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Your ref
 Our Ref 3/A1 RHC/DM/AR
 Date: 28 May 2008

**DIRECTOR OF
 DEVELOPMENT**

30 MAY 2008

**FOR THE
 ATTENTION OF**

For the attention of Adrian Dowd

Dear Mr Bailey

**PROPOSED: INTERNAL ALTERATIONS TO AMEND LAYOUT OF STAIRS,
 NEW KITCHEN/DINER EXTENSION. 24 CHURCH STREET, RIBCHESTER
 (3/2008/0363P)**

Thank you for your consultation. The application site lies adjacent to one of the Scheduled Areas of the Roman fort and vicus (civilian settlement) at Ribchester (Ancient Monument No. 14255). Numbers 23 & 24 Church Street are also Grade II Listed Buildings (Lancashire Historic Environment Record PRN 18051), a pair of late 18th century weavers houses.

Archaeological work close to the application has encountered structural evidence for Roman occupation at 25 Church Street (PRN 4211), Greenside (PRN 4213), land adjacent to 59-60 Church Street (PRN 15108), Ribchester Garden Centre (PRN 18841) and 20 Church Street (PRN 27103), whilst Roman pottery has also been recovered from 28 Water Street (PRN 15113) and 16-17 Church Street (PRN 15115).

There is therefore a high potential for further archaeological deposits or finds associated with the Roman settlement to be encountered by the current proposals. LCAS would recommend that the applicants be required to undertake an archaeological watching brief, and that such work be secured by means of the following condition, which should be attached to any planning permission which may be granted;

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation

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P2008/Lets/May/dmsbailey24church