



Paul Butler Associates

Planning, Development & Heritage Consultants

18 August 2025

Julie Roscoe
Manchester City Council
Planning,
P O Box 532,
Manchester,
M60 2LA

24.2106/ldt01jr

Fao: Jen Atkinson (Principal Planning Manager, Manchester City Council)

Dear Jen,

University of Manchester: Faraday Tower, Sackville Street, Manchester

Introduction

On behalf of our client the University of Manchester (Directorate of Estates and Facilities Project Group), please find enclosed an application for planning permission for the '*Demolition of Faraday Tower to ground floor slab level and works to remediate/make safe the retained structure, including the erection of a perimeter hoarding.*'

The Faraday Tower has reached the end of serviceable life and following detailed structural inspections it has been established that the refurbishment or re-use of the building is not viable as the structural integrity cannot be relied upon. Demolishing the Faraday Tower has been determined to be the only suitable economically viable solution.

This application proposes the demolition of the remnant part of the former Faraday Building, a 13 storey tower, to the level of Sackville Street (ground floor level), with the extent of demolition / excavation to the lower levels to be better defined when the future redevelopment of the site is confirmed. The two basement levels will be left in a safe and secure condition pending redevelopment. The works will also include the disconnection of utilities and services; and the removal of all hazardous materials.

Following demolition of Faraday Tower and pending redevelopment, the site will be secured to prevent unauthorised access. Existing concrete boundary walls will be retained and edge protection provided where required. Hoarding will be installed to Sackville Street and Drover Lane and vehicular gates will prevent unauthorised vehicular access to the service yard to the rear of the building.

The submission consists of this letter and the supporting plans and documents which are listed below.

Submitted Plans and Reports

Information submitted as part of this application includes:

- Cover letter 24.2106/ldt01jr;

31 Blackfriars Road, Salford, Manchester M3 7AQ

t. 0161 835 3530

w. www.paulbutlerassociates.co.uk

Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

- Completed Planning Application Form;
- Site Location Plan, 5706-HMA-FT-ZZ-DR-A-00001 T3 prepared by Halliday Meecham Architects;
- Faraday Tower Environmental Statement Volume I and II with supporting Appendices prepared by Buro Happold, 18 August 2025 [Submitted as six pdfs due to large file sizes:
 ES - Non-Technical Summary
 ES Volume I - Main Report
 ES Volume II - Appendix 3 Methodology
 ES Volume II - Appendix 4 Air Quality
 ES Volume II - Appendix 5 Noise and Vibration
 ES Volume II - Appendix 6 Built Heritage]
- Faraday Tower Design and Access Statement prepared by Halliday Meecham Architects for the University of Manchester, Report Reference 5706-HMA-FT-ZZ-RP-A-90002 P3, August 2025;
- Heritage Statement for Faraday Tower prepared by Paul Butler Associates for The University of Manchester, 15 August 2025;
- Flood Risk Assessment prepared by WML Consulting – The University of Manchester, Faraday Tower Demolition, Report Reference: 12238G-WML-00-XX-RP-C-0001 - Rev 01 - FRA, August 2025;
- Arboricultural Method Statement, prepared for Halliday Meecham Architects by Tree Solutions, Report Reference: 25/AMS/MAN/43, February 2025;
- Preliminary Ecological Appraisal for Faraday Tower prepared by Rachel Hacking Ecology for Halliday Meecham Architects, December 2024;
- Summary Report on the Structural Condition of Faraday Tower, Sackville Street, Manchester undertaken on behalf of University of Manchester by WML Consulting, Report No: 10869-WML-XX-ZZ-RP-S-0003, 18th August 2025;
- Halliday Meecham Plans:

Existing Plans

5706-HMA-FT-ZZ-DR-A-10000 Rev T3 Existing Site Plan A1 1:500

5706-HMA-FT-B2-DR-A-10100 Rev T2 Existing Plans - Sub-Basement A1 1:200

5706-HMA-FT-B1-DR-A-10101 Rev T2 Existing Plans – Basement A1 1:200

5706-HMA-FT-L0-DR-A-10102 Rev T2 Existing Plans - Ground Floor A1 1:200

5706-HMA-FT-ZZ-DR-A-10103 Rev T2 Existing Plans - First, Second & Third Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-10104 Rev T2 Existing Plans - Fourth, Fifth & Sixth Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-10105 Rev T2 Existing Plans - Seventh, Eighth & Ninth Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-10106 Rev T2 Existing Plans - Tenth, Eleventh & Twelfth Floors A1 1:200

5706-HMA-FT-RF-DR-A-10107 Rev T2 Existing Plans - Roof Plan A1 1:200

5706-HMA-FT-ZZ-DR-A-10200 Rev T2 Existing Elevations – East A1 1:200

5706-HMA-FT-ZZ-DR-A-10201 Rev T2 Existing Elevations – South A1 1:200

5706-HMA-FT-ZZ-DR-A-10202 Rev T2 Existing Elevations – West A1 1:200

5706-HMA-FT-ZZ-DR-A-10203 Rev T2 Existing Elevations – North A1 1:200

5706-HMA-FT-ZZ-DR-A-10204 Rev T2 Existing Street Scene Context A1 1:500

5706-HMA-FT-ZZ-DR-A-10300 Rev T2 Existing Site Sections 1 A1 1:200

5706-HMA-FT-ZZ-DR-A-10301 Rev T2 Existing Site Sections 2 A1 1:200

Proposed Plans

5706-HMA-FT-ZZ-DR-A-20000 Rev T3 Proposed Demolition Site Plan A1 1:500

5706-HMA-FT-B2-DR-A-20100 Rev T2 Proposed Demolition Plans - Sub-Basement A1 1:200

5706-HMA-FT-B1-DR-A-20101 Rev T2 Proposed Demolition Plans – Basement A1 1:200

5706-HMA-FT-L0-DR-A-20102 Rev T2 Proposed Demolition Plans - Ground Floor A1 1:200

5706-HMA-FT-ZZ-DR-A-20103 Rev T2 Proposed Demolition Plans - First, Second & Third Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-20104 Rev T2 Proposed Demolition Plans - Fourth, Fifth & Sixth Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-20105 Rev T2 Proposed Demolition Plans - Seventh, Eighth & Ninth Floors A1 1:200

5706-HMA-FT-ZZ-DR-A-20106 Rev T2 Proposed Demolition Plans - Tenth, Eleventh & Twelfth Floors A1 1:200

5706-HMA-FT-RF-DR-A-20107 Rev T2 Proposed Demolition Plans - Roof Plan A1 1:200

5706-HMA-FT-ZZ-DR-A-20200 Rev T2 Proposed Demolition Elevations – East A1 1:200

5706-HMA-FT-ZZ-DR-A-20201 Rev T2 Proposed Demolition Elevations – South A1 1:200

5706-HMA-FT-ZZ-DR-A-20202 Rev T2 Proposed Demolition Elevations – West A1 1:200

5706-HMA-FT-ZZ-DR-A-20203 Rev T2 Proposed Demolition Elevations – North A1 1:200

5706-HMA-FT-ZZ-DR-A-20204 Rev T2 Proposed Demolition Street Scene Context A1 1:500

5706-HMA-FT-ZZ-DR-A-20300 Rev T2 Proposed Demolition Site Sections 1 A1 1:200

5706-HMA-FT-ZZ-DR-A-20301 Rev T2 Proposed Demolition Site Sections 2 A1 1:200

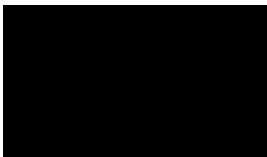
5706-HMA-FT-ZZ-DR-A-32100 Door Pattern Drawings A1 1:20

5706-HMA-FT-ZZ-DR-A-90300 Proposed Site Hoarding A1 1:20

- Confidential reporting regarding contamination available upon request; and
- Faraday Tower Demolition Methodology Note and Principles of Site Waste Management prepared by Halliday Meecham Architects for the University of Manchester, 13 August 2025.

The application has been developed by a Team with substantial knowledge and experience and is led by Arcadis on behalf of the applicant. Other team members include Halliday Meecham Architects, Buro Happold, WML, Rachel Hacking Ecology and Paul Butler Associates. The Team looks forward to continuing working closely with the Council's officers in progressing this application through to submission and determination.

Yours sincerely



David Tye MTPI, MRTPI
Director

CC Daniel Stinton (University of Manchester, Directorate of Estates and Facilities Project Group)
Lucy Townsend (Arcadis)
Tim Farnworth, Fiona Wilford & Madeleine Mooney (Halliday Meecham Architects)
Helen Lund & Maddie Adas (Buro Happold)