

From: [Ian Miller](#)
To: [Anna Hayes](#)
Cc: [Development Management](#)
Subject: Planning Application Ref: 24/01086/FUL - Lower Town House Barn - Consultation Response (Archaeology)
Date: 16 April 2025 11:12:36
Attachments: [image002.png](#)

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Good morning Anna

RE: Application 24/01086/FUL - Change of use from existing barn to 2no' residential dwellings and ancillary external alterations and landscaping - Lower Town House Barn, Townhouse Road, Littleborough, OL15 9JX
Thank you for consulting GMAAS on the above application.

The application concerns a former barn, a 'non-designated heritage asset' that makes a positive contribution to the Town House Conservation Area. The application is supported by a Heritage Assessment prepared by Garry Miller in February 2025, which provides a basic photographic record of the barn, together with a summary written description. The absence of any surveyed drawings of the building within the report is disappointing, although measured survey plans have been submitted separately. The Greater Manchester Historic Environment Record was not consulted during the preparation of the Heritage Statement, *contra* Policy 207 of the NPPF, and the report affords no consideration to the potential for below-ground archaeological remains. However, having reviewed our files and the Historic Environment Record, I am content that the delivery of the proposals will not damage any known or suspected below-ground archaeological remains. As such, archaeological matters do not warrant any further consideration in this instance.

With kindest regards

Ian



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