

S Bailey
Chief Planning Officer
Ribbles Valley Borough Council
Council Offices
Church Walk
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Email: douglas.moir@lancashire.gov.uk
Your ref:
Our ref: ASM/ASP/DM
Date: 10 May 2012

F.A.O Rachel Horton

Dear Mr Bailey,

PROPOSED: Two storey side and rear extension and single storey sun room extension to rear. 8 Parsonage Avenue, Ribchester (3/2012/0268)

The proposed development site is located north west of the centre of the village of Ribchester, 300m north west of the Roman fort and 100m to the west of the Roman bathhouse (Lancashire Historic Environment Record PRN 150), both of which form parts of the scheduled area of Ribchester. The area is considered to be one of high archaeological potential, lying immediately adjacent to the known area of the Roman settlement and close to the site of excavations in 1980 which encountered the remains of a late Bronze Age cemetery (PRN 4219) overlain by several phases of Roman activity.

There is therefore a potential for further archaeological deposits associated with both prehistoric and Roman occupation of the site. Consequently, should the Local Planning Authority be minded to grant planning permission to these or any other schemes, the Lancashire Archaeology Service would recommend that the applicants be required to undertake a programme of archaeological work secured by means of the following condition, and 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 and inspection of matters of archaeological/historical importance associated with the building/site

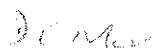
This is in accordance with NPPF paragraph 141 -- "Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

Specifications and a list of professionally qualified archaeological organisations that could carry out appropriate archaeological works can be obtained from Lancashire County Archaeology Service

Lancashire County Council
Transport & Environment
PO Box 100
County Hall
Preston PR1 0LD

tel. 01772 531734

Yours sincerely



Doug Moir
Planning Officer (Archaeology)