location

Wakefield Road looking North

Observation

Visible scars in footway, broken inspection chamber frame, plucked surfacing around inspection chamber and gully silted.

Photo 14



Location

Wakefield Road looking North

Observation

Close up of Photo 13, broken inspection chamber frame, plucked surfacing around inspection chamber and gully silted.

Photo 15



Location

Wakefield Road looking North

Observation

Visible scars in footway.

Photo 16



Location

Wakefield Road looking North

Observation

Visible scars in footway, uneven surface around inspection chambers.

Photo 17



Location

Wakefield Road looking North

Observation

Visible scars in footway, inspection cover frame damaged.

Photo 18



Location

Wakefield Road looking North

Observation

Visible scars in footway, Existing Non-metal gully cover located in footway.

Photo 19



Location

Wakefield Road looking North

Observation

Visible scars in footway, poor reinstatement with plucked surface within footway.

Photo 20



Location

Wakefield Road looking North

Observation

Visible scars in footway surface. Visible loose stone from footway reinstatement. Visible cracks within carriageway.

Photo 21



Location

Wakefield Road looking North

Observation

Visible cracks in carriageway surface and Non-metal gully cover in carriageway.

Photo 22



Location

Wakefield Road looking North

Observation

Visible scars in footway surface. Access road into bus garage is in a poor state of repair with a number of utility scars in carriageway and small areas of patch repairs. Carriageway Joint with Wakefield Road has water egress with plucked surface along tie in joint. Main carriageway has a significant number of cracks with water egress.

Photo 23



Location

Wakefield Road looking North

Observation

Numerous utility scars in footway surface. Traffic Signal inspection cover recently installed. Carriageway surface has a number of cracks in the surface.

Photo 24



Location

Wakefield Road looking North

Observation

Numerous utility scars in footway surface. Carriageway surface has a number of cracks in the surface.

Photo 25



Location

Wakefield Road looking North

Observation

Numerous utility scars in footway surface. Traffic Signal inspection cover recently installed. Carriageway surface has a number of cracks in the surface.

Photo 26



Location

Wakefield Road looking North

Observation

Visible cracking of carriageway surface with water egress and appears to be a failed pot hole repair in the carriageway with loose stone material on carriageway. Numerous scars from utilities in footway.

Photo 27



Location

Wakefield Road looking North at Social Club access.

Observation

Broken tactile paving units. Visible cracking of carriageway surface.

Photo 28



Location

Wakefield Road looking North at Social Club access.

Observation

Visible utility scars in footway. Visible cracking of carriageway surface.

Photo 29



Location

Wakefield Road looking North

Observation

Visible utility scars in footway. New Utility inspection cover in footway

Photo 30



Location

Wakefield Road looking North

Observation

Visible utility scars in footway. Visible cracking of carriageway surface. Non-standard tactile paving arrangement with badly worn blister tactile paving units.

Photo 31



Location

Wakefield Road looking North

Observation

Visible utility scars in footway. Visible cracking of carriageway surface.

Photo 32



Location

Wakefield Road looking North

Observation

Visible utility scars in footway. Visible cracking of carriageway surface.

Photo 33



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface. Gully needs to be cleaned of detritus.

Photo 34



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface. Tactile paving overgrown, damaged tactile unit.

Photo 35



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface with temporary reinstatement.

Photo 36



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface.

Photo 37



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, Signs need replacing, post badly rusted and needs replacing.

Photo 38



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface with water egress.

Photo 39



Location

Wakefield Road looking South

Observation

Damaged post in verge, Visible cracking of carriageway surface and visible scars in footway.

Photo 40



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface and visible scars in footway.

Photo 41



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, plucked footway surface and visible scars in footway.

Photo 42



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface.

Photo 43



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, chipped channel blocks and cracking of footway surface and visible scars in footway.

Photo 44



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, road markings badly faded and visible scars in footway.

Photo 45



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, chipped channel blocks and cracking of footway surface and visible scars in footway.

Photo 46



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway surface, Guardrail appears to be in a poor state of repair.

Photo 47



Location

Wakefield Road looking South at roundabout with Rotherham Road and access to funeral directors.

Observation

Visible cracking of carriageway and footway. Visible utility scars in footway and overgrown vegetation in channel. Gullies require clearing of debris.

Photo 48



Location

Rotherham Road looking South

Observation

Road gully with incorrect pedestrian friendly grate, silted, carriageway plucked due to water egress, damaged round gully frame, needs addressing.

Photo 49



Location

Wakefield Road looking North

Observation

Carriageway surface damaged with numerous reinstatements, plucked surface due to water egress and road markings badly worn.

Photo 50



Location

Rotherham Road looking South

Observation

Visible damage to carriageway surface . Visible scars in footway due to utilities.

Photo 51



Location

Rotherham Road looking South

Observation

Visible scar in carriageway has failed, cracking of carriageway surface. Visible scars in footway due to utilities and drainage channel silted.

Photo 52



Location

Rotherham Road looking South

Observation

Three No. gullies needs jetting to remove detritus. Gully in footway has a non-metal frame. Visible scar in carriageway has failed, cracking of carriageway surface. Visible scars in footway due to utilities and drainage channel silted.

Photo 53



Location

Rotherham Road looking South

Observation

Visible plucking of carriageway surface. Visible scars in footway and loose debris in drainage channel.

Photo 54



Location

Rotherham Road looking South – Extents of works

Observation

Visible plucking of carriageway surface. Visible scars in footway and loose debris in drainage channel. Uncontrolled crossing with no visible tactile paving.

Photo 55



Location

Rotherham Road looking South – Extents of works

Observation

Small cracks visible in carriageway surface. Visible scars in footway and loose debris in drainage channel. Uncontrolled crossing with no visible tactile paving.

Photo 56



Location

Rotherham Road looking north

Observation

Small cracks visible in carriageway. Footway is badly damaged due to vehicles overrunning footway to access car park. Visible scars in footway due to utilities.

Photo 57



Location

Rotherham Road looking north

Observation

Footway gully at low point of drainage channel needs clearing of debris. Drainage channel full of debris and need clearing. Visible scars in footway due to utilities.

Photo 58



Location

Rotherham Road looking North

Observation

Water egress where the surface was laid, surfaced cracked around manhole frame. Road markings worn. Gully needs clearing of detritus.

Photo 59



Location

Rotherham Road give way line looking toward Wakefield Road south

Observation

Visible cracking of carriageway. Visible scars in footway due to utilities. Gully sat proud of surface, Gully needs clearing of detritus.

Photo 60



Location

Wakefield Road looking South

Observation

Carriageway plucked with water egress. Gully pot is badly silted and needs clearing of detritus.

Photo 61



Location

Wakefield Road looking South

Observation

Carriageway plucked with water egress.

Photo 62



Location

Wakefield Road looking South

Observation

Carriageway plucked with water egress.

Photo 63



Location

Wakefield Road looking South

Observation

Visible reinstatement scar in carriageway. Visible scars in footway due to utilities. Gully badly silted and need clearing of debris.

Photo 64



Location

Wakefield Road looking South

Observation

Visible duct crossing reinstatement scar in carriageway. Visible scars in footway due to utilities.

Photo 65



Location

Wakefield Road looking South

Observation

Visible cracking of carriageway. Visible scars in carriageway due to utilities.

Photo 66



Location

Wakefield Road looking South

Observation

Gully badly silted, detritus needs to be cleared and jetted.

Photo 67



Location

Wakefield Road looking South

Observation

Gully badly silted. Gully to be jetted.

Photo 68



Location

Wakefield Road looking South

Observation

Gully badly silted, detritus needs to be cleared and jetted.

Photo 69



Location

Wakefield Road looking South opposite car sale access point

Observation

Gully badly silted. Gully to be jetted.

Photo 70



Location

Wakefield Road looking South

Observation

Visible scar within carriageway with water egress, poor reinstatement works.

Photo 71



Location

Wakefield Road looking from bus stop north

Observation

Visible cracking of carriageway. Visible scars in footway due to utilities. Bus Stop channel kerbs rocking.

Photo 72



Location

Wakefield Road looking from bus stop north

Observation

Damaged bus stop hazard paving units. Scar in footway. Bus stop marking badly worn.

Photo 73



Location

Wakefield Road Roundabout with Rotherham Road looking south towards Wakefield Road

Observation

Significant visible damage to carriageway surface. Multiple temporary reinstatements undertaken visible. Roundabout island surface is in poor state of repair. Gullies with visible debris, need jetting to clear detritus.

Photo 74



Location

Wakefield Road Roundabout with Rotherham Road looking north towards Wakefield Road

Observation

Significant visible cracking of carriageway. Water egress on joint line. Kerb damaged on roundabout island.

Photo 75



Location

Wakefield Road Roundabout with Rotherham Road looking south towards Rotherham Road

Observation

Significant visible damage to carriageway surface. Multiple temporary reinstatements undertaken visible. Roundabout island surface is in poor state of repair.

Photo 76



Location

Rotherham Road looking south from Give Way line on roundabout

Observation

Visible cracking of carriageway surface around gully frame. Gully silted and needs clearing of detritus.