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10 JUL 2011	
FOR THE ATTENTION OF	

John Macholc
Building and Development Control
Manager
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: (01772) 531734
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Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date:

F.A.O Rachel Horton

Dear Mr Macholc,

PROPOSED: Proposed demolition of existing kitchen. Proposed new kitchen, study, utility, shower room and first floor bedroom and en-suite. 8 Fort Avenue, Ribchester (3/2011/0983)

An archaeological watching brief (Lancashire Historic Environment Record PRN 23742) undertaken in 1994 by Lancaster University Archaeology Unit (now Oxford Archaeology North) at 11 Fort Avenue during the construction of a new dwelling encountered evidence for a series of ditches and ramparts (PRN 15101) associated with the Roman Fort (PRN 150). These features are thought to run through the current application site, and there is a potential for surviving archaeological deposits to be disturbed by the proposals.

Consequently should the Local Planning Authority be minded to grant planning permission to this or any other scheme, Lancashire County Archaeology Service would recommend that an archaeological watching brief be undertaken 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 buildings.

Such a recommendation 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 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

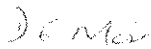
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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

tel. 01772 531734

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

Yours sincerely



Doug Moir
Planning Officer (Archaeology)