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Your ref: 3/2016/0764

Date: 24th August 2016

FAO S Kilmartin

Dear Mr Macholc,

Planning Application 3/2016/0764: Demolition of existing workshop buildings (other than the main 3 storey element), conversion of the main 3 storey element to provide 14 residential apartments, the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. Resubmission of planning permission 3/2015/0266; Primrose Works Primrose Road Clitheroe Lancashire BB7 1BS.

The Lancashire County Archaeology Service provided comments on the previous application (3/2015/0266) in May 2015, asking that an archaeological 'watching brief' condition be applied to any consent granted on the grounds that there may be buried remains of pre-1847 industrial structures on the development site which merit recording.

Having examined the Heritage Impact Statement provided with the application (Stephen Haigh, January 2015) and the Heritage Assessment and Statement of Significance (Stephen Haigh, November 2014) referred to in the Impact Statement and supplied with the earlier application, we would suspect that the potential for encountering buried remains of buildings that pre-date the present structures on site is very limited. It is possible that some remains relating to the earlier uses of the existing buildings could survive, but it appears unlikely that any such would be of medium or high significance. As such we do not consider that an archaeological planning condition is justified.

It is hoped that the above is self-explanatory, but please do not hesitate to contact us should you wish to discuss the matter further.

Yours sincerely

Peter Iles