



Natalie Beardsworth/Phil Cousins  
Development Management & Building Control  
Preston City Council  
Town Hall, Lancaster Road  
Preston, PR1 2RL

Phone: 07729 551429  
Email: Lancashire.Archaeology@Gmail.Com  
Your ref: 06/2018/0949  
Date: 27 March 2019

FAO Ben Sandover

Dear Ms Beardsworth/Mr Cousins

**Planning application 06/2018/0949: Development of a new healthcare facility, including erection of three storey building, with associated access, parking and infrastructure and demolition to group of existing buildings (Part retrospective). At: Jeanne Jugan Residence, 228 Garstang Road, Preston, PR2 9RB**

Thank you for consultation. Lancashire Archaeological Advisory Service (LAAS) has examined the amended documentation accompanying this application and we remain of the opinion that the proposed development has the potential to impact a number of features of historic interest. We would therefore still recommend that a building record to level 3 be made of any remaining buildings on site which pre date 1912, as set out in my email dated 13 March 2019. Furthermore, there still remains a potential for the proposed development to encounter buried remains associated with the line of the Roman road. We would therefore reiterate the recommendation that a formal watching brief be held during any further groundworks, as outlined in the email noted above.

Consequently should the Local Planning Authority be minded to grant planning permission to this scheme, LAAS would recommend a staged programme of archaeological work. This work should be carried out prior to any development of the site and that such work should be secured by means of the following 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 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.

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

**Note:** All archaeological works should be undertaken by an appropriately qualified and experienced professional archaeological contractor to the standards

and guidance of the Chartered Institute for Archaeologists  
([www.archaeologists.net](http://www.archaeologists.net)).

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 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. If you need any further information or would like to discuss this further please do not hesitate to contact me.

Yours sincerely

*Joanne Smith*