

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 25/01071/DOC Hopwood Hall College
Date: 18 November 2025 11:08:40

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Hi Rachel

Thank you for consulting the GMEU.

I have restricted my response to conditions 19, 20 & 21.

Condition 19 – Nesting Birds

An update has been provided. This found no evidence of nesting birds. However, as this is not a prior to development condition and further clearance and works proposed, and works to the former chapel, I do not recommend discharge of this condition as birds could commence nesting prior to work being commencing being completed.

Condition 20 – Invasive Species

A detailed resurvey has occurred, identifying significant areas of Himalayan balsam as well as a small stand of Japanese knotweed. A combination of excavation and chemical treatment is proposed. I have no issues with the proposed methodology. I therefore have no objection to the discharge of the prior to part of condition 20.

Condition 21 – Bird and Bat Boxes

Bird and bat boxes have been proposed on retained trees. I have no objection to the mitigation proposals. I therefore have no objection to the discharge of the prior to part of condition 21.

David Dutton

Ecologist

Planning and Transportation

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Place

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