

Consultation Response from WY Archaeology Advisory Services

2025/90655 The Priory, Whitechapel Road, Cleckheaton, BD19 6HR

Demolition of existing pub and erection of a new two storey building comprising 8 self-contained supported living flats with ancillary staff facilities, single storey summer house and other associated works

Date Responded:

Responding Officer:

Responding Ref:

The applicant has produced a heritage assessment which gives some reassurance that The Priory has limited heritage potential. However, we note that this appears to be based on external evidence alone. The absence of information about the building's roof structure, an important source of historical information, is a concern.

Given the Priory's status the recommendation to mitigate the destruction of the former pub by a comprehensive archaeological and architectural record is acceptable and can be secured by a suitably worded condition. The best route forward would be to view The Priory's internal arrangements and roof structure (a fabric appraisal). Further advice would be based on this information.

If this shows the core of the building to be of an 18th century or later date then further work can be secured by condition and carried out post determination and prior to determination.

Buried archaeology. I have two concerns, these are:

- The potential for Roman road 712 to cross the site. This is considered slight (MWY2602).
- The potential for burials beyond the present boundary of the Whitechapel Church. This has been suggested to date to as early as 1130 (MWY2286). This potential is also considered to be low.

In both cases a programme of archaeological observation and recording (an archaeological watching brief) during groundworks would be adequate mitigation.

The following wording is suggested:

"No demolition/development shall take place/commence within the area indicated until the applicant, or their agents or successors in title has provided a written scheme of archaeological investigation (WSI) and this has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- *The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- *The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI"*

DJH12-5-25