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Your ref: 3/2021/0768, 0896

Our ref: 3_2021_0768-0896-LCC

Date: 1st October 2021

FAO A Dowd

Dear Mr Macholc,

Planning Applications 3/2021/0768 and 0896: Demolition of an external rear garden stone outbuilding. Building to be replaced with new to provide a hot tub/jacuzzi facility. All materials to match existing.
21 Church Street Ribchester PR3 3XP

Thank you for your consultations on the above planning applications. As you will be aware the site is within the area of the Roman fort and settlement at Ribchester and immediately adjacent to a part of the Scheduled area which protects portions of the monument. A number of archaeological works have been undertaken in this area, including a watching brief to the rear of no. 20 Church Street in 2004, a watching brief to the rear of no. 21 in 2007, and a watching brief in the playing field immediately to the west of the rear garden walls of 9-22 Church Street in 2015. All of these works showed evidence of in-situ Roman and later remains between 0.4 and 0.9m below the present ground surface, including a hearth and other materials suggesting the presence of a building.

The photographs accompanying the application would suggest that the extant outbuilding was intended for storage or to house a privy. Whilst it may have been contemporary with the house, it has clearly been altered on several occasions.

We would not object to the current proposals and will leave commenting on the design of the proposed structure to Mr Dowd but would recommend that an archaeological condition is applied to any consents granted. This should require a formal archaeological watching brief to be undertaken during all ground works required for the development, including (i) the lifting of the extant floor slabs, cobbling, etc.; (ii) the grubbing up of extant foundations; (iii) excavation for new foundations; and (iv) excavation for new service connections. The following wording for a condition is suggested:

Condition: No excavation works on the application site, including any required for clearance/demolition or site preparation shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme

of archaeological works, to include a formal watching brief to the standards and guidance set out by the Chartered Institute for Archaeologists during:

- (i) The lifting of the extant floor slabs, cobbling, etc.;
- (ii) The grubbing up of extant foundations;
- (iii) Excavation for new foundations; and
- (iv) Excavation for new service connections.

This watching brief must be carried out by an appropriately qualified and experienced professional contractor and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority and shall include a contingency plan for the unexpected discovery of significant remains which could be impacted by the development. A formal report on the work undertaken and the results obtained shall be submitted to the council and to the Lancashire Historic Environment Record.

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

Note: Relevant archaeological standards and lists of potential contractors can be found on the ClfA web pages: <http://www.archaeologists.net> and the BAJR Directory: <http://www.bajr.org/whoseWho/>.

Because the rear of the proposed structure lies on the boundary of the Scheduled Monument we would also recommend that (if you have not already done so) that Historic England are formally consulted on the proposals.

Yours sincerely

Peter Iles

Planning Officer (Archaeology)
Historic Environment Team