

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

University of Manchester
Directorate Of Estates And Facilities
Project Group
4th Floor Beyer Building
Oxford Road
Manchester
M13 9PL

Agent (if used)

Mr David Tye
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: 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) to prepare site for future development.

Location: Faraday Tower, The University Of Manchester, Sackville Street, Manchester

Date of application: 19 August 2025

Application number: 143769/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan referenced 5706-HMA-FT-ZZ-DR-A-00001 received by the City Council as local planning authority on 19 August 2025

The drawings referenced:

5706-HMA-FT-B1-DR-A-20101 Rev T2
5706-HMA-FT-B2-DR-A-20100 Rev T2
5706-HMA-FT-L0-DR-A-20102 Rev T2
5706-HMA-FT-RF-DR-A-20107 Rev T2
5706-HMA-FT-ZZ-DR-A-20000 Rev T3
5706-HMA-FT-ZZ-DR-A-20103 Rev T2
5706-HMA-FT-ZZ-DR-A-20104 Rev T2
5706-HMA-FT-ZZ-DR-A-20105 Rev T2
5706-HMA-FT-ZZ-DR-A-20106 Rev T2
5706-HMA-FT-ZZ-DR-A-20200 Rev T3
5706-HMA-FT-ZZ-DR-A-20201 Rev T3
5706-HMA-FT-ZZ-DR-A-20202 Rev T4
5706-HMA-FT-ZZ-DR-A-20203 Rev T3
5706-HMA-FT-ZZ-DR-A-20204 Rev T3
5706-HMA-FT-ZZ-DR-A-20300 Rev T3
5706-HMA-FT-ZZ-DR-A-20301 Rev T3
5706-HMA-FT-ZZ-DR-A-32100 Rev T2
5706-HMA-FT-ZZ-DR-A-90300 Rev T3

received by the City Council as local planning authority on 19 August 2025

Faraday Tower Demolition Design & Access Statement referenced: 5706-HMA-FT-ZZ-RP-A-90002 prepared by Halliday Meecham Architects received by the City Council as local planning authority on 19 August 2025

Faraday Tower Demolition Environmental Statement Volumes 1 and 2, including appendices prepared by Halliday Meecham Architects received by the City Council as local planning authority on 19 August 2025

Faraday Tower Demolition Methodology prepared by Halliday Meecham Architects received by the City Council as local planning authority on 19 August 2025

The Arboricultural Method Statement prepared by Tree Solutions received by the City Council as local planning authority on 19 August 2025

The Preliminary Ecological Appraisal prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 19 August 2025

The Environmental Impact Assessment (EIA) Statement of Conformity dated 31 October 2025 prepared by Buro Happold received by the City Council as local planning authority on 3 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN3, CC9, SP1 and DM1 of the Core Strategy.

3) Any demolition of fabric and/or clearance of vegetation should aim to avoid the nesting period (March-September). Where this cannot be achieved, an Ecologist should perform a check on the building to confirm absence of nesting birds within 48 hours prior to its removal. Any active nests present, regardless of species, would need to be safeguarded through a method statement to be submitted to and approved in writing by

the City Council as Local Planning Authority which shall be complied with until young have fledged and/or for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) 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 and mitigate noise and vibration
- Dust suppression measures
- Compound locations where relevant
- Details of an emergency contact telephone number
- A community consultation plan
- A pedestrian management plan
- Sheeting of demolition vehicles
- Wheel washing
- Details of proposed hoarding, including location
- Traffic Management Plan
- Waste Management Plan
- Details of vehicle movements and demolition vehicle entrance and exit points
- A site plan showing the effects of demolition on pedestrians and vehicles
- Location of parking facilities for contractors and visitors
- A dilapidation survey of nearby highway to ensure highway repaired if damaged

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 EN19 and DM1 of the Manchester Core Strategy and saved UDP Policy DC26.

5) Prior to the commencement of any on site demolition a detailed construction environment management plan (CEMP:Biodiversity) shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include the following as a minimum:

- Risk assessments of potentially damaging demolition activities and equipment.
- Identification of biodiversity protection zones.
- Practical measures to avoid or reduce impact during demolition.
- A method statement for the protection of the Peregrine Falcon, all nesting birds and mammals including hedgehogs.
- The times during demolition when specialist ecologists need to be present on site to oversee works.
- Details of a contact telephone number for an Ecologist and details of communication.

Demolition shall then be carried out in accordance with the approved construction environment management plan (CEMP:Biodiversity).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN15 and DM1 of the Manchester Core Strategy.

6) Prior to the completion of the demolition of the building, full details of how the site will be treated in the interim period between the demolition and the redevelopment of the site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescales for completing the temporary surface and boundary treatment and the details of the materials. The approved details shall be implemented within 3 months of the completion of the demolition of the building.

Reason - To ensure there are satisfactory arrangements in place between the demolition and redevelopment to complete a compressive short-term temporary arrangement pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

7) The Heras fencing to be erected around the perimeter of the site on Sackville Street and Drover Lane to abut the exiting boundary walls as shall be fully installed prior to the commencement of demolition and shall be retained for as long as the site is vacant.

Reason - In the interest of protecting the trees and to maintain the ecological value that they provide pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved document Arboriculture Impact Assessment by Tree Solutions received by the City Council, as Local Planning Authority, on the 19 August 2025 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the demolition of the building.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 5837:2012 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

9) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the City Council as Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution from previously

unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The site is located within Flood Zone 3 and MCC records also highlight that the culverted River Medlock (Main River) runs beneath the site. Any future development proposals on the site post-demolition must be supported by a bespoke Flood Risk Assessment. A sequential/exception test may also be required. Any requirements from the EA regarding finished floor levels, flood resilience/resistance measures, flood access/escape planning, floodplain storage compensation and main river easements would need to be satisfied depending on the nature of future development.

It is requested that the applicant engage with MCCs Event and Network Management Team to discuss the detailed traffic management, pedestrian and cycle management, hoarding and licensing works. The submitted information does not provide sufficient detail to satisfy highways that appropriate mitigation will be in place.

Please note that where there are any proposed works which impact on the highway, the applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with MCC Highways Applications and Network Resilience.

Management of Construction/Spills

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. Guidance on pollution prevention for businesses can be found on the gov.uk website at: Pollution prevention for businesses - GOV.UK. In the event of a pollution incident, all works should cease immediately, and the Environment Agency should be contacted via our incident hotline 0800 80 70 60 (24-hour service).

Movement of Waste Off-Site

The Waste (England and Wales) Regulations 2011 for dealing with waste materials are applicable to anyone who produces, carries, keeps, disposes of, treats, imports or has control of waste in England or Wales. The law requires anyone dealing with waste to keep it safe and make sure they deal with it responsibly. They must only pass it to someone authorised to take it. You can find the waste duty of care code of practice here: Waste duty of care code of practice - GOV.UK.

Demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

1. Monday - Friday: 7.30am - 6pm
2. Saturday: 8.30am - 2pm
3. Sunday / Bank holidays: No work

The applicant should refer to our noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance on controlling emissions. [Currently January 2024, Version 2.2] (For city centre major developments) In addition to the IAQM guidance, MCC recommends that Non-Road Mobile Machinery (NRMM) used on the site of any major development within Manchester city centre for the purpose of construction or demolition works should meet Stage IV of EU directive 97/68/EC, and Stage IIIA as a minimum.

Faraday Tower, University of Manchester, Manchester

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Bats

5.2.7 It is understood that trees will be maintained. If tree removal becomes necessary, in accordance with

current standard guidance⁴

a 'roost resource approach' is considered proportionate for the loss of one PRF-I. That would include the provision of a Precautionary Works Methods Statement and

compensation for the loss via installation of one bat box within the blue line boundary.

Date: 21 November 2025

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026