
MATCH UP - Invalid letter for application 143687/FO/2025

From James Bridgman <James.Bridgman@manchester.gov.uk>
Date Tue 28/10/2025 13:58
To Planning <Planning@manchester.gov.uk>
Cc Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

 1 attachment (297 KB)
15560_L01_Ecology Update Letter.pdf;

Hi,

Please can you upload the below email and the attached document for a match up for application 143687/FO/2025

Many thanks,

James

James Bridgman
Career Graded Planning Officer
Development Management Central Core
Manchester City Council

0161 219 6202
Email: james.bridgman@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>
Sent: 27 October 2025 17:26
To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>
Cc: David Norris <David.Norris@thearchco.com>; Nigel Carr <Nigel.Carr@thearchco.com>
Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer,
Further to our previous conversation regarding application reference **143687/FO/2025**, you mentioned that the application could be validated once an updated Ecology Letter was provided. Please find the updated letter attached.
Could you kindly confirm if the application can now be validated?
I look forward to your response.
Kind regards,

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner, Planning

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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 15 September 2025 10:36

To: Nigel Carr <Nigel.Carr@thearchco.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>

Subject: Re: Invalid letter for application 143687/FO/2025

They work for Tameside so same format as mine but change Manchester to tameside.

Jennifer Atkinson
Principal Planning Manager

Email: jennifer.atkinson@manchester.gov.uk

Tel. 0161 234 4517

From: Nigel Carr <Nigel.Carr@thearchco.com>

Sent: Monday, September 15, 2025 10:26:42 AM

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer

I have tried the number and there is no answer. Do you have an e-mail address I could use to start off an introduction? I thought it was a manchester.gov.uk address but this came back as undeliverable

Thanks

Nigel

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 15 September 2025 08:04

To: Nigel Carr <Nigel.Carr@thearchco.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>
Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>
Subject: Re: Invalid letter for application 143687/FO/2025

David Dutton

Ecologist

Planning and Transportation
Planning and Transportation
Place

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

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

Tel. 0161 342 2895

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Nigel Carr <Nigel.Carr@thearchco.com>

Sent: 12 September 2025 17:05

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Thanks Jennifer, will do. Could you give me a contact and number?

Nigel

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 12 September 2025 16:54

To: Nigel Carr <Nigel.Carr@thearchco.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>

Subject: Re: Invalid letter for application 143687/FO/2025

Nigel

Just give the Ecology unit a call, if they are happy then fine. Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Email: jennifer.atkinson@manchester.gov.uk
Tel. 0161 234 4517

From: Nigel Carr <Nigel.Carr@thearchco.com>

Sent: Friday, September 12, 2025 4:46:57 PM

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: David Norris <David.Norris@thearchco.com>; Abraham Laker <abraham.laker@rapleys.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer

Just picking this up after a week's leave.

We can of course get an ecology report done if required, but I just wanted to explain that the entrance to the unit on Corporation Street has been sealed since it was last occupied and there is no rear access as the arch does not have an external infill (unlike units 8 and 9) as the plan below shows. There really can't be any possibility of bats or birds within the unit so I wonder whether you may be able to agree to drop the requirement for this additional report?

Kind regards

Nigel



From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 09 September 2025 14:09

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <Nigel.Carr@thearchco.com>; David Norris <David.Norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

Thank you

Abraham Laker

BA (Hons) MA FRTPI FRSA

Associate Partner

Planning

Rapleys LLP

M: [07988 425 449](tel:07988425449) | T: 0370 777 6292 | rapleys.com

One Upper James Street, London W1F 9DE



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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 09 September 2025 14:05

To: Abraham Laker <abraham.laker@rapleys.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: Re: Invalid letter for application 143687/FO/2025

If we can sort the ecology and will wavier the ventilation at this stage.

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 09 September 2025 14:03

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer,
Understood — we will come back with a further response in due course.
In the meantime, please can you confirm whether you are satisfied with the proposed ventilation and louvred screening strategy?
Kind regards,
Abraham

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner
Planning

Rapleys LLP
M: 07988 425 449 | T: 0370 777 6292 | rapleys.com
One Upper James Street, London W1F 9DE



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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>
Sent: 09 September 2025 14:02
To: Abraham Laker <abraham.laker@rapleys.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>
Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>
Subject: Re: Invalid letter for application 143687/FO/2025

Abraham

Its a different issue. We need to understand if there are any there and if the development will disturb them.

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 09 September 2025 13:57

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer,

I understand that, which is why the applicant is proposing to install bird and bat boxes in accordance with Condition 19 of the previously granted permission (see attached decision notice for reference).

This ensures a consistent ecological approach across all the arches along Corporation Street.

Kind regards

Abraham

Abraham Laker

BA (Hons) MA FRTPI FRSA

Associate Partner

Planning

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One Upper James Street, London W1F 9DE



Please consider the environment, think before you print this email

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 09 September 2025 13:54

To: Abraham Laker <abraham.laker@rapleys.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: Re: Invalid letter for application 143687/FO/2025

Abrham

Just because a building has been occupied does not mean that a bat might not roost there.

Thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development

Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 09 September 2025 13:47

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer,

Thank you for your response.

Please see my previous response below to the points raised:

Invalidation Point 1 – Please see attached the ventilation. louvring strategy plan which reflects the principles of the previous granted application.

Invalidation Point 2 – The Arch has been tenanted since 03.02.2025, having been fitted out and actively used as a coffee shop and bike repair workshop. An ecology assessment is not considered necessary, as there is no soft landscaping internally or externally. In line with the extant planning permission (ref: 135342/FO/2022, Condition 19), the proposal for Arch 5 will incorporate bird and bat boxes, in accordance with Policies SP1 and EN15 of the Manchester Core Strategy (2012).

Please review the above again as we are of the view this satisfy all the points raised and the application can be validated.

Regards

Abraham

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner
Planning

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One Upper James Street, London W1F 9DE





Please consider the environment, think before you print this email

From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 09 September 2025 13:40

To: Abraham Laker <abraham.laker@rapleys.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: Re: Invalid letter for application 143687/FO/2025

Abraham

Thanks for the email. There was an ecology report submitted with the previous application for the wider arches. This is about determining whether there is evidence as to whether the arches currently support bats or birds. We appreciate the commitment to the bird and bat boxes but this is a slightly different ask.

I can't remember where we got to on the ventilation strategy last time but I am sure we had information on the worst case scenario in terms of ventilation.

Let me know if you wish to discuss

Thanks Jen

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517

Email: jennifer.atkinson@manchester.gov.uk

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 09 September 2025 13:11

To: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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Hi Jennifer,

Further to your email below, we have now received another invalidation letter regarding the full planning application for Arch 5, Corporation Street.

I'm a little confused as to why this has been issued, given that I provided a detailed response and further information addressing all the invalidation points in my previous email dated 05.09.2025.

Could you please provide some clarity on this?

Kind regards,
Abraham

Abraham Laker

BA (Hons) MA FRTPI FRSA
Associate Partner
Planning

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One Upper James Street, London W1F 9DE



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From: Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Sent: 05 September 2025 12:38

To: Abraham Laker <abraham.laker@rapleys.com>; Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: Re: Invalid letter for application 143687/FO/2025

[@Planning](#)

Please could you send this through to the workflow, thanks

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Abraham Laker <abraham.laker@rapleys.com>

Sent: 05 September 2025 12:26

To: Planning <Planning@manchester.gov.uk>; James Bridgman <James.Bridgman@manchester.gov.uk>; Jennifer Atkinson <jennifer.atkinson@manchester.gov.uk>

Cc: Nigel Carr <nigel.carr@thearchco.com>; David Norris <david.norris@thearchco.com>

Subject: RE: Invalid letter for application 143687/FO/2025

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To whom it may concern,

Further to the invalidation letter regarding the full planning application for Arch 5, Corporation Street, please find below and attached our response to the identified points:

Invalidation Point 1 – Please see attached the ventilation strategy.

Invalidation Point 2 – The Arch has been tenanted since 03.02.2025, having been fitted out and actively used as a coffee shop and bike repair workshop. An ecology assessment is not considered necessary, as there is no soft landscaping internally or externally. In line with the extant planning permission (ref: 135342/FO/2022, Condition 19), the proposal for Arch 5 will incorporate bird and bat boxes, in accordance with Policies SP1 and EN15 of the Manchester Core Strategy (2012).

Invalidation Point 3 – Please see attached the previously submitted FRA for planning permission ref: 135342/FO/2022. The same flood strategy will apply, as Arch 5 is part of the same row of arches which already benefit from granted planning permission.

Invalidation Point 4 – Please see attached the completed Waste Proforma.

Invalidation Point 5 – Please refer to paragraphs 4.10–4.12 of the submitted Transport Statement prepared by TPA.

We trust this provides the necessary clarification and look forward to your response.

Kind regards,
Abraham

Abraham Laker
BA (Hons) MA FRTPI FRSA
Associate Partner
Planning

Rapleys LLP

M: 07988 425 449 | T: 0370 777 6292 | rapleys.com
One Upper James Street, London W1F 9DE



Please consider the environment, think before you print this email

-----Original Message-----

From: planning@manchester.gov.uk <planning@manchester.gov.uk>

Sent: 20 August 2025 14:26

To: Abraham Laker <abraham.laker@rapleys.com>

Subject: Invalid letter for application 143687/FO/2025

Please find attached the invalid letter for your recent application under reference 143687/FO/2025.

Regards,

Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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