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Your ref: 3/2019/954

Our ref: ASM/JMH/PMcC

Date: 20th November, 2019

FAO S Kilmartin

Dear Mr Macholc,

**Planning application 3/2019/0954 Lodematic Ltd, Primrose Works,
Primrose Road, Clitheroe BB7 1BS. Demolition of workshops and conversion of
two main mill buildings to apartments with associated service buildings and
landscaping**

Thank you for your consultation on this application. The proposal affects the buildings of part of the large complex of mill buildings, weaving sheds and related structures that made up the Primrose industrial area which in its initial years made use of the Mearley Brook as a source of water power and which began its development in 1787 with the first surviving detailed plan of the area being, apparently, from 1815..

The map evidence indicates that the buildings on this part of the site underwent various phases of evolution with changes in the overall footprint of the buildings being depicted on different dates of survey (detailed in the Heritage Statement) and with the overall complex having differing functions during its working life as part of the Lancashire cotton industry, ranging from cotton spinning through the printing of calico cloth to produce patterned fabric to the manufacture of paper (using cotton fibres rather than wood pulp), a bleach and dye works and a carpet works and with the final use as light engineering workshops following the demise of the cotton industry and the need to find new uses for the redundant buildings.

The buildings are therefore of some historical interest and are likely to contain evidence relating to the changes in the buildings and their industrial uses, along with buried remains of the earlier structures and parts since demolished in the area around the current buildings, particularly likely on the northern and eastern sides.

We would advise therefore advise that should permission for this development be granted it should be conditional on an archaeological building record being made of the

buildings as they and that during the removal of tarmac and concrete surfaces from around the mill buildings and any significant earthmoving for landscaping and the installation of services that an archaeological watching brief be maintained to observe and record any remains relating to the earlier buildings and ground plans of the complex. The following wording is recommended for an appropriate condition:

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 works. 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. The programme of works should include:

- (i) The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in '*Understanding Historic Buildings*' (Historic England 2016); and
- (ii) A formal archaeological watching brief during all groundworks required as part of the development/

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.

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

Note: Relevant archaeological standards and lists of potential contractors may be found on the CIfA web site: www.archaeologists.net/RO or the directory on the BAJR web pages: <http://www.bajr.org/WhoseWho/>.

This is in accordance with National Planning Policy Framework 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"*.

Please note that the above comments have been made without the benefit of a site visit.

Yours sincerely

Peter McCrone

Planning Officer (Archaeology)