



John Macholc
Head of Planning Services
Ribble Valley Borough Council
Council Offices
Church Walk
CLITHEROE
BB7 2RA

Phone: 07847 200073

Email: Lancashire.archaeology@gmail.com

Your ref: 3/2016/0794

Date: 8th September 2016

FAO R Halliwell

Dear Mr Macholc,

Planning Application 3/2016/0794: Demolition of rear outshoot and single garage and replacement with part two storey and single storey rear extension, detached triple garage and front garden wall.

The above planning application is for significant development works to a building which is thought to be located on the line of a main Roman Road running out northwest from Ribchester, towards the fort at Lancaster (Margary 1957 *Roman Roads in Britain*, Vol.2 pp.108-9; Graystone 1996 *Walking Roman Roads in the Fylde and the Ribble Valley* pp.24-5). Several planning applications have been made to demolish the existing building and erect a replacement, all of which have been commented upon by the Lancashire County Archaeology Service. They have recommended that an archaeological watching brief be held during development works, and an appropriate planning has subsequently been placed on the consents granted. Interestingly recent work using LiDAR data has led to the suggestion that the Roman route actually branched off the 'traditional' line a little to the south of this site, and headed further to the west. Despite this the route through Providence House cannot be ignored and it is possible that the proposed development works will impact on remains of the Roman road. We do not consider that these remains are so significant as to require their preservation at the expense of development, but would recommend that the groundworks (including the lifting of any slabs and services during demolition works) are accompanied by a formal archaeological watching brief so that any remains that are encountered may be recorded properly. To ensure that this is done we would recommend that a planning condition is applied to any consent granted to this or subsequent applications. The following wording is suggested:

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 recording and analysis. 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.

Note: The programme of works should include the formal archaeological supervision, monitoring and recording of all groundworks associated with the demolition and rebuilding works, including the lifting of any extant ground slabs and foundations or footings (but not the demolition of existing above-ground walls), removal of or insertion of services and excavation for new foundations, footings and slabs. This work shall be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see www.archaeologists.net).

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