



HDC Support LTD

Highways Development Control

Transport Planning Consultant

Condition Survey Report

Denby Lane, Grange Moor.

Prepared by:

Tim Robinson BEng (Hons) Civil Eng. MCIHT

September 2025

Ref: HDC/ENG/DENBY LANE/FINAL

Introduction

As part of the pre-commencement conditions relating to planning approval 2024/62/9244, [redacted] erection of twenty-one dwellings with access from Denby Lane, [redacted] highway condition survey has been prepared. This survey was prepared on behalf of Orion Homes [redacted] off Denby Lane, Grange Moor, [redacted] Huddersfield, WF4 4BH.

The survey was carried out on Monday 25th August 2024 by [redacted] Tim Robinson of [redacted] Support Ltd (acting as representative of the Applicant Orion Homes [redacted] and Kirkcaldies Highway Development Management). There was no representation from Kirkcaldies Highways. [redacted]

Planning Permission

[redacted] specific wording of the condition is listed below:

The development shall not commence until a survey of the existing condition of the highway on Denby Lane has been 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. Upon completion of the development and before any building is occupied a highway condition survey identifying a scheme to reinstate any subsequent defects in the condition of the highway on Denby Lane shall be submitted to and approved in writing by the Local Planning Authority.

All of the identified works shall be implemented before any part of the development is first brought into use.

Reason: In the interests of highway safety and to ensure the maintenance of the highway

Survey Methodology

The survey was undertaken along Denby Lane between the site frontage and the priority junction of Bristfield Road. The length of the survey is [redacted] m. [redacted] extract below.



Extract 1 – Extents of Survey from Bristfield Road 250m.

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

Additional photos have been taken where a number of defects were observed, relevant comments made and, in some circumstances, recommendations made in terms of monitoring and or action to be taken by the Highway Authority.

A walk along video was also undertaken along Denby Lane 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.

Tim Robinson - HDC Support Ltd



Comments – The surface course of Bristfield Road is made up of a Hot Rolled Asphalt with coated chippings; this continues along Denby Lane for 2.0m at which point it changes to a Stone Mastic Asphalt (SMA). No evidence of any specific joint between the two surface courses.



Comments – minor patchwork repair at junction with Bristfield Road.



Comments – minor patchwork along northern drainage channel and flush kerb radius.

Chainage 10m

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Comments - none

Chainage 10m

Page | 8



Comments - none



Comments – surface course along drainage channel eroded with evidence of seeded weeds developing top and bottom of kerbs.

Recommendation – Highway Authority inspection required.



Comments – evidence of trench reinstatement and surface path repair along north side of carriageway.



Comments – as above.



Comments – significant weed growth along southern kerb and drainage channel.

Recommendation – Highway Authority inspection.



Comments – as above



Comments – evidence of trench reinstatement and surface patch repair along north side of carriageway. Joint between existing and patch repair appears to be opening.

Recommendation – Highway Authority Inspection



Comments – evidence of surface patch repair along north side of carriageway.



Comments - none



Comments – evidence of failing joint along edge of carriageway.

Recommendation – Highway Authority Inspection



Comments- surface course trench reinstatement and minor settlement of dropped kerbs.



Comments – perpendicular trench reinstatement across Denby Lane at Ch 43m and surface course trench reinstatement along northern drainage channel.



Comments – surface course on southern carriageway edge poorly repaired.



Comments – as above but showing more detail of poor workmanship.



Comments – some minor weed growth against drainage channel and trench reinstatement at Ch 43m

Chainage 50m

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Comments - none



Comments - none



Comments – minor surface course / trench reinstatement along northern channel line.

Chainage 50m

Page | 26



Comments – none



Comments – some minor tensile cracking of surface course along edge of carriageway on southern flank.

Chainage 60m



Comments – none.

Chainage 60m

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Comments - none

Chainage 60m

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Comments - none



Comments – minor trench reinstatement along channel line with some weed growth between kerbs.



Comments – longitudinal surface course crack starting to appear centreline of surface course.

Recommendation – Highway Authority Inspection



Comments – none.

Chainage 70m

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Comments - none



Comments – as previous with some evidence of uneven kerb line. Trench reinstatement along drainage channel.



Comments – trench reinstatement showing signs of settlement across Denby Lane.

Recommendation – Highway Authority Inspection and monitor internally.

Chainage 80m

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Comments – as above.



Comments – trench reinstatement across Denby Lane showing further signs of settlement.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – trench reinstatement across Denby Lane showing signs of settlement.

Recommendation – Highway Authority Inspection and monitor internally.

Chainage 90m

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Comments – as above.



Comments – trench reinstatement along bell mouth of Stoneyroyd.



Comments – poor surface course reinstatement leading up to ironwork.

Recommendation – Highway Authority Inspection and monitor internally.

Chainage 90m

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Comments – as above.



Comments – trench reinstatement across Denby Lane plus separate patch repair. Some settlement observed.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – as above.

Chainage 100m

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Comments - none



Comments - as above



Comments – surface course patch repair in poor state and will progressively worsen.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – additional surface course repair in poor state on southern flank of Denby Lane.

Recommendation – Highway Inspection and monitor internally.



Comments – as above plus evidence of weeds growing in footway.



Comments – as above

Chainage 110m

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Comments – as above.

Chainage 120m

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Comments – none.

Chainage 120m

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Comments – none.



Comments – trench reinstatement terminates, evidence weeds growing on northern footway.

Chainage 130m

Page | 56



Comments - none



Comments – surface course patch repair.



Comments – trench reinstatement along northern drainage channel. Weeds growing along kerb edge of footway.



Comments – longitudinal patch repair to surface course / drainage channel along southern flank of Denby Lane.

Chainage 140m

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Comments – none.

Chainage 140m

Page | 61



Comments – none.

Chainage 140m

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Comments – none.



Comments – trench reinstatement along southern flank of Deneby Lane.



Comments – as above.



Comments – evidence of minor settlement along northern flank of Denby Lane.

Recommendation – Highway Inspection and monitor internally.



Comments – trench reinstatement joints starting to fail plus poor surface course patch repair.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – as above.



Comments – none.



Comments - as above.



Comments – evidence of tensile cracks developing alongside poor trench reinstatement.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – as above.



Comments – trench reinstatement joints starting to fail plus poor surface course patch repair.

Recommendation – Highway Authority Inspection and monitor internally.

Chainage 170m

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Comments – as above.

Chainage 170m

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Comments – none.



Comments – surface course patch repair in and amongst trench reinstatement.

Recommendation – Highway Authority Inspection and monitor internally.

Chainage 180m

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Comments – none.



Comments – some minor surface course deterioration along north drainage channel.

Chainage 180m

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Comments – none.



Comments – trench reinstatement along southern flank of Denby Lane.

Chainage 190m

Page | 80



Comments – as above.

Chainage 190m

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Comments – none.



Comments - trench reinstatement joints in early stages of starting to fail plus tensile crack along drainage channel. Poor surface water drainage with evidence of weeds growing.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – trench reinstatement continues.



Comments as above.



Comments – evidence of some minor surface course deterioration.



Comments trench reinstatement joints starting to fail plus surface tensile cracks developing along drainage channel.

Recommendation – Highway Authority Inspection and monitor internally.



Comments - surface course tensile cracks starting to impact on integrity of carriageway. Pothole developed.

Recommendation – Highway Authority Inspection and monitor internally.

REMEDIAL ACTION REQUIRED.



Comments - trench reinstatement joints starting to fail plus poor surface course patch repair. As above.

Recommendation – Highway Authority Inspection and monitor internally.

REMEDIAL ACTION REQUIRED.



Comments trench reinstatement joints starting to fail plus poor surface course patch repair.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – as above.



Comments – none.



Comments - trench reinstatement joints starting to fail plus poor surface course patch repair. As above.

Recommendation – Highway Authority Inspection and monitor internally.

REMEDIAL ACTION REQUIRED.



Comments - trench reinstatement joints starting to fail plus poor surface course patch repair.
Pothole developed.

Recommendation – Highway Authority Inspection and monitor internally.

REMEDIAL ACTION REQUIRED.

Chainage 220m

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Comments – surface course patchwork repair.



Comments – surface course patch repair.



Comments – as above.



Comments -surface course patch repair.



Comments – surface course repairs.

Chainage – 230m

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Comments - none.

Chainage 230m

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Comments as above.



Comments – evidence of some settlement within carriageway.

Recommendation – Highway Authority Inspection and monitor internally.



Comments – Poor surface course patch repair and deterioration of surface course leading to emerging potholes.

Recommendation – Highway Authority Inspection and monitor internally.

REMEDIAL ACTION REQUIRED.



Comments – as above.



Comments – as above.



Comments – as above.



Comments – as above.

Chainage 240m

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Comments – as above.

Chainage 250m

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Comments – none.

Chainage 250m

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Comments – none.

Chainage 250m

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Comments – none.

END