

Faraday Tower Demolition

Environmental Statement

Non-Technical Summary

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Faraday Tower Demolition

Environmental Statement: Non-Technical Summary

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1 INTRODUCTION

1.1 OVERVIEW

1.1.1 The University of Manchester (the “applicant”) is applying for detailed planning permission for the demolition of Faraday Tower, hereafter referred to as the “proposed project” and has been assessed within this Environmental Statement (ES). The formal planning description is as follows:

‘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’.

1.1.2 The red line boundary for the proposed project is shown in Figure 1-1 (hereafter referred to as the ‘site’). The site is approximately 0.24 hectares (ha) in area and is centred on National Grid Reference SJ 84533 97436.

1.1.3 The site is located to the west of Sackville Street, which also wraps around the south end of the site and meets up with Brook Street and the Mancunian Way. Drover Lane runs along the northern edge of the site directing east to join Sackville Street.

1.1.4 Some figures in this ES have used a slightly different red line boundary than the one presented in Figure 1-1 as they include an additional small section of land to the south-east of the site, as per the boundary previously presented in the EIA Scoping Report (Appendix 3-A, ES Volume II). Whilst a slightly larger boundary is used in some figures throughout the report, Figure 1-1 presents the boundary for which planning permission is being sought and has been considered in the assessment.



Figure 1-1 Site location plan – including the extent of the red line boundary

- 1.1.5 This document is a summary of the ES submitted with the detailed planning application. The ES reports on the findings of the Environmental Impact Assessment (EIA) process, which involves the identification of potentially significant effects on the environment as a result of the proposed project and appropriate measures to mitigate these effects.
- 1.1.6 A brief summary of the EIA process is provided, with an introduction to the proposed project in Section 2, a topic-by-topic summary of the environmental conditions and potential effects in Section 3, and conclusions and mitigation measures summarised in Section 4.

1.2 ABOUT THE APPLICANT

1.2.1 The University of Manchester is a public research university in Manchester, founded in 2004. The university has over 44,000 students across undergraduate, masters’, and research courses and approximately 13,000 staff across academia and professional services.

1.3 WHAT IS AN ENVIRONMENTAL IMPACT ASSESSMENT?

- 1.3.1 EIA is a process of collation of data about the conditions on a site and surroundings (“baseline data”), followed by a review of the proposals and consideration (based on professional experience and opinion) of the potential for a project to give rise to significant environmental effects. Such effects could arise during the demolition of Faraday Tower.
- 1.3.2 The EIA process involves inputs from technical specialists who each have expertise in different topic areas, such as air quality, noise and vibration, and built heritage. Each individual team considers, in respect of their specialism, the likelihood of a proposal to cause environmental effects. An assessment is subsequently undertaken for the necessity of “mitigation measures” (that is, actions which could be carried out to reduce/offset the scale of an effect) to minimise the aforementioned potential significant adverse effects.
- 1.3.3 Technical specialists also consider whether there may be any “cumulative effects”. These could arise as a result of other development taking place in the vicinity of the site, or as a result of a number of different environmental effects all impacting on the same sensitive receptors (for example, on people living in a certain area, or a natural feature of the environment).
- 1.3.4 The findings of the EIA process are reported in a document called an ES. The ES, along with this Non-Technical Summary (NTS), will be uploaded to the Manchester City Council’s (MCC’s) website and will therefore be publicly available.

1.4 WHAT IS A NON-TECHNICAL SUMMARY?

1.4.1 The findings of the EIA process are summarised in detail in the ES. This NTS sits alongside the ES to provide easily accessible information to interested parties. This NTS sets out what land is included in the planning application, what is proposed if planning permission is granted, what the potential significant environmental effects are likely to be (based on the technical studies which have been undertaken), and what the proposed mitigation measures are to reduce adverse environmental effects.

1.5 WHY WAS AN ENVIRONMENTAL IMPACT ASSESSMENT CARRIED OUT?

1.5.1 The need to undertake an EIA is set out in The European Union (EU) Environmental Impact Assessment Directive 2014/52/EU (“2014 EIA Directive”) which came into force on 1st May 2014. England transposed this on 16th May 2017 through The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), hereafter referred to as the “EIA Regulations”.

- 1.5.2 Projects that require or may require an EIA, otherwise known as “EIA developments”, are set out in Schedule 1 and 2 of the EIA Regulations. A “Schedule 1” development automatically requires an EIA as this has the most potential to cause environmental effects. A “Schedule 2” development requires an EIA where it exceeds certain thresholds and significant environmental effects are considered likely.
- 1.5.3 The proposed project is defined as an “Urban development project” under Schedule 2, Category 10(b) infrastructure projects, for which an EIA may be required for developments of more than 150 dwellings or where the overall area of development exceeds 5 hectares. Although the proposed project falls below the thresholds, a 2011 ruling secured by SAVE Britain’s Heritage against the Secretary of State for Communities and Local Government concluded that demolition in its own right must be subject to the EIA process if considered likely to have significant environmental effects. The case involved the decision by Lancaster City Council to authorise the demolition of the historic Mitchell’s Brewery building without prior approval.
- 1.5.4 In the case of the proposed project, MCC requested an EIA is undertaken due to the view that significant effects are likely (for air quality, noise & vibration and built heritage). The applicant has therefore proceeded with the production of an ES.
- 1.5.5 The following topics have been assessed as part of the EIA:
- Air Quality;
 - Noise and Vibration; and
 - Built Heritage.

1.6 ENVIRONMENTAL IMPACT ASSESSMENT APPROACH

- 1.6.1 Although there can be some variation between assessment topics and the specific methods used, there is a standard approach to undertaking EIA, with all assessments involving the following stages:
- Determination of the environmental baseline: what are the conditions now and how might these be expected to change over time if the development did not occur;
 - Consultation: contact with relevant organisations to gather information on the baseline conditions, likely environmental effects, and to discuss potential mitigation options;
 - Identification of environmental effects and their significance: each topic has a standard approach, which could include modelling to predict effects. Most topics consider the sensitivity of any environmental features, people or property (“receptors”) which could be affected, and the potential magnitude of the impacts/change to the environment when determining the significance of the effect;
 - Cumulative effects: consideration of the effects of the proposals in combination with other nearby developments and the potential for interactions between effects, for example construction noise occurring at the same time as dust from demolition might produce a more significant effect overall;
 - Mitigation: development of measures which will be required to reduce the significance of environmental effects, if the development gets planning permission; and
 - Residual effects: highlighting any significant effects which will remain even after mitigation measures have been implemented; these can be beneficial as well as adverse.

1.7 WHAT ARE CUMULATIVE AND INTERACTIVE EFFECTS?

- 1.7.1 Whilst potential effects that occur in isolation may be insignificant, there is the possibility for significant effects to occur when a number of potential effects are combined. The two types of cumulative effect that the EIA process considers are:
- Interaction effects: multiple effects acting upon the same receptor, from the same project (for example air quality plus noise effects during construction); and
 - In-combination effects: the combination of effects from nearby projects, together with those predicted for the proposed project (for example noise from neighbouring schemes).
- 1.7.2 The following criteria was used in order to identify the in-combination cumulative schemes that were considered as part of the assessment:
- Known sites submitted for planning via a planning application, permitted/with a resolution to grant permission or under construction, located within approximately 1km of the site, and:
 - Which are 10,000 square metres (m²) or greater Gross External Area (GEA);
 - Schemes below the above thresholds but of more than 50 residential units;
 - Major infrastructure schemes; or
 - Schemes that may be below the above thresholds for quantum, but that were deemed to require an EIA in their own right.
- 1.7.3 Cumulative schemes for assessment alongside the proposed development assessed by this EIA have been formally agreed with MCC and are shown in Figure 1-2.



Figure 1-2 Cumulative schemes map

2 THE SITE AND PROJECT

2.1 SITE DESCRIPTION

- 2.1.1 The site is approximately 0.24 ha in size and is currently occupied by Faraday Tower. The tower is 13 storeys in height with two basement levels. The building was constructed in 1967 forming part of the campus of the former University of Manchester Institute of Science and Technology (UMIST).
- 2.1.2 Externally, a reduced level car park and basement are present in the west, accessed through Drover Lane from Sackville Street. Single storey service buildings are present in the south, at basement level. A retaining wall is present at the western boundary, adjacent to the George Begg Building. Retaining walls are also present in the north (car park access routes) and the basement wall along the east, north and south of the site. Managed grassed landscaping is present to the south of the site. Access to the site is from Sackville Street to the east and Drover Lane to the north.
- 2.1.3 Faraday Tower was closed in 2007, and in 2016 a partial demolition of the Faraday Building including the link bridge was undertaken in preparation of the Construction of the Graphene Engineering Innovation Centre (Masdar Building), with the Faraday Tower remaining in situ. Since the building's vacancy, the University of Manchester have continued to maintain the building with respect to client duties ensuring a safe and secure building.

2.2 SURROUNDING LAND USES

- 2.2.1 The site is bound to the east and south by Sackville Street, running parallel to the A57(M), and bound to the north by Dover Lane. The site is largely surrounded by University of Manchester buildings.
- 2.2.2 The University of Manchester buildings surrounding the site include:
- George Begg Building;
 - Masdar Building (Graphene Engineering Innovation Centre);
 - Weston Hall/Echoes Day Nursery; and
 - Manchester Institute of Biotechnology (John Garside Building).
- 2.2.3 The non-university businesses / buildings surrounding the site include the Manchester Conference Centre and Pendulum Hotel (long term lease from Manchester University who owns the freehold of this site) and student accommodation.
- 2.2.4 104 Grade II and Grade II* listed building and structures are located within 1km of the site, as shown in Figure 2-1. The Greater Manchester local Heritage List does not show any locally listed assets within proximity of the site.
- 2.2.5 There are two conservation areas within 1 km of the site, as shown in Figure 2-1, comprising:
- Whitworth Street and Princess Street, located 140 m north of the site; and
 - George Street, located 530 m to the north-west of the site.



Figure 2-1 Constraints map (Source: Historic England, 2025)

2.3 THE PROPOSED PROJECT

- 2.3.1 The 13 storey building will be demolished to street level (ground floor level) only, with the extent of demolition / excavation to the lower levels to be better defined when the future redevelopment of the site is established. The two basement levels will be left in a safe and secure condition. The existing and proposed elevations following demolition is shown in Figure 2-2 and Figure 2-3 respectively.
- 2.3.2 The proposed project also includes the disconnection of utilities and services; and the removal of hazardous materials.
- 2.3.3 Following demolition of Faraday Tower, 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.



Figure 2-2 Existing south and east street elevation

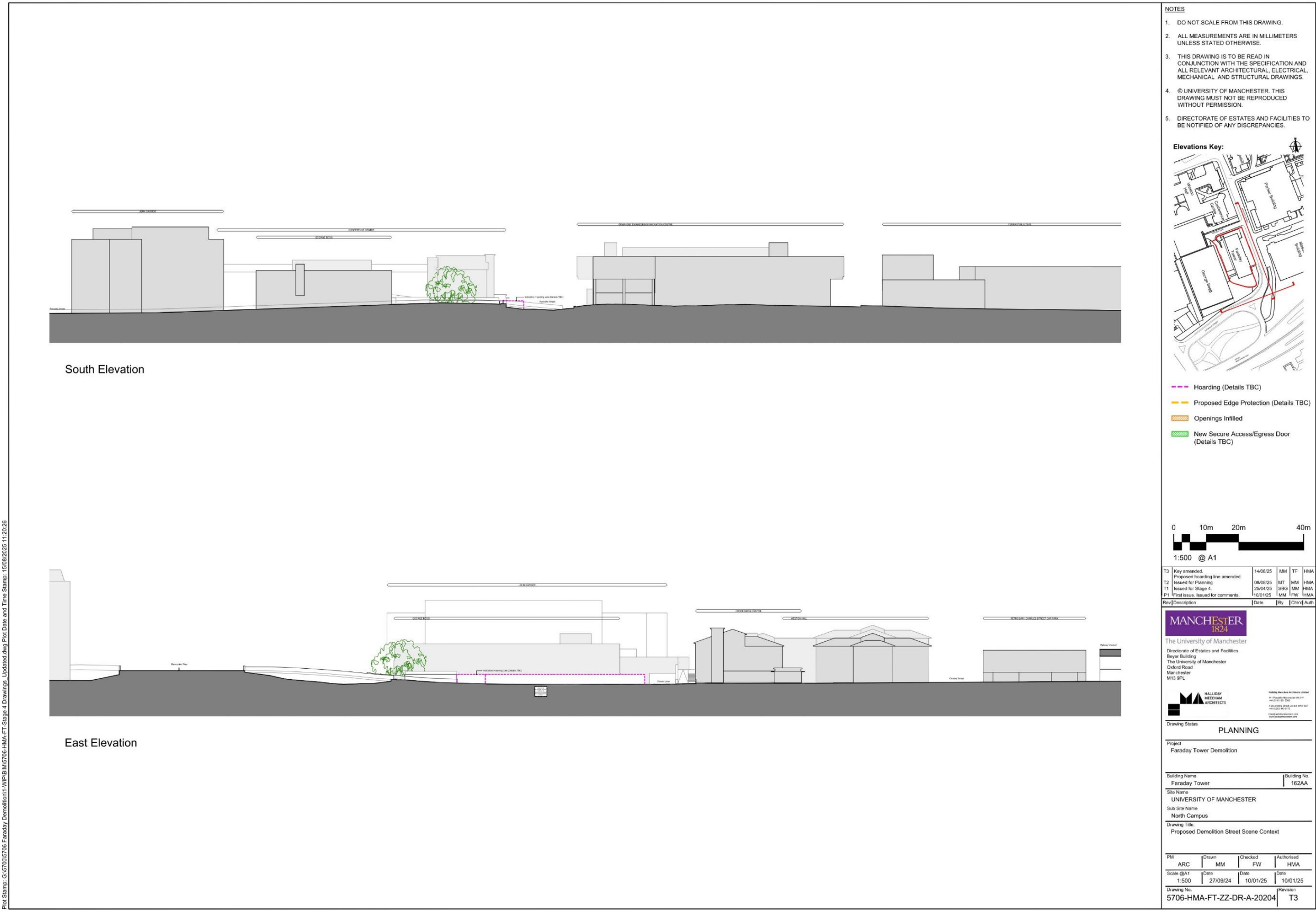


Figure 2-3 Proposed south and east street elevation following demolition

2.4 INDICATIVE DEMOLITION PROGRAMME AND ACTIVITIES

Demolition Programme

2.4.1 It is anticipated that the demolition works will commence in March 2026 and be completed over three phases of activity until December 2027. The overall indicative demolition programme is presented in Table 2-1.

Table 2-1 Indicative enabling and demolition works programme

Activity	Duration	Commencement	Completion
Advanced Safety Measures	8 weeks	20 th March 2026	14 th May 2026
Decontamination and Soft Strip	32 weeks	20 th March 2026	29 th October 2026
Hard Demolition Works	60 weeks	29 th October 2026	23 rd December 2027

Demolition Activities

- 2.4.2 The demolition works will include the following key activities:
- Site establishment;
 - Asbestos removal;
 - Hazardous material clean/decontamination;
 - Soft stripping of building;
 - Demolition of the former district heating;
 - Erection of scaffold wrap enclosure around the tower and edge protection at each lift; and
 - Demolition of all structure above ground level, with retainment of existing concrete walls below ground level.
- 2.4.3 The aforementioned activities will be confirmed by the demolition contractor once on board.

2.5 HOW HAS THE DESIGN IMPROVED THROUGHOUT THE PROCESS/ARE THERE ANY ALTERNATIVES?

- 2.5.1 The approach to the consideration of alternatives is to firstly consider the ‘do nothing’ option, which identifies the environmental implications for the site and the surrounding area, should the site remain in its existing condition. Following this, the following types of alternatives are considered:
- Alternative sites; and
 - Masterplan alternatives and design evolution.

The ‘Do Nothing’ Alternative

- 2.5.2 The ‘do nothing’ alternative should be read as not pursuing the current planning application.
- 2.5.3 The circa 50+ year old 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. Therefore, demolishing the Faraday Tower has been determined to be the only suitable economically viable solution.

Alternative Sites

- 2.5.4 When considering at what level of detail to consider alternatives, the recommendations are for only those alternatives which are practical i.e., those which fulfil the criteria of need and purpose. With this in mind, no alternative sites were considered for the proposed project due to the nature of the project.

Design Evolution

- 2.5.5 Due to the nature of the proposed project, no alternative designs have been considered.

3 ENVIRONMENTAL CONDITIONS AND POTENTIAL EFFECTS

3.1 INTRODUCTION

3.1.1 The following sections provide a summary of the assessments undertaken in the ES. Specific terminology is used to classify the environmental effects of the proposed project. Most disciplines have adopted consistent terminology in defining the significance of the environmental effect (i.e. the consequence of the proposed development to a certain feature/receptor). Where different terminology has been adopted, this is in line with best practice guidance relating to that particular discipline. In general, significance of effect has been defined as being major, moderate, minor, or negligible, whereby major and moderate are considered to be “significant” and minor or negligible considered “not significant”.

3.2 AIR QUALITY

Introduction

3.2.1 The impact of the proposed project on the air quality at surrounding existing receptors during the demolition works has been assessed.

Demolition Effects

3.2.2 There is a high risk of loss of amenity due to dust soiling due to demolition and tracking out of dust onto the wider road network. There is a high risk of human health effects due to these on-site construction activities. A suite of mitigation measures has been recommended which will ensure any residual effects are not significant, in line with the relevant industry guidance.

3.2.3 Non-Road Mobile Machinery (NRMM) (mobile machines, transportable industrial equipment or vehicles which are fitted with an internal combustion engine and are not intended for use on roads) to be used on-site during the demolition works will conform to the requirements of the relevant MCC technical guidance, resulting in negligible (not significant) effects on surrounding sensitive receptors.

3.2.4 The proposed project will not lead to an increase in traffic on the surrounding road network during the demolition works above the agreed thresholds. Therefore, effects from demolition traffic emissions are negligible and not significant.

Residual Effects

3.2.5 With the implementation of the recommended demolition dust mitigation measures, all residual effects of the proposed project are considered not significant.

3.3 NOISE AND VIBRATION

3.3.1 The noise and vibration chapter has predicted and assessed the potential effects of the proposed project. Minimal levels of noise will be produced due to additional demolition related road traffic since the A57M adjacent to the site is considered to produce dominant road traffic noise, and therefore this element was scoped out. An EIA Scoping opinion was received from MCC that confirmed this approach was appropriate. Sample baseline noise measurements were undertaken in April 2025 at five locations representative of nearby sensitive receptors.

Demolition Effects

3.3.2 Demolition noise and vibration has been assessed at a sample of receptors closest to the site. No significant sources of groundborne vibration were identified from the proposed activities. Assessment of demolition noise has predicted major adverse significant effects at three buildings adjacent to the site, (Masdar Building, Manchester Conference Centre, and George Begg Building), all of which are commercial/educational buildings. At all other receptors no significant effects have been predicted.

3.3.3 The predictions are based upon several worst-case assumptions and therefore it is expected that levels will be lower than have been predicted. A detailed CEMP will be secured through a planning condition and include appropriate environmental noise controls for the demolition works. Mitigation measures will be outlined in the detailed CEMP and implemented by the demolition contractor. Mitigation measures are based on best practicable means such as lower noise generating methods/equipment, using localised screening and enclosures around noisy plant activities, as well as scaffold sheeting providing some level of noise protection around the works.

Residual Effects

3.3.4 Following implementation of the supplementary mitigation, the residual demolition noise effect on Masdar Building and Manchester Conference Centre is anticipated to reduce to non-significant low adverse effect.

3.3.5 With the mitigation measures in place, major adverse significant residual effects are still predicted at the George Begg Building, the closest receptor to the site. Since the George Begg Building is owned by University of Manchester, it is expected that this can be effectively managed. The situation will be monitored and temporary relocation considered where feasible.

3.3.6 At all other receptors, no significant residual effects are expected.

3.4 BUILT HERITAGE

Introduction

3.4.1 An assessment of the potential built heritage impacts from the proposed project has been carried out within the EIA. The assessment considers the historical context of the site, the significance of Faraday Tower and surrounding heritage assets, and the potential effects of its demolition.

3.4.2 Although the site is not located within a Conservation Area, it is in proximity to the Whitworth Street and Princess Street Conservation Area and a number of listed buildings.

Demolition Effects

3.4.3 The proposed project will result in the permanent removal of a building identified as having low heritage significance. This is considered a direct impact, with a moderate/minor adverse effect on the asset itself, although this is unavoidable due to the nature of the scheme.

3.4.4 Indirect impacts on the setting of surrounding heritage assets have also been assessed. For the majority of listed buildings and other receptors within 500m of the site, no discernible change is anticipated. Where intervisibility exists, the effects are judged to be either negligible or minor adverse, with some receptors experiencing minor beneficial effects due to the removal of Faraday Tower improving historic vistas.

3.4.5 No mitigation is proposed due to the nature of the effects, meaning mitigation is not possible.

Residual Effects

3.4.6 One significant residual effect is identified, due to the loss of Faraday Tower, resulting in a moderate/minor adverse effect. The remaining residual effects on built heritage are anticipated to be minor beneficial, negligible, or minor adverse. No supplementary mitigation measures are proposed.

3.5 SUMMARY OF SUPPLEMENTARY MITIGATION MEASURES

3.5.1 A number of measures or actions have been recommended in the ES. These are aimed at reducing or mitigating the potential significant environmental effects. The measures are summarised below in Table 3-1.

Table 3-1 Summary of supplementary mitigation measures required to limit demolition effects

Topic Area	Mitigation measure
Air Quality	Develop and implement a Dust Management Plan (DMP) including the following measures: - Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken; - Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked; - Consider the implementation of dust deposition, dust flux, or real-time PM₁₀ continuous monitoring locations NO with the Local Authority. - Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible; - Ensure all vehicles switch off engines when stationary - no idling vehicles; and - Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
	NRMM vehicles should adhere to MCC technical guidance.
Noise and Vibration	Environmental noise controls following BPM, including: - Selection of plant producing lower levels of noise; - Use of localised screening and enclosures around noisy plant and activities; - Scaffold sheeting providing some level of noise protection around the works; and - Consider the implementation of real-time noise monitoring with automatic alerts if noise thresholds are reach.
Built Heritage	No supplementary mitigation measures are proposed

3.6 CUMULATIVE EFFECTS

3.6.1 There are two types of cumulative effects addressed in the ES:

- Interaction effects: the accumulation of different predicted effects generated by the proposed project upon the same sensitive receptors; and
- In-combination effects: the combination of predicted effects from adjacent or nearby scheme(s) together with those predicted for the proposed project.

Interactive Cumulative Effects

3.6.2 An assessment has been undertaken of the potential for interactive cumulative effects to arise – that is, whether individual receptors could be subject to the interaction of more than one effect simultaneously, leading to more significant effects on those individual receptors

3.6.3 Many of the receptors assessed in the ES are affected by single, isolated effects which are in some cases beneficial. However, the George Begg Building is subject to several environmental effects. Users of the George Begg Building will experience major adverse (significant) temporary demolition noise effects, and a minor adverse (not significant) permanent indirect impact on setting. Due to the temporary and short-term nature of the demolition noise, and the lack of a reinforcing relationship between the effects, the interactive effects are not anticipated to increase the overall significance of the individual effects already assessed.

In-Combination Cumulative Effects

3.6.4 An assessment has also been undertaken, within each discipline, of the potential for the proposed project to give rise to cumulative effects when viewed “in-combination” with other developments.

3.6.5 No in-combination cumulative effects have been identified.

4 CONCLUSIONS

4.1 WHAT IF SOME SIGNIFICANT EFFECTS REMAIN AFTER MITIGATION MEASURES ARE APPLIED?

- 4.1.1 The technical assessments have concluded that significant effects (with the exception of one noise and vibration and one built heritage effect) will be reduced to an acceptable level through the implementation of mitigation measures or remain as beneficial effects.
- 4.1.2 The significant noise and vibration residual effect remaining is demolition noise on George Begg Building. Since the George Begg building is owned by University of Manchester, it is expected that this can be effectively managed.
- 4.1.3 The significant built heritage residual effect remaining is the loss of Faraday Tower. Due to the nature of the proposed project, this is unavoidable, and no mitigation has been identified to alter this outcome.
- 4.1.4 Table 4-1 summarises the significant residual effects of the proposed project. Note that these residual effects are those that remain after mitigation measures have been implemented.

Table 4-1 Summary of significant residual effects

Topic	Receptor	Effect	Residual significance
Air Quality	No significant residual effects were identified.		
Noise and Vibration	George Begg Building	Demolition noise	Significant: major adverse
Built Heritage	Faraday Tower	Direct impact by removal of fabric	Significant: moderate/minor adverse

4.2 WHAT HAPPENS NEXT?

- 4.2.1 The ES has been submitted with architectural drawings and other environmental and planning documents to MCC (as Local Planning Authority). MCC will make a decision on the planning application following review of this information and a period of time for consultation. During this period of determination, MCC will contact government bodies and agencies for advice on the proposed project.
- 4.2.2 Members of the public are permitted to make comments on the planning application during this time. The feedback from these representations will be provided to the EIA team advising the applicant and will also be considered by MCC in reaching a decision on the planning application.

4.3 WHO DO I CONTACT IF I WOULD LIKE MORE INFORMATION?

- 4.3.1 This ES and accompanying planning application documents are available for viewing online on MCC's planning portal at: <https://pa.manchester.gov.uk/online-applications/>
- 4.3.2 Comments on the planning application can also be made online during the applicable consultation period using the link above.
- 4.3.3 A printed version (with an appropriate charge for printing costs) or an electronic version (free of charge) of the ES can be obtained by emailing planning@manchester.gov.uk

5 ABBREVIATIONS

Term	Definition
BPM	Best Practicable Means
DMP	Dust Management Plan
EIA	Environmental Impact Assessment
ES	Environmental Statement
EU	European Union
GEA	Gross External Area
ha	Hectares
MCC	Manchester City Council
NPPF	National Planning Policy Framework
NRMM	Non-Road Mobile Machinery
NTS	Non-Technical Summary
UMIST	University of Manchester Institute of Science and Technology

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