
202_10_15 42535/FO/2025 - Preliminary Ecological Appraisal (PEA) - 140 Great Ancoats Street

From [REDACTED]
Date Wed 15/10/2025 09:46
To Lucy Harrison [REDACTED]
Cc Planning [REDACTED]

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

For the attention of Lucy Harrision

- Application: 42535/FO/2025

Dear Lucy,

Thank you for consulting the Ecology Unit on this application.

A Preliminary Roost Assessment (Urban Green – March 2025) has been submitted. A full internal and external inspection of the property and ground level trees assessment concluded that the building and trees had negligible to low potential to support roosting bats. The Ecology Unit have no reason to question the finding of the report. The Local Records Centre holds few records of foraging or roosting bats in the area. Having assessed the work planned for the building, there is negligible to low potential for the works to disturb roosting bats and no further surveys are required at this current time.

As with most planning applications the following general advice applies:

- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.
- Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application.

I have read the landscape plan proposed for the building and I am happy with the proposals. I would suggest that other options would be to provide install nest boxes for swifts, suitable ledge nesting site for peregrine on the roof of the building and bat boxes.

If you have any further queries about this application, please let us know.

Yours sincerely,

[REDACTED]

[REDACTED]

Ecologist - Greater Manchester Ecology Unit

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#) | [Bluesky](#) | [X](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA

[REDACTED]

This email was sent at a time & date convenient to the sender; please do not feel under any pressure to respond immediately if this is outside your normal working hours.

<https://www.tameside.gov.uk/disclaimer>

From: Lucy Harrison [REDACTED]

Sent: 14 October 2025 13:09

To: [REDACTED]

Subject: Fw: 142535/FO/2025 - Preliminary Ecological Appraisal (PEA) - 140 Great Ancoats Street

Caution: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender ([REDACTED]) or know the content is safe. If in doubt, click 'Report Message' at the top of your inbox and select 'Phishing'

Hi [REDACTED]

Further to my email below, please would you let me have your consultation response on this application as soon as possible.

Many thanks

Lucy

Lucy Harrison

Senior Planner

Development Management Central Core

Planning, Building Control & Licensing

Growth & Development Directorate

Manchester City Council

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

From: Lucy Harrison [REDACTED]
Sent: 11 June 2025 12:27
To: [REDACTED]
Subject: Fw: 142535/FO/2025 - Preliminary Ecological Appraisal (PEA) - 140 Great Ancoats Street

Hi [REDACTED]

Further to your email of 4 June regarding the above planning application, please see the attached updated PEA. The revised report only contains photos from the site, no other changes have been made.

I look forward to receiving your comments as soon as possible.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
<http://www.manchester.gov.uk>

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

NB My days of work are Monday, Tuesday, Wednesday and Thursday

If you have received this email in error, please notify the sender, or [REDACTED] and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
