

10th March 2026

Rachel Carney
Development Management
Rochdale Council

Via Planning Portal

Dear Rachel

Planning Portal reference: PP-14767785

Application to discharge Condition 15 (Scheme for Bird and Bat Boxes) 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 wish to discharge condition 15 (Scheme for Bird and Bat Boxes) attached to planning permission 25/00541/FUL.

For reference, the full wording of condition 15 is set out below:

'No above-ground works shall be take place until a scheme for the inclusion of a minimum of two bat and two bird boxes on trees or new buildings within the site has been submitted to and approved in writing by the Local Planning Authority. The approved bat and bird boxes shall be installed prior to first use of the new building and retained thereafter. .'

In response, we are submitting the following information in order to discharge condition 15:

- ADAS_File Note_WNT69105-2007 Bat and bird box

The submitted scheme for the inclusion of bat and bird boxes meets the requirements of the condition by providing a plan showing the locations which will be implemented on the new teaching building, their location is shown in Appendix 1. The bat boxes used will be of the type "1FR Schwegler Bat Tube", available from NHBS, and the bird boxes used will be of the type "Unitura Integrated Semi-open Nest Box", available from NHBS. Further details of why this location has been chosen is provided in the file note submitted.

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 me 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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