



Outlook

RE: Planning application consultation - 145583/FO/2026

From

[REDACTED]

Date Thu 21/05/2026 15:46

To

Jennifer Atkinson [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.

Hi Jennifer,

Thanks for this.

The report found the building to be demolished to have low bat roosting potential and therefore at least one further survey will be required, between May and August (inclusive).

As you may be aware, all species of bat and their roosts are protected under UK and European legislation and are a material consideration when determining planning applications. If the development is likely to disturb a potential bat roost then a bat survey should be carried out before the application is determined. Furthermore, as per Paragraph 98 and 99 of the ODPM Circular 06/2005, the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. As such, it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development is established before the planning permission is granted. Ecological surveys should therefore only be left to coverage under planning conditions in exceptional circumstances. GMEU are not aware of any exceptional ecological circumstances which would apply in this instance.

We would therefore recommend that the application be deferred until the survey has been undertaken and the lacking information on protected species is provided.

Many thanks,

[REDACTED]

Assistant Ecologist

**Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA**

[REDACTED]



This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privileged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named addressees, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named addressees. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.

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

Sent: 21 May 2026 15:40

To: Ciara Bass <Ciara.Bass@tameside.gov.uk>

Subject: Re: Planning application consultation - 145583/FO/2026

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

Ciara

Its there but its not been labelled correctly. I have attached this.

Thanks Jen

Jennifer Atkinson
Strategic Planning and Project Lead

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: Ciara Bass <Ciara.Bass@tameside.gov.uk>

Sent: 21 May 2026 15:32

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

Subject: RE: Planning application consultation - 145583/FO/2026

You don't often get email from ciara.bass@tameside.gov.uk. [Learn why this is important](#)

Hi there,

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.

Thank you for consulting GMEU on the below.

A BNG statement is available on the portal which references a Preliminary Ecological Appraisal (also referenced in the planning statement) which does not appear to be available. Please could this be sent over to allow us to provide comment?

Many thanks,

Ciara Bass
Assistant Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside SK16 4LA

Tel: +44 161 342 2976



This e-mail is intended only for the addressees named above. As this e-mail may contain confidential or legally privileged information, if you are not, or suspect you are not, the named addressees or the person responsible for delivering the message to the named addresses, please telephone the sender on the above telephone number immediately. The contents of this e-mail may not be disclosed to nor used by anyone other than the named addressees. Please note that we cannot guarantee that this message or any attachments are virus free or have been intercepted and amended.

From: Planning <planning@manchester.gov.uk>
Sent: 06 May 2026 18:17
To: Ecology Unit <gmeu@tameside.gov.uk>
Subject: Planning application consultation - 145583/FO/2026

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

Dear Sir/Madam,

This letter is to let you know about the following application:

Application number: 145583/FO/2026

Description: Erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works following demolition of existing vacant building on site.

Location: Land At 85 Rochdale Road Manchester M4 4HY

Applicant: Mr JP Singleton

Ward: Piccadilly

Information regarding this planning application can be viewed via the City Council's website at <https://arcusbe.manchester.gov.uk/pr/s/detail/a1DSI000007GOGY>.

Could you please let me have your reply as soon as possible. If I do not hear from you by **27/05/2026**, I will assume that you do not wish to comment. You can reply to this email to submit your comments.

Any representations received will be taken into consideration when the application is determined and will normally be made available for public inspection according to the requirements of the Local Government (Access to Information) Act 1985.

If you require any further information, please contact Jennifer Atkinson via email jennifer.atkinson@manchester.gov.uk.

Yours faithfully

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

[ref:a1DSI000007GOGYMA4;37515d9ebffa690957effb4906d8749:ref]

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, 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.
