

From: [Ciara Bass](#)
To: [Development Management](#)
Subject: FW: Consultation Letter for Planning Application Ref: 25/00713/FUL:Please see attached letter
Date: 29 October 2025 11:52:50

Hi there,

Just passing on the below comments after receiving an out of office from Claire.

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

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

From: Ciara Bass
Sent: 29 October 2025 11:51
To: 'Claire Ringwood' <Claire.Ringwood@Rochdale.Gov.UK>
Subject: RE: Consultation Letter for Planning Application Ref: 25/00713/FUL:Please see attached letter

Hi Claire,

Thanks for sending this over. Please see my comments below:

The Preliminary Ecological Appraisal found the site to have potential for amphibians, badger, and hedgehog, and precautionary working methods have been proposed within Section 4.2. A sensitive lighting strategy is also proposed to reduce potential impacts of foraging and commuting bats. These should be adhered to and secured via condition. I would also recommend that a CEMP: Biodiversity is secured via condition, to protect the nearby River Roch, Ash Brook, and any wildlife using them from any adverse impacts of the development.

We would also make the following general recommendations:

- 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 proposal will impact on protected species.
- Works that could impact on nesting birds 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; these could include integration of bat or bird boxes into the building on site

With regard to the BNG, I have no reason to doubt the assessment of the baseline or projected post-development value of the site. However, I would ask for some clarification as to how the applicant intends to achieve an overall 10% net gain, as the report has identified that an additional 0.26 habitat units are required.

Many thanks,

Ciara Bass
Assistant Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
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-----Original Message-----

From: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>

Sent: 21 October 2025 10:06

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

Subject: RE: Consultation Letter for Planning Application Ref: 25/00713/FUL:Please see attached letter

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Hi Ciara

Please find attached BNG metric as requested.

If you need anything else just let me know.

Kind regards

Claire Ringwood
Senior Planning Officer (Devt Mgt)
Economy

t: 01706 925844

e: claire.ringwood@rochdale.gov.uk

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

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

Sent: 17 October 2025 10:41
To: Claire Ringwood <Claire.Ringwood@Rochdale.Gov.UK>
Subject: RE: Consultation Letter for Planning Application Ref: 25/00713/FUL:Please see attached letter

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Hi there,

Thank you for consulting GMEU on the above application.

Please could an excel version of the metric be sent over?

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

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

From: Claire.Ringwood@Rochdale.Gov.Uk <Claire.Ringwood@Rochdale.Gov.Uk>
Sent: 09 October 2025 15:55
To: Ecology Unit <gmeu@tameside.gov.uk>
Subject: Consultation Letter for Planning Application Ref: 25/00713/FUL:Please see attached letter

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