



09 JAN 2012

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
Fax: (01772) 533423
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date: 9 January 2012

F.A.O Adrian Dowd

Dear Mr Macholc,

PROPOSED: Two storey extension to rear of dwelling (including demolition of existing conservatory). 34 Water Street, Ribchester (3/2011/1025)

The proposal site lies within the Roman settlement of *Bremetenacum* (Lancashire Historic Environment Record PRN 150), parts of which are recognised as being of national importance by virtue of their status as a Scheduled Ancient Monument (Monument No. LA55). Evidence for Roman occupation has been recorded close to the site at 19 Water Street (PRN 30685), 28 Water Street (PRN 15113), 'Greenside' (PRN 27104) and Church Street garage (PRN 1800 & 1847). Consequently there is a potential for the current proposals to encounter other as yet unknown archaeological finds or features associated with the Roman settlement.

LCAS would therefore recommend that should the Local Planning Authority be minded to grant planning permission to this or any other scheme, an archaeological watching brief be undertaken during any groundworks, 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.

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

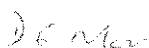
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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)