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FAO S Kilmartin

Dear Mr Macholc,

**Planning Application 3/2016/1015: Single storey extension to the rear; 3 St Denys Croft, Clitheroe BB7 2BY**

The area of St Denys Croft is known to be the site of a medieval moated manor house. This area was known in the 19th century as 'The Alleys' and was the manor house of the Clitherow family from as early as the 14th century. It appears to have comprised, at least latterly, a tower house and possibly had a double moat, the house which appears on the 19th century map of the area falling outside the area of a square moat which can be extrapolated from the mapped remains of the moat, parts of which were still open in 1844. Such double moats are not unknown, and a local example may be found at Bolton by Bowland.

Investigations during the construction of the St Denys Croft development and a watching brief held on a rear extension to No 1 St Denys Croft show that remains of the moat fall beneath this building and it is very probable that they also run below No. 3. Please see the attached archaeological report.

As on the adjacent site it is probable that excavations for the foundations of the proposed extension will impact on surviving archaeological deposits and that they will need to be much more substantial than may be envisaged by the applicants and their building contractors.

We would recommend that an archaeological watching brief should be maintained during excavation of foundations for the development, with a contingency provision for (i) the archaeological excavation and recording of any significant structural or other deposits that may be revealed and (ii) the analysis of and reporting on of any medieval finds (particularly waterlogged organic materials such as wood and leather) recovered. The following planning condition 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 investigation, 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 archaeological works should include the undertaking of a formal watching brief during all ground disturbance associated with the development. A contingency allowance should be made for (i) the formal excavation of any significant structural remains that may be encountered during the watching brief and (ii) for the analysis of and reporting on any medieval finds encountered. 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](http://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*