

31st October 2025

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14455202

Application to discharge Condition 21 (Biodiversity Gain Plan) attached to full planning permission reference 25/00541/FUL

Hopwood Hall College (Rochdale Campus), St Mary's Gate, Rochdale OL12 6RY

On behalf of Willmott Dixon Construction, we are submitting the following information to discharge Condition 21 attached to the full planning permission, application reference 25/00541/FUL:

Biodiversity Gain Plan, dated 31st October 2025; and appended documents to the questions in the Plan:

- **4.14** - ADAS WNT69105-2007 (03) Statutory_Biodiversity_Metric_Calculation_Hopwood Hall College Oct 2025 [†]
- **4.15** - ADAS WNT69105-2007 (03) BNG Assessment Hopwood Hall College Oct 2025
- **4.15** - Statutory Biodiversity Metric Condition Assessments Hopwood Hall College May 25_V2
- **4.16** - ADAS WNT69105-2007 (00) - Hopwood Hall College Preliminary Ecological Appraisal and Preliminary Roost Assessment May 2025
- **4.17** - Hopwood Hall Site Landscape Plan – Illustrative FE0012-ALA-XX-XX-D-L-0029 S2 P16

[†] Metric is provided with macros disabled to allow it to be submitted through the Planning Portal. We will separately email the macro enabled version to you.

For the sake of brevity we do not repeat the full PC21 wording here. Suffice that it requires submission and approval of the Biodiversity Gain Report prior to commencement of development under this permission.

We trust all will be in order given that the information within BNG report and metric has been previously reviewed and found in order by GMEU. Should any issues arise from GMEU or Council ecologist, please contact us.

We look forward to receiving acknowledgement that the application has been validated at your earliest convenience. In the meantime, please do not hesitate to contact myself or Richard Purser should you have any queries or require any additional information.

Yours sincerely,

Sophie McGeough

Sophie McGeough, Assistant Planner
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