



## FURTHER UPDATE REPORT

### **FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 20<sup>th</sup> January 2026**

#### **B4. 2025/0327 - Land Bounded by Kingsway, Holcombe Road and Grane Road Helmshore, BB4 4QH**

Following discussion with the agent, amendments are proposed to Condition 26 as follows:

26. Prior to commencement of development ~~or site clearance, a phasing plan for the development which will include the timings for undertaking and submission of the additional surveys required by section 5.2 of the Ascerta Preliminary Ecological Appraisal (P.2189.25 July 2025) in relation to birds, bats, badgers, amphibians, and otters shall be submitted to and approved in writing by the Local Planning Authority. The results of the additional surveys required shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved surveys. undertaken and the results shall be submitted to and approved in writing by the Local Planning Authority.~~

**There is no change to the recommendation or any other conditions in the report**

**Mike Atherton  
Head of Planning  
19.01.2026**