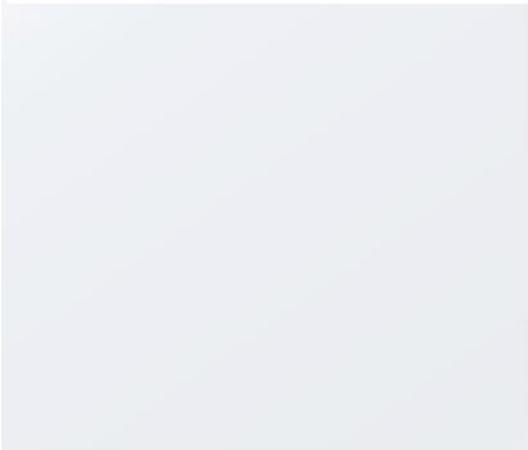


PCS Property Solutions Ltd

Grange Moor Roundabout S278
Works

Pre-Commencement Condition
Survey (Condition 34)





Control Sheet

CLIENT: PCS Property Solutions Ltd
PROJECT TITLE: Grange Moor Roundabout
Section 278 Works
REPORT TITLE: Pre-Commencement Condition Survey (Condition 34)
PROJECT NUMBER: 165875
DOCUMENT NUMBER: 165875-SAN-GMR-XX-RP-C-01
ISSUE NUMBER: P04
DATE: June 2025

Issue & Approval	Issue 01		Name	Signature	Date	
	Prepared by	Sebastian Sellers		A signed copy is available on request	20/06/25	
	Checked by	Dave Bowker			20/06/25	
	Approved by	Peter Maurice			20/06/25	
Issue Record	Issue	Date	Status	Description	Name	
	02	15/07/25		Further comments added	Prepared	S. Sellers
					Checked	D. Bowker
					Approved	D. Bowker
	03	22/07/25		Updated in line with Kirklees Council request.	Prepared	S. Sellers
					Checked	D. Bowker
					Approved	D. Bowker
	04	22/07/25		Updated in line with Kirklees Council request.	Prepared	S. Sellers
					Checked	D. Bowker
					Approved	D. Bowker

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Appendix A

Condition Survey Photos

Appendix B

Condition Survey Photo Locations

1. Introduction

- 1.1.1 Fairhurst Group LLP, T/A Sanderson Associates Consulting Engineers have been appointed by PCS Property Solutions to assist with the discharge of condition 34 of planning permission 2019/0213 dated 17 May 2019.
- 1.1.2 Condition 34 states *“Prior to the commencement of the development hereby approved (including ground works), a survey of the existing condition of the highway (the extent of highway to be surveyed to be agreed with 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 road markings. Upon completion of the development hereby approved (or at any earlier stage to be agreed with the Local Planning Authority in advance) a post-construction survey of the agreed extent of highway shall be carried out, and the post-construction survey and a scheme of remedial works shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial works shall be carried out following the completion of all construction works related to the development and prior to the occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority. Should any highways defects (affecting highway safety) attributable to the construction traffic of the development hereby approved be identified during the construction period, remediation of these shall also be implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority”*.
- 1.1.3 On Tuesday 10th June 2025, Dave Bowker and Sebastian Sellers from Sanderson Associates met with Kirklees Councils Section 278 (S278) representative Zulqarnain Azam and examined the condition of the existing roundabout and approaches to the roundabout.
- 1.1.4 Attached in Appendix A are the photos taken on the day.
- 1.1.5 Attached in Appendix B are drawings showing the locations of where each picture was taken.

2. Condition Survey Outcomes

- 2.1 Following the site visit, it was noted and agreed that the existing roundabout is in a reasonable state of repair.
- 2.2 It was agreed that, full-depth carriageway construction is required for new junction and for carriageway widening areas.
- 2.3 Full carriageway, footway and path resurfacing required within the extent of the S278 Works
- 2.4 It was noted that some existing signage on the approaches to the roundabout is damaged or missing. A full signage review is being undertaken as part of the roundabout design proposals. Any existing signage deemed suitable for reuse will be identified within the S278 design package.
- 2.5 Several gullies within the boundary of the survey were observed to be blocked. In accordance with Kirklees Council's S278 delivery requirements, all gullies within the site boundary are to be cleaned and jetted upon completion of construction works.
- 2.6 It was noted that some existing gully locations will change under the proposed scheme, rendering certain blocked gullies redundant.
- 2.7 Vegetation is currently encroaching onto footways, particularly along the north-eastern radius adjacent to the industrial estate. The scheme includes proposals for footway widening at this location, and as such, the current encroaching vegetation issue will be removed.
- 2.8 Replacement of street light may be required following an assessment of the detailed design drawings.
- 2.9 Any bollards not being replaced by the scheme proposals to be upgraded to the Glasdon self-righting bollard (or similar approved);



Appendix A

Condition Survey Photographs



1. Liley Lane looking south west on the approach to the existing roundabout



2. Liley Lane looking north east



3. Liley lane facing south on approach to roundabout



4. Liley Lane looking SW on the approach to the existing roundabout



5. Footpath approaching around the roundabout, facing south



6. Liley Lane facing south on to Grange Moor roundabout



7. Drainage gully on Liley Lane adjacent to industrial units.



8. Liley Lane facing south west towards roundabout



9. Entrance area for allotments facing west on Liley Lane



10. Road markings upon south bound entrance to roundabout



11. Splitter island on roundabout (northern arm)



12. Drain on Liley Lane closest to roundabout



13. Liley Lane facing north east.



14. Curvature of the roundabout, road signs and direction bollards



15. Exit off roundabout on to Wakefield Road



16. Splitter island and road sign on eastern arm of roundabout



17. Damaged road Signs and over grown footpath, facing south east



18. Roundabout facing west from Wakefield Road



19. Splitter island on Wakefield Road facing east – debris in channel.



20. Approach from the east of roundabout, worn road markings



21. Westbound approach to roundabout on Wakefield Road



22. Westbound approach looking east on Wakefield Road.



23. Grassed verge on south eastern side of roundabout, facing west



24. Grassed verge on southern side of Wakefield Road facing east.



25. Southern arm of roundabout looking south west.



26. Grassed verge on southern side of roundabout



27. Splitter island looking south down Barnsley Road



28. Grassed verge and signage on south west side of roundabout



29. Splitter island with directional signs on western arm looking north



30. Existing Blacksmiths boundary wall on south western quadrant of roundabout



31. Barnsley Road adjacent to the Blacksmiths pub, looking south.



32. Manhole on Wakefield Road adjacent to Blacksmiths pub.



33. Utility cover and Blacksmith boundary wall looking north



34. Bus stop and footway adjacent to Blacksmith's pub,



35. Wakefield Road stood adjacent to Blacksmiths looking north towards Liley Lane



36. Barnsley Road looking north west to Wakefield Road



37. Footway on north western quadrant of roundabout looking north east



38. Barnsley Road, looking north on the western verge



39. Western verge of roundabout looking south down Barnsley Road



40. Footway on western verge off Liley Lane looking southbound



41. Liley Lane, western footpath looking north.



42. Barnsley Road, looking southbound adjacent to GMC.



43. Road sign on footway, approaching roundabout from the south



44. Footway and Barnsley Road looking north towards roundabout



45. Barnsley Road looking towards roundabout, facing north



46. Barnsley Road looking north towards roundabout



48. Barnsley Road looking south



47. Existing utility chamber in footway adjacent to GMC Motors, Barnsley Road



49. Access to existing GMC site, looking northbound



50. Access to Blacksmiths adjacent to GMC, looking northbound



51. Vegetation adjacent Blacksmiths, facing south on Barnsley Road



52. Access to Blacksmiths carpark facing north towards roundabout



53. Footway adjacent to Blacksmiths pub, facing northbound



54. Adjacent to Black Smiths pub, SW verge



Appendix B

Photo Location



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