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Your ref: 3/2016/0834 and 0835

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FAO A Dowd

Dear Mr Macholc,

Planning Applications 3/2016/0834 and 0835: Demolition of existing conservatory and erection of single storey extension to west elevation; Mill House, 10 Long Buildings, Sawley Road, Sawley BB7 4LE.

The above planning application is for a small extension to the west end of Long Buildings and is located in the area thought to be the site of the corn mill belonging to the adjacent Sawley Abbey. The mill was powered by water from a mill stream, the line of which forms the rear of the properties on the west side of Sawley Road. The earthworks of the mill race and associated ponds (as well as other earthworks of the abbey complex) were surveyed by English Heritage and were discussed in their report of 2005 (*Sawley Abbey, Sawley, Lancashire: A Cistercian monastic precinct and post-medieval Landscape*).

The existing conservatory, which was built in 1989, was the subject of an archaeological watching brief during its construction in case it revealed remains of the mill or mill race. Instead the footings for this structure showed that the ground at this end of the building had been raised to level the garden at this end of the building, and no early remains were encountered. The demolition of this structure has, therefore, no archaeological implications.

The proposed extension stands to the south of the former conservatory site and is a significantly larger and more substantial structure. It is likely that some levelling of the former ground surface will also have occurred within its proposed footprint, but it seems probable that it will require footings into the undisturbed layers below this modern 'make-up'. As such there is again the possibility that remains of the medieval mill or its race and control features will be encountered. We would therefore recommend that a watching brief is held during any excavation work required for the new extension and that an appropriate 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 excavation for new foundations, footings, slabs and services. 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