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PLOT 4B & 5, ASHROYD BUSINESS PARK, HOYLAND

G F TOMLINSON BUILDING LTD

POST COMPLETION HIGHWAY CONDITION INSPECTION

11717

JUNE 2020

DOCUMENT CONTROL

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Contract: Plot 4B and 5, Ashroyd Business Park, Hoyland, Barnsley

Document Title: Post-Completion Highway Condition Inspection

Our Ref: 11717-WMS-ZZ-XX-RP-39002-S8-P1

Prepared by: C.Melton IEng MCIHT MICE MIHE **Date:** 26/06/2020

RECORD OF AMENDMENTS TO DOCUMENT

Ref	Description	Date

Verified by: A.C.Gibson BEng CEng MCIHT MICE MIRSE **Date:** 29/06/2019

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1.0 INTRODUCTION

1.1 The purpose of this report is to record the condition of the adoptable Highway leading to the two development sites, known as Plot 4B and Plot 5 on the Ashroyd Business Park, following construction work to develop the two plots.

1.2 The photographs are to show the condition of the Highway following the majority of heavy construction work to show whether there are any further defects within the extent of the Highway leading to the development sites since the pre-start inspection.

1.3 This report is required for submission to Barnsley Metropolitan Borough Council to satisfy Condition 5, '*Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. 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.*

1.4 Appendix A shows the photos as taken on the 26th June 2020 and Appendix B shows the photos as taken on the 7th June 2019.

2.0 CIRCUMSTANCES

2.0 We have been appointed by G F Tomlinson Building Ltd to undertake a Highway Condition Survey detailing the current condition of the public highway.

2.1 The survey was undertaken on the 26th June 2020 and at the time of the inspection the weather was overcast with light rain.

2.2 The current condition of the carriageways and footways were inspected with photographs taken as a record.

3.0 DEFECTS NOTED

3.0 Since the pre-start inspection the following areas have been noted as defects that have occurred as a result of the works on the development plots.

3.1.1 There are two damaged channel blocks to the rear of the public highway on the access to Plot 4B. These will need replacing. These are shown in photos 8 & 9.

4.0 EXTENT OF SURVEY AND LIMITATIONS

4.0 The extent of the survey covered the length of Ashroyds Way from the junction with Ryecroft Bank to the end of the existing public footpath heading north from the mini-roundabout within the Business Park.

4.1 This report is based on a visual examination of the carriageways and footways only and covers all of the Public Highway from the entrance to the Business Park from Ryecroft Bank. No intrusive coring or trial holes were undertaken to determine the condition of the carriageways and footways below the surface.

4.2 All of the photographs contained in the report are available as separate files should they be required.

APPENDIX A:

POST COMPLETION PHOTOGRAPHIC SCHEDULE

26th JUNE 2020

Figure 1 - View of north on Ryecroft Bank to junction with Ashroyds Way.

Figure 2 - Junction of Ashroyds Way to Ryecroft Bank - outgoing lane.

Figure 3 - View of centre island at Ryecroft Bank. Ashroyds Way junction.

Figure 4 - View of inbound lane into Ashroyds Way.

Figure 5 - View west along Ashroyds Way

Figure 6 - View of footway to frontage of Plot 4B

Figure 7 - View across Plot 4B entrance.

Figure 8 - Loose channel blocks at back of access to Plot 4B - this will need replacing. Identified pre-works refer to Figure 12 Appendix B.

Figure 9 - Close up of damaged channel blocks. Identified pre-works refer to Figure 12 Appendix B.

Figure 10 - View of footway in front of Storefirst (Plot 4A)

Figure 11 - View west towards mini roundabout.

Figure 12 - View of mini roundabout with leg to the north to Plot 5.

Figure 13 - Mini roundabout island on eastern approach.

Figure 14 - View to southern leg from roundabout to Plot 5. Note missing bollard, this was missing prior to the works starting. Refer to Figure 25 Appendix B

Figure 15 - View to southern leg from roundabout to Plot 5. Note missing bollard, this was missing prior to the works starting. Refer to Figure 25 Appendix B

Figure 16 - View of centre island at roundabout. Note the damaged kerbs were present prior to works starting at was noted on the pre-start report. Refer to Figures 21,32,33 – Appendix B.

Figure 17 - View of centre island at roundabout. Note the damaged kerbs were present prior to works starting at was noted on the pre-start report. Refer to Figures 21,32,33 – Appendix B.

Figure 18 - View of centre island at roundabout. Note the damaged kerbs were present prior to works starting at was noted on the pre-start report. Refer to Figures 21,32,33 – Appendix B.

Figure 19 - View of centre island at roundabout. Note the depression was present prior to works starting at was noted on the pre-start report. Refer to Figures 21,32,33 – Appendix B.

Figure 20 - View of centre island at roundabout. Note the depression was present prior to works starting at was noted on the pre-start report. Refer to Figures 21,32,33 – Appendix B.

Figure 21 - View of centre island at roundabout. Note the damaged kerb next to the gully was present prior to works starting at was noted on the pre-start report.

Figure 22 - View across island on southern leg of roundabout. Paving overgrown with weeds and vegetation.

Figure 23 - View of tactile paving on eastern side of southern leg of roundabout.

Figure 24 - Footway surrounding BT cover is sunken, this was present prior to works commencing and shown in the pre-start inspection photos. Refer to Figure 27 appendix B.

Figure 25 - View of tactile pavers to north of Storefirst entrance. Some vegetation has been removed. Tactile pavers are uneven, note these are located in the are to be adopted under S38 agreement. Refer to Figure 45 Appendix B.

Figure 26 - View south into S38 section. Refer to Figure 45 Appendix B.

Figure 27 - View of existing footway alongside S38 section of works.

Figure 28 - Debris in channel adjacent gully. Note this is within the S38 agreement area.

Figure 29 - Existing public footpath adjacent S38 area.

Figure 30 - View north from southern leg, bollard on island was missing prior to works commencing.

Figure 31 - View of western side of roundabout - vegetation within channel line.

Figure 32 - View across northern leg pedestrian crossing.

Figure 33 - View of tactile pavers on west side of southern leg.

Figure 34 - View across northern island to eastern side.

Figure 35 - View of Ashroyd Way (eastern leg from roundabout)

Figure 36 - Heavy vegetation on tactile crossing on eastern leg.

Figure 37 - View of northern footway on Ashroyds Way.

Figure 38 - View east of Plot 4B entrance.

APPENDIX B:

PRE-START PHOTOGRAPHIC RECORD

7th June 2019

Figure 1 - View South across Junction with Ryecroft Bank

Figure 239 - Failed reinstatement on Ryecroft Bank to the north of junction with Ashroyds Way.

Figure 3 - View South on Ryecroft Bank from pedestrian island to the north of junction

Figure 40 - View north of westbound lane into Ashroyds Way. Some minor chipping loss in the surface course.
All junction lining is worn out.

Figure 5 - View west of outbound lane. Some minor chipping loss in surface course.

Figure 6 - Tactile crossing at entrance to site. Pavers cracked but not rocking

Figure 7 - View across pedestrian crossing. Heavy vegetation in channels and against kerbs.

Figure 8 - Southern footway on Ashroyd Way looking west.

Figure 9 - BT chamber in southern footway.

Figure 10 - View across entrance to Self-Store site/ Plot 4B entrance. Vegetation in tactile pavers.

Figure 11 - Western side of entrance. Heavy vegetation in between tactile pavers.

Figure 12 - Existing demarcation channels at rear of Highway boundary. Some channel blocks are loose and rocking.

Figure 13 - Some minor cracking in surface course around gully

Figure 14 - View west of southern footway.

Figure 15 - View west on approach to mini roundabout.

Figure 16 - Tactile paving on southern footway on east leg of mini roundabout.

Figure 17 - View across pedestrian crossing point on eastern leg of mini roundabout. Very heavy vegetation on tactile paving in island.

Figure 18 - View from northern side of eastern leg to the southern leg (Access to Plot 5)

Figure 19 - View from eastern leg to northern leg.

Figure 20 - View of surfacing across mini roundabout.

Figure 21 - Loose kerbing adjacent gully on island.

Figure 22 - View from island to the northern leg.

Figure 23 - View from island to north-east of roundabout.

Figure 24 - View from pedestrian island on southern leg.
Heavy vegetation in kerb lines/tactile pavers.

Figure 25 - Missing reflective bollard on southern side of island on southern leg.

Figure 26 - Approach to roundabout on southern leg.

Figure 27 - Chipped kerbs on western side of southern leg off mini roundabout adjacent BT box.

Figure 28 - Kerb line on western side of roundabout looking north from southern leg.

Figure 29 - Kerb line on western side of roundabout looking toward the northern leg.

Figure 30 - West side of northern leg - tactile pavers.

Figure 31 - Island on northern leg. Overgrown with weeds and vegetation etc.

Figure 32 - Depression in mini-roundabout island from vehicle overrun into the northern leg. Slight breaking up of surfacing around manhole cover.

Figure 33 - Depression in mini-roundabout surfacing.

Figure 34 - Looking south on eastern side footway. Second access into Self Store unit.

Figure 35 - Western channel of southern leg.

Figure 36 - Western footway looking north toward roundabout.

Figure 37 - Concrete blocks prevent access onto unmade section of road which is not yet adopted.

Figure 38 - Looking north through concrete blocks. Carriageway south of the blocks is not finished with surface course.

Figure 39 - View south beyond concrete blocks. Footway on western side is complete and surfaced. Carriageway is incomplete.

Figure 40 - Looking south - eastern side tactiles heavily overgrown, vegetation over footway.

Figure 41 - Growth in channel linem encroaching back of footway and over tactiles.

Figure 42 - Western channel looking south.

Figure 43 - Eastern channel looking north.

Figure 44 - Eastern channel looking south from concrete blocks. Vegetation encroaching over footway.

Figure 45 - Tactile crossing across access. Vegetation encroaching.

Figure 46 - View north from end of macadam binder course.

Figure 47 - Footway on eastern side heavily covered in moss.

Figure 48 - Footway continuing south toward end of site boundary. Footway in good condition. Carriageway incomplete.

Figure 49 - Footway in good condition toward link through to beyond site boundary.

Figure 50 - View north from footway on site boundary.

Figure 51 - One kerb has dislodged. To be replaced in S38 works.

APPENDIX C:
PHOTOGRPAHIC LOCATION PLANS

William Saunders is the trading name of Wm Saunders Partnership LLP. Wm Saunders Partnership Limited Liability Partnership is registered in England and Wales with the Registration number OC. 308303. The Registered Office is Sheppard Lockton House, Cafferata Way, Newark on Trent, Notts, NG24 2TN.

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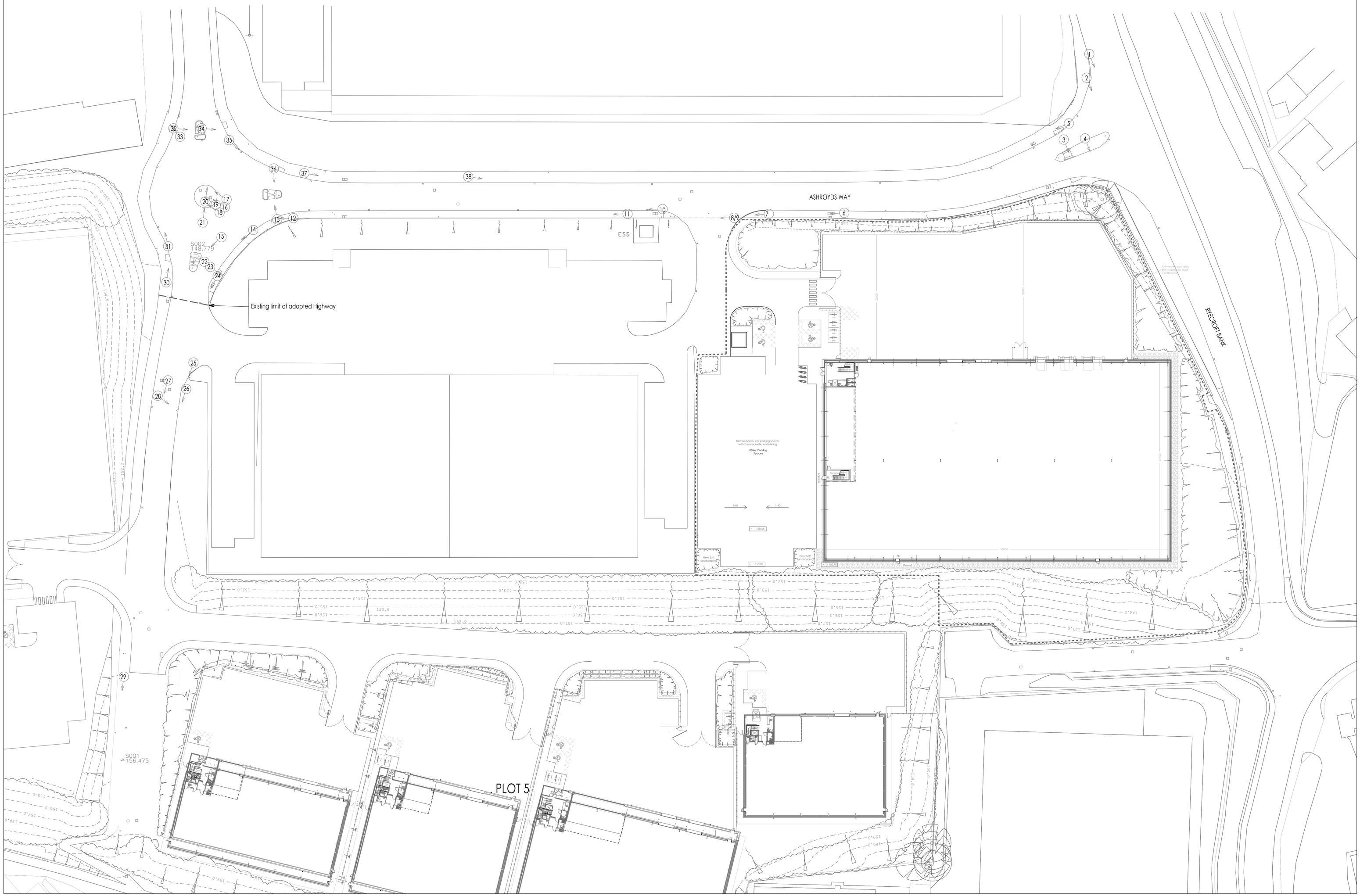

Rev	Description	Drn	Vf'd	Date
P1	Issued to accompany planning condition discharge application.	CM	AG	29/06/20

As outlined in section 2.3 of the CITB Industry Guidance to Designers, insignificant risks can usually be ignored, as can risks arising from routine construction activities, unless the design compounds or significantly alters these risks. In accordance with CDM Regulations 8, 9 and 11, any significant risks relating to the design features shown on this drawing have been identified and are annotated thus: [I]

☒ No significant risks have been identified.

☐ Significant risks have been identified - refer to notes on drawing for information on residual risks and any control measures to be employed.

Refer to the current Designer's Risk Assessment sheets for further details.

Designer's Signature CM Date 06/19

Drawing Status
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Project
PLOT 5 ASHROYD BUSINESS PARK
ASHROYD WAY
HOYLAND
BARNSLEY

Client
G F TOMLINSON BUILDING LTD

Title
POST WORKS CONDITION SURVEY - PHOTO LOCATIONS

WmS Project Ref.	Drawn	Date	Scale	
11717	CM	26/06/20	1:1000	@ A1

Drawing/Document Reference

Project	Originator	Zone	Level	Type	Role	Number	Status	Rev.
11717	WMS	ZZ	XX	DR	C	39011	S3	P1

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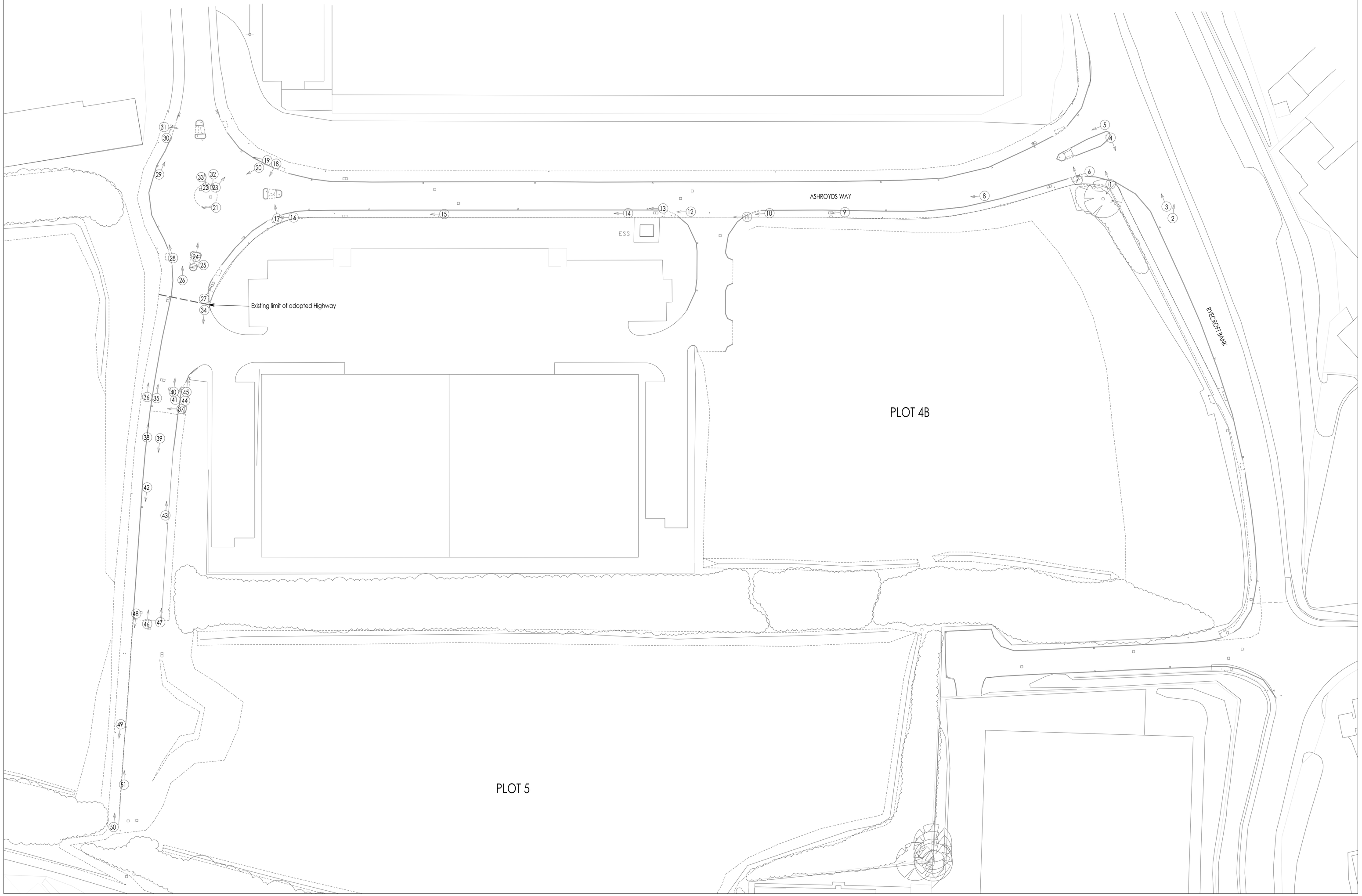

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Project
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CONDITION SURVEY - PHOTO LOCATIONS

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