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Your ref: 3/2016/0146

Our ref: ASM/JMH/JLS

Date: 21 March 2016

FAO Robert Major

Dear Mr Macholc

Planning application 3/2016/0146: Outline application with all matters reserved for residential development of 23 dwellings, with access, parking and associated landscaping following demolition of Nos.23 25 Old Row; Old Row Whalley Road Barrow BB7 9AZ

In 2012 planning permission was granted for 23 dwellings, 3/2012/0346, with a condition (no. 8) that there would be archaeological investigation of the site. In 2014 this was followed by a recommendation for a programme of archaeological work on 3/2014/0846, an application which was refused and an appeal has since been lodged. LCAS' position regarding the need for building recording and below-ground archaeological works to be undertaken remains unchanged, and that such works should again be a condition of any planning permission.

LCAS would therefore recommend that, should the local planning authority be minded to grant planning permission to this, or any similar scheme, the following condition 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 and buildings.

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

Joanne Smith

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Specialist Advisory Services