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FOR THE ATTENTION OF

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Douglas moir@env.lancscc.gov.uk

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

Your ref
Our Ref
Date:

CM/DM/LS
15 August 2011

F.A.O Graeme Thorpe

Dear Mr Bailey

PROPOSED: Renewal of planning consent 3/2008/0660P to demolish the existing building and replace it with an energy efficient dwelling. Providence House, Preston Road, Ribchester (3/2011/0579P)

The proposal site lies on the route of the Roman Road from Ribchester to Lancaster (Margary 704), a non-designated heritage asset (Lancashire Historic Environment Record PRN, and which is shown on the 1st Edition Ordnance Survey, 1:10560 (Lancashire Sheet 39), surveyed in 1844, as an upstanding earthwork running through the site.

Although the site has already been the subject of some previous development, there is still a potential for archaeological deposits associated with the road to survive on the site and to be disturbed by the development. Consequently LCAS considers that in this instance the applicants be required to undertake a programme of archaeological work, and that such works should 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 which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure and safeguard the recording of any archaeological deposits

This is in accordance with PPS5, Policy HE12.3 ((Where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities

Stuart Perigo • Development Management Group Head
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PO Box 100 • County Hall • Preston • PR1 0TD

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 organisations that could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service

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

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If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely

Doug Moir
Planning Officer (Archaeology)