



**Gleesons**  
**Cockley Hill Lane, Kirkheaton,**  
**Huddersfield**  
**Pre-Construction Visual Condition Survey**

February 2026

COCKLEY HILL LANE,  
KIRKHEATON,  
HUDDERSFIELD

GLEESON

## **PRE-CONSTRUCTION VISUAL CONDITION SURVEY**

Report by: Viren Lad

Bryan G Hall  
Consulting Civil & Transportation Planning Engineers  
Suite E15, Joseph's Well, Hanover Walk, Leeds, LS3 1AB

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	Name	Signed	Date
Report prepared by	Viren Lad		19.02.2026
Report checked by	Martin Crabtree		19.02.2026
Report approved by	James Pointon		20.02.2026

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## APPENDICES

### Appendix BGH1

Extent of Visual Condition Survey Plan - Drawing number 25-353-TR-001

### Appendix BGH2

Photo Location Plan - Drawing number 25-353-TR-002

### Appendix BGH3

Photographic Record of Existing Defects

## 1.0 INTRODUCTION

1.1 Bryan G Hall Ltd have been commissioned by Gleeson to carry out a Pre-Construction Visual Condition Survey of the highway maintained at the public expense in the vicinity of their site located at Cockley Hill Lane, Kirkheaton, Huddersfield.

1.2 Outline planning permission (2014/60/91831/W) was granted in 2018 for the erection of 60 dwellings, on land at Cockley Hill Lane. Following these reserved matters planning application (2021/61/91507/W) was approved for 54 dwellings on the site in 2025.

1.3 The purpose of this Pre-Construction Visual Condition Survey is to satisfy Planning Condition 10 of the reserved matters permission which states:

*Development shall not commence until a joint survey with an appropriate council representative of the existing condition of the highway on Cockley Hill 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 the aforementioned roads shall be submitted to and approved in writing by the Local Planning Authority. A schedule of inspection throughout the construction period of the development shall be agreed and implemented prior to works.*

1.4 The extent and scope of the Pre-Construction Visual Condition Survey was agreed in advance with Kirklees Council representative Zulqarnain Azam. A plan showing the extents of the survey can be found in **Appendix BGH1**. The area of the Pre-Construction Visual Condition Survey consists of Cockley Hill Lane from the location of the proposed site access to and including Town Road / Heaton Road/Moorside Road junction and Town Road to the junction with South View.

1.6 Survey was carried out along Cockley Hill Lane, heading westbound from the proposed site boundary where the site access is located. The survey includes footways on both sides of the carriageway, except a small section near the existing site boundary. The carriageway maintains a consistent width along the majority of its length. It was noted that the road surface and footways are in poor condition, with evidence of patch repairs. At the western end of Cockley Hill Lane, the road meets the junction of Town Road / Moorside Road and Heaton Road. There is an

existing central island within the junction, and a bus stop is located at the southern end of Cockley Hill Lane. All roads listed are subject to a 30mph speed limit although it was observed that vehicles tend to travel more slowly along Cockley Hill Lane as roads are narrow.

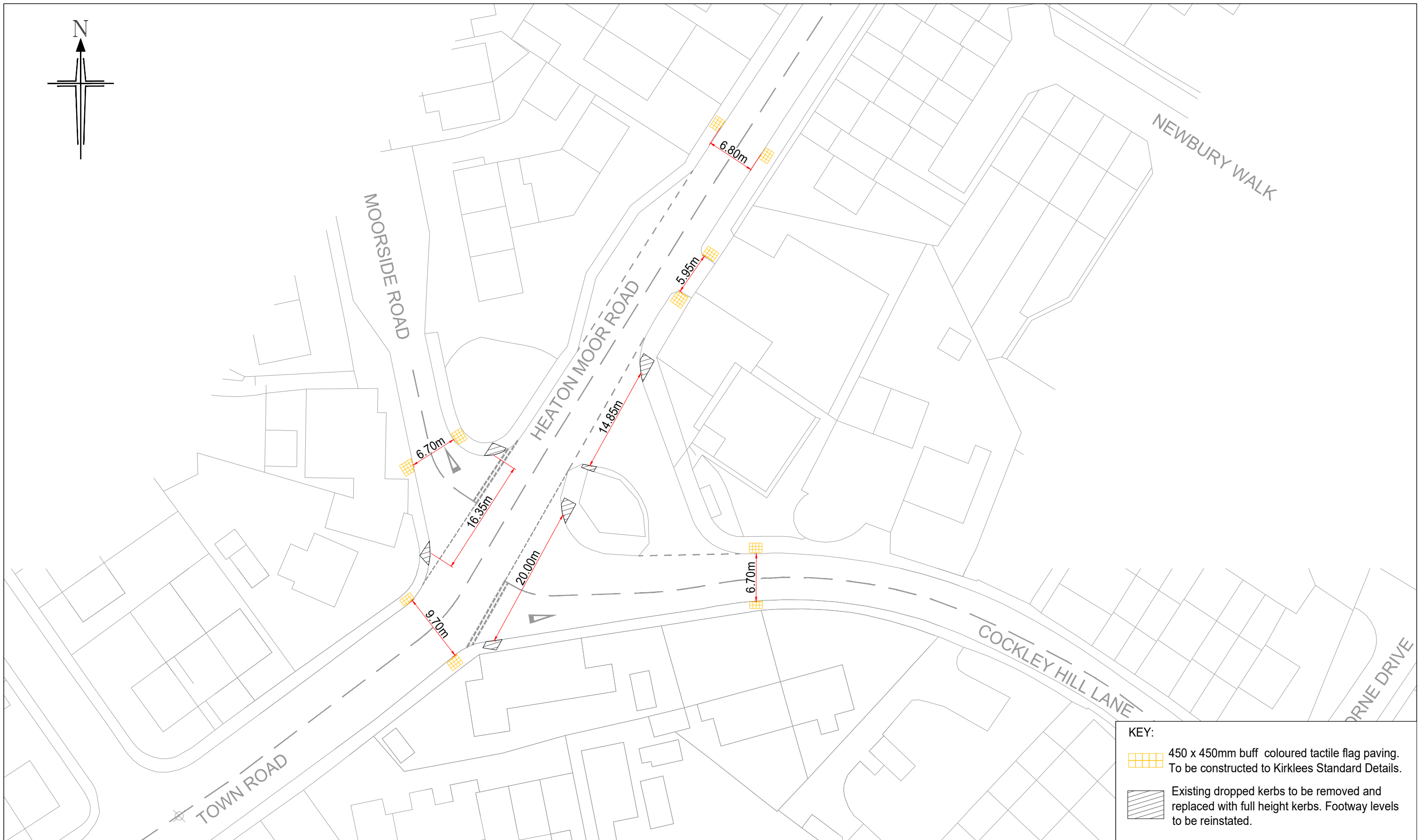
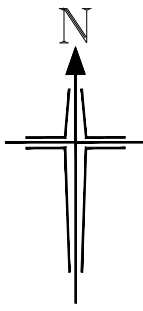
## 2.0 PRE-CONSTRUCTION VISUAL CONDITION SURVEY

- 2.1 The Pre-Construction Visual Condition Survey was carried out on 17<sup>th</sup> February 2026, by Viren Lad, Senior Engineer at Bryan G Hall Ltd and Kirklees Council representative Zulqarnain Azam. The weather was dry, bright and clear during the site visit.
- 2.2 A plan showing the location of the significant defects identified at the time of the survey can be found at **Appendix BGH2**. The photographic record of the significant defects observed can be found at **Appendix BGH3**.
- 2.3 The two appendices need to be reviewed in combination as they show a photographic record of the significant defects, and the location on the adoptable highway network together with a brief description of the defect recorded.
- 2.4 The key observations include joint failure, surface cracking, potholes, edge deterioration, and uneven or cracked paving slabs. Multiple areas show failed or deteriorating reinstatement patches, particularly around previous utility works, with visible joint separation and surface depression. Gullies were recorded as being full of silt or debris, potentially affecting drainage performance. Vegetation and moss growth were also noted along kerb lines and within slab joints
- 2.5 A number of additional photographs of the remaining area of adopted highway network were taken and can be provided on request.

### 3.0 CONCLUSION

- 3.1 The Pre-Construction Visual Condition Survey carried out has identified a number of defects associated with the carriageways and footways along Cockley Hill Lane from the location of the proposed site access to and including the Town Road / Heaton Road/Moorside Road junction and Town Road to the junction with South View. The findings identify widespread carriageway and footway deterioration, drainage issues, and defects associated with utility reinstatements.
- 3.2 At Cockley Hill Lane recurring issues include joint failure, surface cracking, potholes, edge deterioration, and uneven or cracked paving slabs. Multiple areas show failed or deteriorating reinstatement patches, particularly around previous utility works, with visible joint separation and surface depression. Gullies were recorded as being full of silt or debris, potentially affecting drainage performance. Vegetation and moss growth were also noted along kerb lines and within slab joints, indicating prolonged moisture retention and limited maintenance.
- 3.3 At Town Road defects include cracking along joints within the carriageway and carriageway humps, faded road markings, and gullies blocked with silt or standing water.
- 3.4 Additional locations, including Heaton Moor Road and Moorside Road, showed signs of surface abrasion, potholes, cracking around gullies, faded lining, kerb displacement, and paving defects.
- 3.5 Overall, the inspection highlights consistent patterns of structural wear, surface degradation, drainage deficiencies, and failed reinstatements across multiple areas.

# Appendix BGH 1



**KEY:**

- 450 x 450mm buff coloured tactile flag paving. To be constructed to Kirklees Standard Details.
- Existing dropped kerbs to be removed and replaced with full height kerbs. Footway levels to be reinstated.

**BRYAN G HALL**  
 CONSULTING CIVIL & TRANSPORTATION PLANNING ENGINEERS  
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LEEDS T 0113 246 1555      LONDON T 0203 5532336

Suite E15 | Josephs Well  
 Hanover Walk | LEEDS | LS3 1AB

www.bryanhall.co.uk  
 twitter.com/Bryanhall1  
 Bryan G Hall



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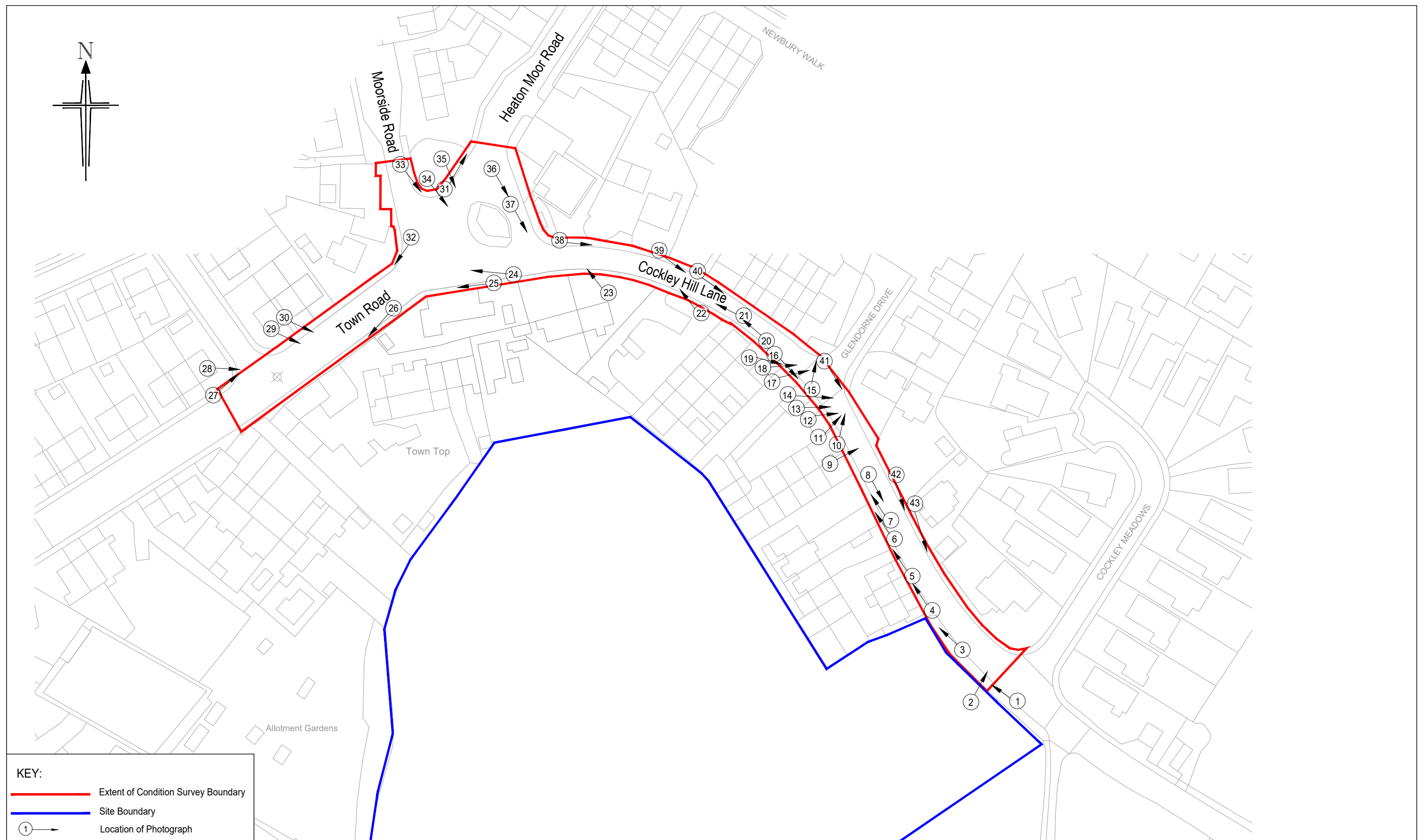
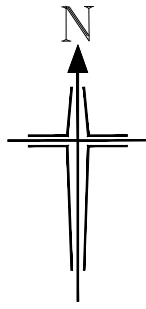
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Rev:	Date:	Amendment:	DRN	CHK	APR
Client: <b>GLEESON</b>					
Project: <b>COCKLEY HILL LANE, KIRKHEATON HUDDERSFIELD</b>					
Drawing No:	25353-SKH-001	Revision:	-		
Job No:	25-353	Date:	18/02/26		

# Appendix BGH 2



**KEY:**

	Extent of Condition Survey Boundary
	Site Boundary
	Location of Photograph

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LEEDS T 0113 246 1555      LONDON T 0203 5532336

Suite E15 | Josephs Well  
 Hanover Walk | LEEDS | LS3 1AB

www.bryanhall.co.uk  
 twitter.com/Bryanhall1  
 Bryan G Hall

transportleeds@bryanhall.co.uk

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Title: **PROPOSED EXTENTS OF VISUAL CONDITION SURVEY LOCATIONS**

Status: **FOR INFORMATION**

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Drawn: MM      Chkd: VL      Appvd: MC

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Client:		GLEESON			
Project:		COCKLEY HILL LANE, KIRKHEATON HUDDERSFIELD			
Drawing No:	25-353-TR-002		Revision:	-	
Job No:	25-353		Date:	18/02/26	

# Appendix BGH 3

**Photo 1**



**Location**

Cockley Hill Lane Site Frontage (South)

**Observation**

Carriageway edge deterioration present with associated utility ironwork defect, which shows cracks are present.

**Photo 2**



**Location**

Cockley Hill Lane Site Frontage (South)

**Observation**

Deterioration of lining with visible pothole within centre of carriageway.

**Photo 4**



**Location**

Cockley Hill Lane (South)

**Observation**

Intermittent gaps between individual kerb units and cracks.

**Photo 5**



**Location**

Cockley Hill Lane (South)

**Observation**

Intermittent gaps between individual kerb units and cracks.

**Photo 6**



**Location**

Cockley Hill Lane (South)

**Observation**

Multiple slabs show visible cracking with uneven slabs. Surface wear and deterioration present. Vegetation growth in joints between slabs and along edges. Edge deterioration with crumbling and breaking at slab corners and edges.

**Photo 7**



**Location**

Cockley Hill Lane (South)

**Observation**

The road surface shows signs of deterioration adjacent to kerb.

**Photo 8**



**Location**

Cockley Hill Lane (South)

**Observation**

The carriageway shows reinstatement patch consistent with previous utility trenching, it was commented by Kirklees representative that it could be gas works. Joint failure is visible at the edges of the reinstatement.

**Photo 9**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible at the edges of the reinstatement, with a pothole in the centre of the carriageway.

**Photo 10**



**Location**

Cockley Hill Lane (South)

**Observation**

The road surface shows signs of deterioration on the edges. Surface deterioration also present within the footway.

**Photo 11**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible.

**Photo 12**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible.

**Photo 13**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible.

**Photo 14**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible with failure to patchwork on opposite side.

**Photo 15**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure is visible with numerous trench reinstatements present.

**Photo 16**



**Location**

Cockley Hill Lane (South)

**Observation**

The utility cover doesn't sit flush with the surrounding pavement. Deterioration of footway surfacing in the vicinity of utility cover.

**Photo 17**



**Location**

Cockley Hill Lane (South)

**Observation**

Carriageway surfacing is cracked in multiple places. Irregular patches where previous repairs were made are present. Manhole surrounding area shows deterioration edges between the cover frame and the road surface.

**Photo 18**



**Location**

Cockley Hill Lane (South)

**Observation**

Numerous joint failures are visible.

**Photo 19**



**Location**

Cockley Hill Lane (South)

**Observation**

Numerous joint failure are visible.

**Photo 20**



**Location**

Cockley Hill Lane (South)

**Observation**

Carriageway surface cracking down the centre with surface deterioration .

**Photo 21**



**Location**

Cockley Hill Lane (South)

**Observation**

Joint failure visible.

**Photo 22**



**Location**

Cockley Hill Lane (South)

**Observation**

Multiple cracks visible in carriageway surface, patch repair area present. General surface degradation.

**Photo 23**



**Location**

Cockley Hill Lane (South)

**Observation**

Gully observation to be full of silt.

**Photo 24**



**Location**

Cockley Hill Lane (South)

**Observation**

Multiple cracks observed in carriageway surface.

**Photo 25**



**Location**

Town Road (East)

**Observation**

Multiple cracks present within concrete footway reinstatement.

**Photo 26**



**Location**

Town Road (East)

**Observation**

Gully full of water.

**Photo 27**



**Location**

Town Road (West)

**Observation**

Visible deterioration of existing carriageway joints junction below existing road markings.  
Carriageway damaged around gully.

**Photo 28**



**Location**

Town Road (West)

**Observation**

Gully full of silt with deterioration of surfacing around the gully

**Photo 29**



**Location**

Town Road (West)

**Observation**

Cracks and deterioration at hump joint.

**Photo 30**



**Location**

Town Road (West)

**Observation**

Gully full of silt.

**Photo 31**



**Location**

Heaton Moor Road (West)

**Observation**

Widespread deterioration of footway surfacing. Existing waiting restrictions in the form of double yellow lines are worn with sections partially missing.

**Photo 32**



**Location**

Moorside Road (South corner)

**Observation**

Intermittent gaps between individual kerb units and cracks.

**Photo 33**



**Location**

Moorside Road (North corner)

**Observation**

Carriageway surfacing around the gully is deteriorating. Existing waiting restrictions in the form of double yellow lines are faded.

**Photo 34**



**Location**

Moorside Road (North corner)

**Observation**

Deterioration of carriageway surfacing around gully.

**Photo 35**



**Location**

Moorside Road (North corner)

**Observation**

Gully full of silt.

**Photo 36**



**Location**

Cockley Hill Lane (North of Island at Junction)

**Observation**

Numerous defects within carriageway surfacing

**Photo 37**



**Location**

Cockley Hill Lane (North of Island at Junction)

**Observation**

Pothole with extensive Alligator / Crazing Cracks within carriageway.

**Photo 38**



**Location**

Cockley Hill Lane (North)

**Observation**

Footway surface showing signs of deterioration, with uneven texture and weathering.

**Photo 39**



**Location**

Cockley Hill Lane (North)

**Observation**

Existing manhole cover and frame has sunk resulting in carriageway surfacing around the cover and frame showing deterioration. Carriageway surface showing signs of wear and tear.

**Photo 40**



**Location**

Cockley Hill Lane (North)

**Observation**

Existing carriageway has numerous patches with signs of failure

**Photo 41**



**Location**

Cockley Hill Lane (North)

**Observation**

Carriageway surface shows of wear and tear. Footway shows signs of cracking and failure to surfacing.

**Photo 42**



**Location**

Cockley Hill Lane (North)

**Observation**

Existing carriageway reinstatement showing signs of failure.

**Photo 43**



**Location**

Cockley Hill Lane (North)

**Observation**

Footway surface uneven in places with existing reinstatements showing signs of deterioration.