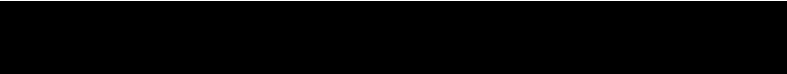


Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our reference EDF/NDCT/020
Your reference 144446/DEM/2025

15 December 2025

FOR THE ATTENTION OF DAVID LAWLESS, SENIOR PLANNER



Dear Sir/Madam

RE - Demolition of redundant stores buildings used for previous operations at Wythenshawe Labs by EDF Energy, Location: EDF Energy, Timpson Road, Manchester, M23 9LL

Further to the decision notice issued 5 December 2025 confirming the grant of prior approval for the demolition works the notice advised that

*“Prior to the commencement of development, a **Demolition Management Plan** outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include as a minimum:*

- *Measures to control noise and vibration;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *A community consultation plan; and*
- *Sheeting of construction vehicles.*

The development shall only be carried out in accordance with the approved management plan.”

*No demolition (excluding soft strip) shall commence until an **updated bat survey** has been submitted to and approved in writing by the City Council as Local Planning Authority.*

All demolition works shall be carried out in full accordance with the approved updated bat survey. Where bat roosts are confirmed or reasonably likely to be affected, works shall not commence until any necessary licence(s) from Natural England have been obtained and complied with."

Demolition Management Plan

Please find attached as a formal submission a Demolition Management Plan (DMP) which comprises two documents

1. "Demolition Plan Incorporating CPP/CEMP" prepared by Wring Group the demolition contractor.
2. "Construction Phase Plan (under the CDM Regulations), Wythenshawe, Demolition Phase 1 reference P0900540" prepared by Dalkia the Contract Management Company for the demolition works.
3. "Community Consultation Plan" prepared by EDF Property Services.

With reference to the specific topics that the DMP must cover signposting is provided in the table below

Topic	Location in the DMP
Measures to control noise and vibration	Noise Sections 2.6 (bullet 4), 6.2 and 6.8 (bullet 4) and noise in the risk/env assessment at section 8.0 of the Demolition Plan. Page 11 and Page 22 of the Construction Phase Plan.
	Vibration Section 6.3 and 6.8 of the Demolition Plan. Page 11 of the Construction Phase Plan.
Dust suppression measures	Sections 5.8, 6.1 and Page 42 of the Demolition Plan. Page 10 and Page 24 of the Construction Phase Plan.
Compound locations where relevant	Appendix 4 – Site Logistics Plan – of the Construction Phase Plan.
A community consultation plan	Community Consultation Plan.
Sheeting of construction vehicles.	Page 20 of the Construction Phase Plan.

It is considered that the documents attached to this letter address the requirements of the prior approval notice.

Bat survey

A Bat Survey of the buildings to be demolished and use of the wider site by bats was undertaken on the 8 and 29 August 2025. A copy of the bat survey report entitled “Wythenshawe Power Station Bat Survey Report” dated October 2025 is attached to this letter for your information. It is concluded in Section 5 of the report that **following the surveys undertaken, it is considered unlikely that the buildings support roosting bats and therefore no further surveys in respect of bats are required.** Individual bats were recorded during the survey using the area particularly the southern railway corridor at the south of the site for foraging and commuting. The mature vegetation on the southern boundary of the site will be retained during the demolition works and will not be impacted. The Construction Phase Plan attached to this letter also identified ecological protection measures for vegetation within the vicinity of the demolition works.

Summary

It is concluded that the information submitted for formal approval under this letter are sufficient to address the requirements made under the prior approval notice for the demolition works and that the information should be approved by Manchester City Council as soon as possible so that the demolition works can commence as soon as possible. Site set up and mobilisation is being undertaken over the next few weeks and it is anticipated that the demolition works will start as soon as possible after Christmas.

Should you have any questions or require any further information, please do not hesitate to contact me.

Yours faithfully,

Laura Cherry
Planning & Development Lead
Nuclear Decommissioning

cc T Russell, EDF Project Manager

Enc – Demolition Plan Incorporating CPP/CEMP
Construction Phase Plan
Community Consultation Plan
Wythenshawe Power Station Bat Survey Report dated October 2025