HDC Support LTD

Highways Development Control

Transport Planning Consultant

Condition Survey Report

Bank Lane, Smithy Lane, Laithes Bank Drive, Bankfield Drive, Dobb Top Road and Laithe Avenue, Holmebridge.

Prepared by:
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Ref: HDC/ENG/V1

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Introduction

As part of the predevelopment commencement conditions relating to planning approval 2023/62/91212/W for erection of 21 dwellings with access from Laithe Avenue a highway condition survey has been prepared. This survey was done on behalf of Orion Homes Ltd at Land off, Bankfield Drive, Holmebridge, Holmfirth, HD9 2PH.

The survey was carried out on Friday 7th February 2025 by Mr Tim Robinson of HDC Support Ltd (acting as representative of the Applicant Orion Homes Ltd and Kirklees Highways Development Management). There was no representation from Kirklees Highways.

Planning Permission

The specific wording of the condition is stated below:

Prior to the commencement of the development (including ground works), a survey (including photographic evidence) of the existing condition of the highways serving the site (the extent of highway to be surveyed to be agreed in writing by the Local Planning Authority in advance) shall be carried out jointly with the Local Highway Authority and submitted to and approved in writing by the Local Planning Authority. The survey shall include carriageway and footway surfacing, verges, kerbs, edgings, street lighting, signing and white lining. The submission made pursuant to this condition shall also include a timetable of works and a commitment (with responsibilities assigned to named parties) to undertake remedial works (the details of which shall be submitted to and approved in writing by the Local Planning Authority) to maintain the highway during the entirety of the works and activities referred to in condition 3 to the condition documented in the pre-commencement highway condition survey. The final highway remediation works so approved shall be completed prior to the occupation of the 18th dwelling.

Survey Methodology

The survey was undertaken at the start Bank Lane at its junction with Woodhead Road south onto Smithy Lane eastbound at its junction with Bankefield Drive / Dobb Top Road continuing onto beyond the junction of Laithe Bank Drive.

The residential estate roads of Laithe Bank Drive, Bankefield Drive and Laithe Avenue were also included.

Centre line chainage points at 10m intervals were marked out and recorded by individual photo.

Additional photos have been taken where a number of defects were observed and referred to as a “Focus Point”.

A walk along video was undertaken of each individual street for the purposes of additional evidence if required in the future. This does not form part of the report but is held on file if required.

Once the development is near completion (18th dwelling occupied), a second survey will be carried out to compare the same chainage points along all the specific streets mentioned above and discuss what if any reasonable repairs are required.

Due to the number of photos, the file size for this report would be excessive. As a result, each road forms a separate appendices.

Appendix A – Bank Lane
Appendix B – Smithy Lane
Appendix C – Dobb Top Road
Appendix D – Laithe Bank Drive
Appendix E – Bankfield Drive
Appendix F – Laithe Avenue

Method Statement

Identifying how any existing potholes and any damage to the carriageways, which may be inadvertently caused as a result of the development, will be made safe and remediated by the developer.

Tarmac repair

1. Identify location of pothole (chainage)
2. Mark out a circular diameter that is 50mm larger than the actual pothole.
3. Excavate down by hand 30 mm creating vertical sides to the diameter above.
4. Over fill by 10mm with cold lay Tarmac 6mm aggregate.
5. Compact with down flush with existing levels utilising suitable compaction technique such as a vibrating Wacker plate.

Tim Robinson - HDC Support Ltd