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Your ref: 3/2018/1050

Date: 4th December 2018

FAO A Birkett

Dear Mr Macholc,

Planning Application 3/2018/1050: Extension of domestic curtilage into adjoining field. Construction of single storey lean-to extension to rear, alteration of existing window and door openings, proposed detached garage and playroom/study building. 9 Greenside, Ribchester PR3 3ZJ

Thank you for your consultation on the above planning application. The scheme as proposed is very similar to that set out in the recently withdrawn application 3/2018/0830, about which we commented in September. Since that date a programme of small trial pit excavation has been undertaken across the site and we have had a verbal report on its findings, although a formal written report is yet to be submitted to us for comment. We have also been in email contact with Mr Birkett over the proposed internal alterations.

As such we can slightly alter the previously recommended planning condition. The following wording is suggested:

Condition: No development, clearance/demolition or site preparation 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 works in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. These works shall comprise the following elements:

- (i) The excavation of archaeological trial holes on the site of the foundations required for the proposed extension and the proposed play room / garage building, sufficient to establish the presence or absence of archaeological remains, their depth and general character, and for the design of foundations which would avoid significant harm to any archaeological remains.
- (ii) The undertaking of a formal archaeological watching brief during any excavations required for the proposed development. This shall include the

lifting of any extant concrete ground slabs, foundations and redundant services, the construction of all new foundations, slabs and service connections, the formation of new walls and drive / parking / path surfaces, and any landscaping works required. A contingency plan should be in place as part of this work, to deal with any unexpected or particularly complex remains encountered.

- (iii) The compilation and submission of a formal report on the work undertaken, the results obtained and any conclusions drawn from them.

The above works must be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance set out by the Chartered Institute for Archaeologists. The development shall be carried out in accordance with the agreed details.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

Note: The standards and guidance of the Chartered Institute for Archaeologists and their 'Registered Organisations' lists of potential contractors can be found on their web site at www.archaeologists.net. Contact details for other non-registered contractors can be found on the BAJR web site: <http://www.bajr.org>.

A note reminding the applicant that formal Scheduled Monument Consent from Historic England will be required for any works within the scheduled area may also be appropriate.

This is in accordance with National Planning Policy Framework (MoHCLG 2018) paragraph 199: "*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*".

Yours sincerely

Peter Iles