

10 FEB 2012

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

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Fax:
Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: PJB/ASP/DM
Date: 10 February 2012

F.A.O Graeme Thorpe

Dear Mr Macholc,

PROPOSED: Construction of a new detached triple garage with office space above. Re-submission of application 3/2011/0654P. 41 Dilworth Lane, Longridge (3/2012/0052)

The 1st Edition Ordnance Survey 1:10560, Lancashire Sheet 54, surveyed 1844 shows the proposal site to be occupied by a substantial building with a possible garden to the south. No trace of this building is shown on the 1st Edition OS 1:2500, Lancashire Sheet 54.05, surveyed in 1892, when Gardener's Cottage is recorded as *Dilworth House Farm*. The exact date of construction of this building is unknown, as is the nature of the demolition works that were undertaken between 1844 & 1892.

There is therefore a potential for the current proposals to encounter structural remains associated with this building, which may provide information as to its date of construction and function. 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 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

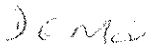
Specifications and a list of professionally qualified building recording consultants and organisations which could carry out the appropriate archaeological works can be obtained from Lancashire County Archaeology Service:

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)