



Planning

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P O Box 532 Town Hall
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Mrs Laura Cherry
EDF Energy Generation
Building 1420
Javelin House
Gloucester
GL3 4AE

Date: 5 December 2025

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development Order) (England) 2015
(as amended) Schedule 2, Part 11**

Application No: 144446/DEM/2025

Proposal: Demolition of redundant stores buildings used for previous operations at
Wythenshawe Labs by EDF Energy

Location: EDF Energy, Timpson Road, Manchester, M23 9LL,

I write with reference to the above application for prior approval for demolition and advise you that prior approval has been **granted** for the following reason(s):

The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment. This decision is based on the following drawings and documents received on 5 November 2025:

- a) aerial map, location plan, site plan and demolition plan
- b) ecology report
- c) asbestos demolition survey report
- d) demolition plan incorporating CPP and CEMP

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.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

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.

If demolition/clearance works do not commence within 24 months of the date of the approved updated bat survey, a further survey and addendum shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to works, and the development shall proceed in accordance with the updated measures.

Reason - In the interests of protected species that may be present on the site and if there is a delay in demolition works taking place, pursuant to Policy EN15 of the Manchester Core Strategy and the NPPF.

Should you wish to discuss this matter any further please contact David Lawless.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing