



29 JUN 2011	
FOR THE	
ATTENTION OF	

S Bailey, Chief Planning Officer
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Phone: (01772) 531734
Fax:
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: 3/A1 PJB/ASP/DM
Date: 29 June 2011

F.A.O Adrian Dowd

Dear Mr Bailey,

PROPOSED: Demolition of existing timber garage and stone outbuilding to provide improved vehicular access within the site, parking spaces and new double garage for No. 29 and two new single garages and private amenity/garden space for Nos 30 & 31. 29 Church Street, Ribchester (3/2011/0425)

The Historic Building Assessment undertaken by Stephen Haigh in December 2009 of the early 19th century stable or cow house is considered to be an adequate record of the structure, and no further works are considered necessary.

Below-ground archaeological investigation of land at 32-33 Church Street (Lancashire Historic Environment Record PRN 25462) in 2001 encountered evidence for both Roman and medieval occupation in the form of pottery finds, whilst further evidence for the Roman occupation of Ribchester has come from work at the Black Bull (PRN 4216), Church Street Garage (PRN 1847), Pope Croft (PRN 23740) and Fort Avenue (PRN 15101), where medieval finds were also again recovered.

Work on the adjacent Church Street site has indicated it is likely that any Roman deposits are to be found at a depth greater than 0.5m, but that above that depth there is still a potential for re-deposited Roman finds to be recovered, as well as evidence for medieval and post-medieval occupation of the site to be encountered.

The current application is unfortunately lacking in details as to the proposed depth of ground disturbance required for the proposals, but should they involve any excavation to a depth greater than 150mm 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:

Condition: No works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

This is in accordance with PPS 5, Policy HE12 (Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate).

Specifications and a list of professionally qualified archaeological/building recording consultants and organisations who could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

Lancashire County Council
Environment & Public Protection Services
Development Management
PO Box 100
County Hall
Preston
PR1 0TD

tel. 01772 531734

Please note that these comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)