Broad Lane, Rochdale

Method Statement

The purpose of this Scheme is to provide detail in respect of planning consent for residential development, Broad Lane in Rochdale (Ref: 20/00238/FUL).

Pre-commencement condition 11 states:

"*Details of the method of storage and proposed re-use of the stone flags positioned adjacent to Broad Lane along the front of the site shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The Storage/re-use of the stone flags shall occur in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority*".

There are a number of stone flags situated at the southern boundary of the site. These have been identified as of local heritage importance and will therefore be re-used within the site to ensure that they are preserved in perpetuity. The stone flags are shown on the image below and are located either side of the site's entrance:

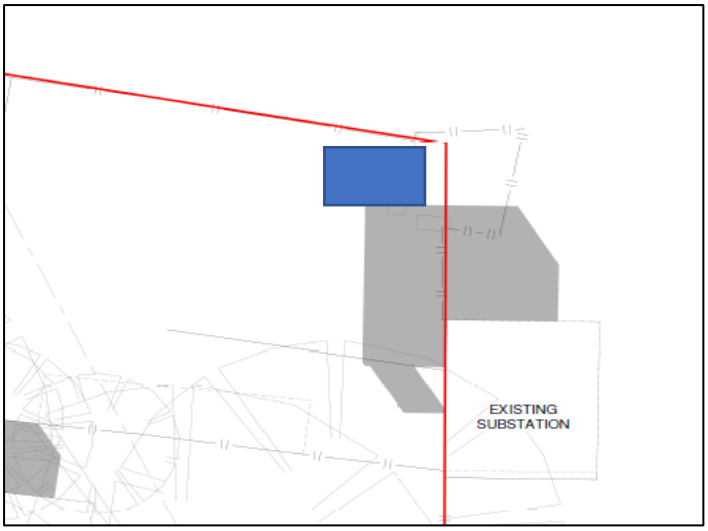


Prior to the commencement of any site clearance work, the following activities will be undertaken in respect of the stone flags:

1. The stone flags will be cleared of any vegetation such as Ivy and they be inspected for structural damage.
2. A schedule will be produced which will provide a photographic record of each flag and which shall note its structural integrity. This is to ensure that those flags which cannot be re-used within the site are clearly identified and justified. The schedule will be sent to Rochdale Council's Conservation Officer.

As part of site set up and site clearance works, the following will be undertaken:

1. Those flags marked for re-use and retention will be removed by hand. In order to remove them safely, a trench will be dug around each flag and removed by hand.
2. The flags will be placed on a palette for storing on site. They will be stored away from construction activities within the north eastern section of the site – as shown below:



Storage location shown above (highlighted blue) situated in the north eastern section of the site.

Following the completion of the residential dwellings and as part of the landscaping works, the stone flags will be erected on site as a composite wall along the site's eastern boundary. The stone flag wall will be erected prior to the occupation of the residential dwellings.

Rochdale Council's Conservation Officer will be invited to site to inspect the stone flags upon completion.