

ROAD CONDITION SURVEY REPORT

**Brick Ground,
Edenfield Road,
Wolstenholme,
Rochdale,
OL12 7TN**

Revision 0

27/01/2025

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1. Introduction

1.1. Purpose

This Road Condition Survey Report has been prepared to discharge Condition 11 of the planning permission granted under Application Reference 23/01256/FUL for the erection of a single detached dwelling on land adjacent to 962 Edenfield Road, Rochdale, OL12 7TN. The report contains photographic records of the condition of various areas within the unadopted highway. Photographs are date and time stamped, numbered and correlate to the survey plan found at the end of this report

This report is a visual record of the condition of the highway at the time of the survey. No investigations or references have been considered with regards to the structural integrity of either the surface or subsurface of the highway.

1.2. Background

Planning condition 11 of the approved planning permission states:

Prior to the commencement of any development, a full condition survey of the unadopted highway around the site shall be submitted to and approved in writing by the Local Planning Authority, in coordination with the Local Highways Authority. The unadopted highway around the development site shall be returned to its pre-development condition or better, to the satisfaction of the Local Highways Authority and at the applicant's cost, no later than 12 months following the first occupation of any element of the approved development.

2. The Project

2.1. The Project Details

The proposed development is to erect a two-storey, four-bedroom detached dwelling following the removal of the existing foundations.

2.2. Project Location

The site is located at the address below:

Brick Ground,
Edenfield Road,
Wolstenholme,
Rochdale,
OL12 7TN

2.3. The Site

The site is a vacant parcel of land with a part-built structure in the east. The client intends to construct a single residential dwelling with an associated driveway and landscaping. The site is surrounded by residential properties and designated Green Belt land.



3. Road Condition Survey

3.1. Survey Details

- Date of Survey: 26th January 2025
- Weather: Dry & Overcast

3.2. Photographic Records.

1.



View of unadopted highway from Edenfield Road. The site is behind the hedgerow and wall on the left hand side of the photograph. The photograph shows the general condition of disrepair to the unadopted highway.

2.



View back down the unadopted highway from adjacent to the north east corner of the site, which is on the right hand side of the photograph. The photograph shows the general condition of disrepair to the unadopted highway.

3.



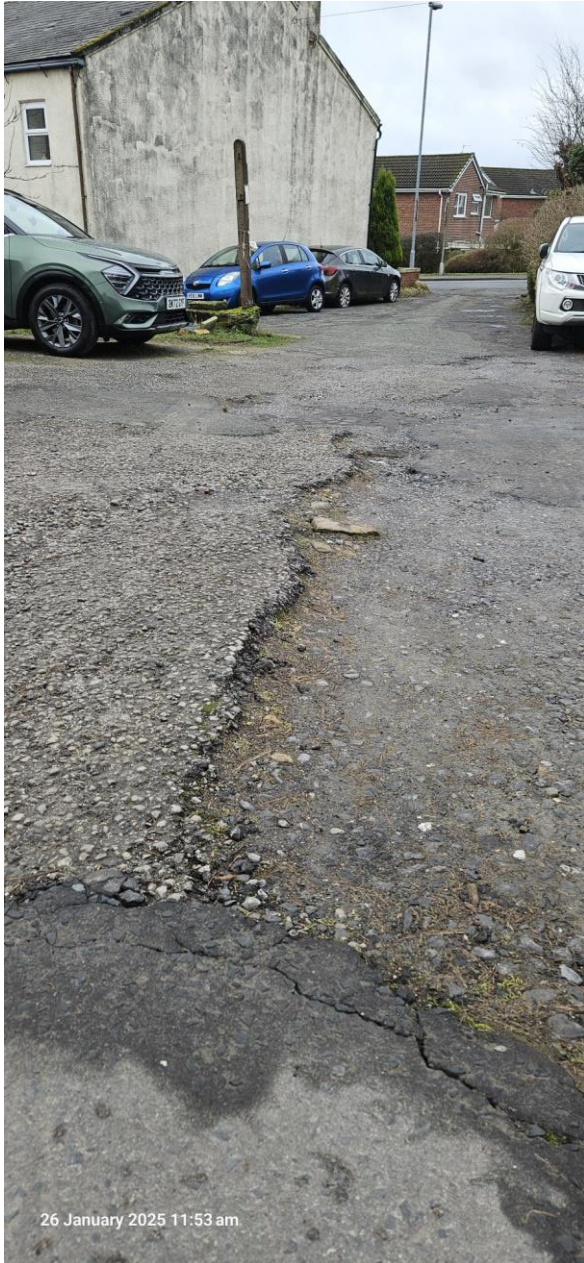
Footpath crumbling around water meters. Gap between kerbs.

4.



Potholes to road bell mouth. Dropped & misaligned kerbs to footpath. Footpath patched & cracked.

5.



Large deviation in surfaces, evidence of previous patch repairs.

6.



Entrance to site shown. Road shows previous evidence of patch repairs & differing surfaces.

7.



Existing carparking shown opposite site entrance. Photo shows poor road surface with evidence of previous repairs.

8.



Condition of dwarf wall to edge of existing parking area. Road shows evidence of previous patch repairs.

9.



Photo shows signpost to existing parking area at leaning angle.

10.



Photo shows condition of road directly outside of site entrance showing differing road surfaces & evidence of previous patch repairs.

3.3. Survey Plan.

