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Your ref: 3/22/1052  
Our ref: 3/22/1052/LCCHET  
Date: 22<sup>nd</sup> November 2022

FAO Sarah Heppell

Dear Ms Heppell,

**Application No: 3/2022/1052. Proposed single storey rear and side extensions along with two storey rear extension. 1 Parsonage Avenue Ribchester PR3 3ZH**

This application falls within the area that was part of the *vicus*, or civilian settlement, that lay around the northern and eastern sides of the Roman fort of Bremetanacum, established in the 1<sup>st</sup> century (AD 72/3 for the earliest phase of the fort) and which continued in occupation for several centuries and probably after the end of the Roman administration. There was also an earlier cemetery in this general area of Ribchester, dating to the Bronze Age (2<sup>nd</sup> millennium BC) and some later finds from the medieval period have been recovered during small scale archaeological investigations during developments in the area.

The development proposed is small scale but has the potential for foundation trenches to disturb or damage archaeological deposits relating to the long history of occupation in the village. We would advise therefore that the excavations for footings be carried out under an archaeological watching brief and that this be secured by means of a condition on any planning permission granted. Appropriate wording would be:

**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 work. 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 archaeological work shall comprise an archaeological watching brief during excavations for foundations and any new services

This work should 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 ([www.archaeologists.net](http://www.archaeologists.net)). 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/historical importance associated with the site.

**Note:** Lists of suitable contractors are available on the following websites:  
Chartered Institute for Archaeologists (CIFA) <http://www.archaeologists.net/>  
British Archaeological Jobs and Resources (BAJR) <http://www.bajr.org/>

This is in accordance with National Planning Policy Framework paragraph 205: "*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. If you need any more information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely,

*Peter McCrone*

Planning Officer (Archaeology)  
Historic Environment Team