

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 12th November 2024

B2. 2024/0063 - Land to rear of 19 Helmshore Road

Concerns have been raised in respect of replacement tree planting. An additional condition is proposed to be added to any approval as follows:

11. During the first available planting season following the felling of the trees hereby granted, they shall be replaced on a 1:2 ratio with a "light standard" tree(s) in accordance with British Standard 3936: Part 1: 1992 (Specification for Nursery Stock Part 1:Trees and Shrubs) and shall have a clear stem height from the ground of 1.5m, a minimum overall height from the ground of 2m, a minimum circumference of stem at 1m from the ground of 6cm and the tree(s) shall be root balled.

If the replacement trees die or are removed within 5 years of planting, they shall be replaced within 12 months of removal or death, to the satisfaction of the Local Planning Authority.

There is no change to the recommendation for the application.

B4. 2024/0138 - 44 Manchester Road, Haslingden

The proposed layout/site plan was omitted from the plans on the presentation and is attached to this report overleaf.

There is no change to the recommendation for the application.

Mike Atherton
Head of Planning

11/11/2024

PROJECT DESCRIPTION
CONVERSION TO 5 BED HMO

SITE ADDRESS
44 MANCHESTER ROAD, HASLINGDEN, B84 5ST

CLIENT
MR C GILLESPIE

STAGE
3. PLANNING

DRAWING NUMBER
FF_006_102

DRAWING TITLE
PROPOSED PLANS

PROJECT REFERENCE
FF_006

SCALE **DRAWING SIZE**
1/7.5 A3

DRAWN BY **CHECKED BY**
SFW XXX

REVISION
XXX

REV DESCRIPTION

NOTES

FOR CONTRACTORS & COMMITMENTS
IF BIDDING, PARTY WALL CONSTRUCTION TO BE DETERMINED PRIOR TO CONSTRUCTION STARTING.
SMALL POWER TO BE CO-ORDINATED FOLLOWING COORDINATION.

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All works to be undertaken in accordance with the Building Regulations, consideration to be taken in carrying out works to ensure compliance with the relevant Building Regulations. All works to be undertaken in accordance with the current Building Regulations, Part A, Part B, Part C, Part D, Part E, Part F, Part G, Part H, Part J, Part K, Part L, Part M, Part N, Part O, Part P, Part Q, Part R, Part S, Part T, Part U, Part V, Part W, Part X, Part Y, Part Z, Part AA, Part AB, Part AC, Part AD, Part AE, Part AF, Part AG, Part AH, Part AI, Part AJ, Part AK, Part AL, Part AM, Part AN, Part AO, Part AP, Part AQ, Part AR, Part AS, Part AT, Part AU, Part AV, Part AW, Part AX, Part AY, Part AZ, Part BA, Part BB, Part BC, Part BD, Part BE, Part BF, Part BG, Part BH, Part BI, Part BJ, Part BK, Part BL, Part BM, Part BN, Part BO, Part BP, Part BQ, Part BR, Part BS, Part BT, Part BU, Part BV, Part BW, Part BX, Part BY, Part BZ, Part CA, Part CB, Part CC, Part CD, Part CE, Part CF, Part CG, Part CH, Part CI, Part CJ, Part CK, Part CL, Part CM, Part CN, Part CO, Part CP, Part CQ, Part CR, Part CS, Part CT, Part CU, Part CV, Part CW, Part CX, Part CY, Part CZ, Part DA, Part DB, Part DC, Part DD, Part DE, Part DF, Part DG, Part DH, Part DI, Part DJ, Part DK, Part DL, Part DM, Part DN, Part DO, Part DP, Part DQ, Part DR, Part DS, Part DT, Part DU, Part DV, Part DW, Part DX, Part DY, Part DZ, Part EA, Part EB, Part EC, Part ED, Part EE, Part EF, Part EG, Part EH, Part EI, Part EJ, Part EK, Part EL, Part EM, Part EN, Part EO, Part EP, Part EQ, Part ER, Part ES, Part ET, Part EU, Part EV, Part EW, Part EX, Part EY, Part EZ, Part FA, Part FB, Part FC, Part FD, Part FE, Part FF, Part FG, Part FH, Part FI, Part FJ, Part FK, Part FL, Part FM, Part FN, Part FO, Part FP, Part FQ, Part FR, Part FS, Part FT, Part FU, Part FV, Part FW, Part FX, Part FY, Part FZ, Part GA, Part GB, Part GC, Part GD, Part GE, Part GF, Part GG, Part GH, Part GI, Part GJ, Part GK, Part GL, Part GM, Part GN, Part GO, Part GP, Part GQ, Part GR, Part GS, Part GT, Part GU, Part GV, Part GW, Part GX, Part GY, Part GZ, Part HA, Part HB, Part HC, Part HD, Part HE, Part HF, Part HG, Part HH, Part HI, Part HJ, Part HK, Part HL, Part HM, Part HN, Part HO, Part HP, Part HQ, Part HR, Part HS, Part HT, Part HU, Part HV, Part HW, Part HX, Part HY, Part HZ, Part IA, Part IB, Part IC, Part ID, Part IE, Part IF, Part IG, Part IH, Part II, Part IJ, Part IK, Part IL, Part IM, Part IN, Part IO, Part IP, Part IQ, Part IR, Part IS, Part IT, Part IU, Part IV, Part IW, Part IX, Part IY, Part IZ, Part JA, Part JB, Part JC, Part JD, Part JE, Part JF, Part JG, Part JH, Part JI, Part JJ, Part JK, Part JL, Part JM, Part JN, Part JO, Part JP, Part JQ, Part JR, Part JS, Part JT, Part JU, Part JV, Part JW, Part JX, Part JY, Part JZ, Part KA, Part KB, Part KC, Part KD, Part KE, Part KF, Part KG, Part KH, Part KI, Part KJ, Part KK, Part KL, Part KM, Part KN, Part KO, Part KP, Part KQ, Part KR, Part KS, Part KT, Part KU, Part KV, Part KW, Part KX, Part KY, Part KZ, Part LA, Part LB, Part LC, Part LD, Part LE, Part LF, Part LG, Part LH, Part LI, Part LJ, Part LK, Part LL, Part LM, Part LN, Part LO, Part LP, Part LQ, Part LR, Part LS, Part LT, Part LU, Part LV, Part LW, Part LX, Part LY, Part LZ, Part MA, Part MB, Part MC, Part MD, Part ME, Part MF, Part MG, Part MH, Part MI, Part MJ, Part MK, Part ML, Part MM, Part MN, Part MO, Part MP, Part MQ, Part MR, Part MS, Part MT, Part MU, Part MV, Part MW, Part MX, Part MY, Part MZ, Part NA, Part NB, Part NC, Part ND, Part NE, Part NF, Part NG, Part NH, Part NI, Part NJ, Part NK, Part NL, Part NM, Part NN, Part NO, Part NP, Part NQ, Part NR, Part NS, Part NT, Part NU, Part NV, Part NW, Part NX, Part NY, Part NZ, Part OA, Part OB, Part OC, Part OD, Part OE, Part OF, Part OG, Part OH, Part OI, Part OJ, Part OK, Part OL, Part OM, Part ON, Part OO, Part OP, Part OQ, Part OR, Part OS, Part OT, Part OU, Part OV, Part OW, Part OX, Part OY, Part OZ, Part PA, Part PB, Part PC, Part PD, Part PE, Part PF, Part PG, Part PH, Part PI, Part PJ, Part PK, Part PL, Part PM, Part PN, Part PO, Part PP, Part PQ, Part PR, Part PS, Part PT, Part PU, Part PV, Part PW, Part PX, Part PY, Part PZ, Part QA, Part QB, Part QC, Part QD, Part QE, Part QF, Part QG, Part QH, Part QI, Part QJ, Part QK, Part QL, part QM, Part QN, Part QO, Part QP, Part QQ, Part QR, Part QS, Part QT, Part QU, Part QV, Part QW, Part QX, Part QY, Part QZ, Part RA, Part RB, Part RC, Part RD, Part RE, Part RF, Part RG, Part RH, Part RI, Part RJ, Part RK, Part RL, Part RM, Part RN, Part RO, Part RP, Part RQ, Part RR, Part RS, Part RT, Part RU, Part RV, Part RW, Part RX, Part RY, Part RZ, Part SA, Part SB, Part SC, Part SD, Part SE, Part SF, Part SG, Part SH, Part SI, Part SJ, Part SK, Part SL, Part SM, Part SN, Part SO, Part SP, Part SQ, Part SR, Part SS, Part ST, Part SU, Part SV, Part SW, Part SX, Part SY, Part SZ, Part TA, Part TB, Part TC, Part TD, Part TE, Part TF, Part TG, Part TH, Part TI, Part TJ, Part TK, Part TL, Part TM, Part TN, Part TO, Part TP, Part TQ, Part TR, Part TS, Part TT, Part TU, Part TV, Part TW, Part TX, Part TY, Part TZ, Part UA, Part UB, Part UC, Part UD, Part UE, Part UF, Part UG, Part UH, Part UI, Part UJ, Part UK, Part UL, Part UM, Part UN, Part UO, Part UP, Part UQ, Part UR, Part US, Part UT, Part UV, Part UW, Part UX, Part UY, Part UZ, Part VA, Part VB, Part VC, Part VD, Part VE, Part VF, Part VG, Part VH, Part VI, Part VJ, Part VK, Part VL, Part VM, Part VN, Part VO, Part VP, Part VQ, Part VR, Part VS, Part VT, Part VU, Part VV, Part VW, Part VX, Part VY, Part VZ, Part WA, Part WB, Part WC, Part WD, Part WE, Part WF, Part WG, Part WH, Part WI, Part WJ, Part WK, Part WL, Part WM, Part WN, Part WO, Part WP, Part WQ, Part WR, Part WS, Part WT, Part WU, Part WV, Part WW, Part WX, Part WY, Part WZ, Part XA, Part XB, Part XC, Part XD, Part XE, Part XF, Part XG, Part XH, Part XI, Part XJ, Part XK, Part XL, Part XM, Part XN, Part XO, Part XP, Part XQ, Part XR, Part XS, Part XT, Part XU, Part XV, Part XW, Part XX, Part XY, Part XZ, Part YA, Part YB, Part YC, Part YD, Part YE, Part YF, Part YG, Part YH, Part YI, Part YJ, Part YK, Part YL, 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PROPOSED BASEMENT

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

PROPOSED LOFT