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Your ref:  
Our ref: ASM/ASP/DM  
Date: 30 April 2014

**F.A.O Sarah Westwood**

Dear Mr Macholc

**PROPOSED: Hybrid planning application seeking both full and outline planning permission as follows:**

**Full planning permission for works and a change of use to the Grade II listed Kirk Mill to create a hotel (18 bed, use Class C1) and bar restaurant (use Class C3), works to the barn building to create seven holiday cottages (use Class C1), construction of a hotel and spa (20 bed, use Class C1), wedding venue (use Class D1). kids club (use Class D1) and trailhead centre (use Class D1 and A3), change of use of Malt Kiln House from residential to use Class C1, construction of a new cricket pavilion (Sui Generis), demolition of a group of derelict factory buildings. Outline planning permission for 60 residential dwellings, split over two sites, with a maximum of 56 and 4 units on each with all matters reserved except for means of access.**

**Land at Malt Kiln Brow, Chipping (3/2014/0183)**

Kirk Mill is a designated heritage asset, a grade II Listed Building, recorded on the Lancashire County Historic Environment Record, PRN 5762, as the site of a 17<sup>th</sup> century water-powered corn mill, rebuilt in 1785 as a water and steam-powered cotton spinning mill, and which lies within the Kirk Mills Conservation Area, also a designated heritage asset.

Comments posted on the Borough Council's planning web-pages from English Heritage have indicated that although they do support the principle of the development, in order to secure the future of the site, problems with the detailed design of the project remain and they have therefore recommended a number of changes. Lancashire County Archaeology Service (LCAS) would like to take this opportunity to add their support to the recommendations for the changes made by English Heritage.

The Heritage Assessment by Oxford Archaeology North has outlined a number of proposed mitigation measures which LCAS is in agreement with. LCAS would therefore recommend that should the local planning authority be minded to grant planning permission, for this or any similar scheme, that the applicants be required to undertake those works proposed in section 7.2 of OAN's 2013 Heritage Assessment, and that such works are secured by means of the following planning condition:

**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 secure the appropriate excavation and recording of any archaeological deposits that may survive on the site.**

This is in accordance with NPPF para. 141 "Local planning authorities should... 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."

Please note that the above comments have been made without the benefit of a site visit. If you have any questions or require any further information please do not hesitate to contact me.

Yours sincerely



Doug Moir  
Planning Officer (Archaeology)