

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143769/FO/2025

Date registered valid: 19 August 2025

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.

Address: Faraday Tower, The University of Manchester, Sackville Street, Manchester

Ward(s): Piccadilly Ward

Applicant: University of Manchester

Agent (if any): Mr David Tye Paul Butler Associates Ltd

Case officer: Emily Booth
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Recommendation: Approve

Date of recommendation: 19 November 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 September 2025

Standard consultations:

Printed: 27 August 2025 Expired: 26 September 2025

Neighbour notifications

Printed: 27 August 2025 Expired: 26 September 2025

Site notice

Posted: 28 August 2025 Expired: 27 September 2025

Press advert

Published: 2 September 2025 Expired: 2 October 2025

Departure from Development Plan: No

Environmental Statement: RECV

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of the building

The application relates to a 13-storey building with basement that is located within the former UMIST Campus/University of Manchester's North Campus and within the site of the 'Sister' Framework. It is named Faraday Building or Faraday Tower and was originally constructed for the Manchester College of Science and Technology in 1967. The site is bounded by Sackville Street, the George Begg Building and Drover Lane.

The Faraday Building was named in honour of Michael Faraday, an English scientist born in 1791 who contributed to the fields of electromagnetism and electrochemistry. The building is considered to be a non-designated heritage asset.

The construction is mainly finished from precast white concrete blocks as were many similar buildings of the period and the most striking remaining external feature of the building are the cladding panels designed by Anthony Hollaway.

A mural known as the 'Alchemists elements' and created by Hans Tisdall was originally located within the entrance of the Faraday tower but was relocated to the Schuster Building in 2022.

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.

The sculpted panels on the sides of the Tower were designed by Anthony Hollaway, creator of the Hollaway wall on the opposite side of campus. To the south of the application site is the Mancunian Way flyover which dominates the view due to the raised roadway. To the north of the Faraday Tower is a Conference Centre and Weston Hall and another former educational building named the Parisier Building.

The Faraday tower was part of a Chemistry Building which previously housed the Department's staff, postgraduates and final year undergraduates, and contained most of the research laboratories. The Undergraduate block had a radiochemistry lab in the basement and a chemistry technology facility. It has been vacant since 2007 following relocation of the school of chemistry to the Chemistry building.

Description of area

The building is not listed and is not located within a conservation area. The closest conservation area is Whitworth Street Conservation Area which lies 140 m north of the site. The George Street is located 530 m to the north-west of the site.

Nearby listed buildings include the Grade II Listed Institute of Science and Technology on Whitworth Street, Renold Building and Orient House and Granby House on Granby Row. The MMS Tower, Pariser Building, Jackson Mill, Ferranti Building to the south and southwest are considered to be NDHAs.

The Site is a 0.24-hectare site within Plot M of the ID Manchester Strategic Regeneration Framework area, which aims to create a world-leading applied innovation district within Manchester City Centre. This is to be achieved through comprehensive development at the UMIST Campus.

The SRF is bounded by Aytoun Street, Princess Street, the Mancunian Way and London Road. It is a Joint Venture between Bruntwood SciTech and the University of Manchester which was formed to deliver a commercially led mixed use development on the Campus. The buildings in the area have largely been vacant since 2022.

Plot M is intended to accommodate a mix of commercial accommodation and academic University accommodation.

The site is also within Corridor Manchester, which is home to numerous higher education institutions and knowledge-based industries. It is located within a campus, and surrounding buildings are all former education uses and related former student residential accommodation.

The campus is characterised by modernist buildings. The design and age of the surrounding buildings and the general campus design is in the main the same or similar to the building subject of this application. The campus has a central landscaped area which includes the Butterfly Stairs and several pieces of public art, namely Archimedes statue; Generations of Possibilities (Magnets); Large Urns; Stone Monument; Havelock Mill Structure; and UMIST Cube.

The site is in the Greater Manchester Air Quality Management Area (AQMA) which indicates that existing air quality is poor. The site is in flood zone 3 and is a critical drainage area.

Description of development

Planning permission is sought to demolish the building down to its basement ceiling, which is level with Sackville Street due to its current unsafe and deteriorating condition. The two basement levels would be retained.

The site would be secured pending the implementation of a permanent redevelopment.

The works also include the disconnection of utilities and services and the removal of hazardous materials and the securing of the site to prevent unauthorised access.

Existing concrete boundary walls would be retained and edge protection provided. A hoarding would be installed on Sackville Street and Drover Lane, and vehicular gates would prevent unauthorised vehicular access to the service yard to the rear of the building.

The proposal is considered to be EIA development and is supported by an Environmental Impact Assessment.

Related applications include two applications that are currently pending determination as follows:

143024/FO/2025 - Sister Plot C, Former UMIST Campus - Phased development comprising: Phase A - demolition of the Barnes Wallis Building and Wright Robinson Tower, the Moffat Building, the Morton Laboratory, the Manchester Meeting Place and The Butterfly Stairs, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; , Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

143060/LO/2025 - Manchester South Junction and Altrincham Railway Viaduct - Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).

143025/LO/2025 – The (Hollaway Wall) - Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis- drinking establishment).

143741/FO/2025 – Charles Street Multi-Storey Car Park - Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.

Consultations & Notification Responses

Publicity - The proposal has been advertised as being an EIA development, and as affecting the setting of Listed Buildings. Site notices were displayed. Notification letters have been sent to local residents and businesses – one response has been received that advised that the tower had been blocking their view for a number of years.

Highway Services - Recommended conditions to require the submission and agreement of a demolition management plan.

Environmental Health - Recommended conditions to require the submission and agreement of a demolition management plan and control working hours.

Neighbourhood Team Leader (Arboriculture) - Confirmed that the tree protection measures are acceptable.

MCC Flood Risk Management - Recommended an informative for future development.

Greater Manchester Police - Confirmed no objection.

Environment Agency - Confirmed that they have no objection, in principle to the grant of planning permission for the proposed development, provided that the condition relating to unexpected land contamination is applied to the application.

Transport For Greater Manchester - Confirmed no objection.

Greater Manchester Archaeological Advisory Service - Confirmed no objection.

United Utilities Water PLC - No comments received.

Greater Manchester Ecology Unit – Advised that the de minimis exemption applies to the site with regards to BNG. But, due to the previous presence of breeding Peregrin Falcons at the building and the potential impact on these birds, other birds and mammals of the demolition they require the submission of a Construction Environment Management Plan (Biodiversity).

Greater Manchester Pedestrians Society - No comments received.

National Highways - Confirmed no objection.

Issues

Places for Everyone

Places for Everyone is a joint Development Plan Document between the nine Greater Manchester Authorities. The plan was adopted in March 2024.

The relevant policies are as follows:

JP-Strat1 - Core Growth Area

JP-Strat2 – City Centre

JP-S1 – Sustainable Development

JP-S2 – Carbon and Energy

JP-S4 – Flood Risk and the Water Environment

JP-S5 – Clean Air

JP-S6 – Waste
JP-P1 – Sustainable Places
JP-P2 – Heritage
JP-P6 – Health

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Strategic Spatial Objectives

The Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles
SO6. Environment

Policies

Policy SP 1 (Spatial Principles)
Policy EC3 (The Regional Centre)
Policy CC8 (Change and Renewal)
Policy CC9 (Design and Heritage)
Policy CC10 (A Place for Everyone)
Policy EN1 (Design Principles and Strategic Character Areas)
Policy (EN3 Heritage)
Policy EN9 (Green Infrastructure)
Policy EN15 (Biodiversity and Geological Conservation)
Policy EN16 (Air Quality)
Policy EN17 (Water Quality)
Policy EN18 (Contaminated Land and Ground Stability)

Policy EN19 (Waste)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester (1995)

Saved Policy DC18.1 Conservation Areas
Saved Policy DC19.1 Listed Buildings

Other material policy considerations

ID Manchester Strategic Regeneration Framework (SRF) (2023)

The SRF was endorsed by the Council Executive in 2023. Its purpose is to create a commercial innovation hub, connecting the Corridor with Greater Manchester other growth locations and unlocking large scale innovation and commercialisation. There is a particular emphasis on the advantages of co-location of businesses as being critical to the ongoing success of the city centre and the Oxford Road Corridor.

The SRF identifies this site for a mixed-use office led development with educational use.

Oxford Road Corridor Strategic Spatial Framework (March 2018)

The Oxford Road Corridor is an important economically area, with more job creation potential than anywhere else in the region. The area generates £3 billion GVA per annum, consistently accounting for 20% of Manchester economic output over the past five years. The area has more than 60,000 jobs over half of which are within knowledge intensive sectors, including health, education and professional, scientific and technical sectors.

The Strategic Vision highlights the need to support committed future investment and the future growth potential of its institutional partners in delivering research, innovation, commercialisation, skills, academic excellence and incubation facilities. It highlights the need to support the private sector in terms of high value added and high growth companies, something that could be realised on a significant scale in Oxford Road Corridor.

The spatial framework aims to guide development and investment activity to achieve the vision for the area. The document was endorsed at the City Council Executive in March 2018.

National Planning Policy Framework (2024)

The revised NPPF re-issued in December 2024. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 6 - Building a Strong, Competitive Economy

Section 8 - Promoting Healthy and Safe Communities

Section 9 - Promoting Sustainable Transport

Section 11 - Making effective use of land

Section 12 - Achieving Well Designed Places

Section 14 - Meeting the challenge of climate change, flooding and coastal change

Section 15 - Conserving and enhancing the natural environment

Section 16 - Conserving and enhancing the historic environment

Planning Policy Guidance (PPG)

The relevant sections of the PPG are as follows:

Air Quality provides guidance on how this should be considered for new developments. Paragraph 8 states that mitigation options where necessary will be locationally specific, will depend on the proposed development and should be proportionate to the likely impact. It is important therefore that local planning authorities work with applicants to consider appropriate mitigation so as to ensure the new development is appropriate for its location and unacceptable risks are prevented. Planning conditions and obligations can be used to secure mitigation where the relevant tests are met.

Examples of mitigation include:

- the design and layout of development to increase separation distances from sources of air pollution.
- using green infrastructure, in particular trees, to absorb dust and other pollutants.
- means of ventilation.
- promoting infrastructure to promote modes of transport with low impact on air quality.
- controlling dust and emissions from construction, operation and demolition; and

- contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development.

Other legislative requirements

Section 66 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") states that "in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Environmental Impact Assessment

The applicant has submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 and has considered the following topic areas:

- Heritage.
- Air Quality.
- Noise and Vibration.

Additional supporting documents have been submitted as follows:

- Drawing package
- Arboricultural Method Statement
- Preliminary Ecological Appraisal
- Flood Risk Assessment
- Heritage Statement
- Demolition Methodology

The proposal is an "Urban development project" under Schedule 2, Category 10(b) infrastructure projects as described in the EIA Regulations. An EIA has been undertaken covering the topic areas above as there are significant environmental impacts as a result of the size of the site and that the demolition of this building is considered to have significant environmental effects. The EIA has been carried out on the basis that the proposal could give

rise to significant environmental effects. In accordance with the EIA Regulations, this ES sets out the following information:

- A description of the proposal comprising information about its nature and scale
- The data necessary to identify and assess the main effects that the proposal is likely to have on the environment.
- A description of the likely significant effects, direct and indirect on the environment, explained by reference to the proposals possible impact on human beings, water, air, climate, cultural heritage, townscape and the interaction between any of the foregoing material assets.
- Where significant adverse effects are identified with respect to any of the foregoing, mitigation measures have been proposed in order to avoid, reduce or remedy those effects. and
- Summary, in non-technical language, of the information specified above.

It is considered that the Environmental Statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

Issues

Principle of the proposal and the schemes contribution to regeneration

The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the City Region and needs to accommodate significant employment to support the long-term economic success of the city (EC1, EC3 and EC8).

Places for Everyone. JP-Strat1 and JP-Strat2 emphasises the City Centre's significant economic role, having a primary focus for business among other uses and supporting Greater Manchester's economic growth. Policy JP-J3 earmarks over 2 million sq. m. of accessible new office space for the region, with more than half of this in the City Centre.

Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

This proposal is a joint venture between Bruntwood SciTech and the University of Manchester. Bruntwood has significant experience of delivering successful commercial developments particularly in the science and technology sectors. The University of Manchester also has delivered innovative development within their estate. Bruntwood SciTech's expertise in developing collaborative workspaces, especially for science and technology, aligns with the University research and innovation focus.

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

The SRF seeks to create a commercial innovation hub, connecting the Corridor with Greater Manchester's other growth locations and unlocking large scale innovation commercialisation. Plot C would be the first new building in the area and deliver 72,928 sqm of office space and 7,265 sqm of retail space. It would add £128 million in net additional Gross Value Added (GVA) annually.

This proposal would allow demolish a building that is quickly deteriorating and requiring regular maintenance and expense. 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.

Consideration was given to the retention and re-purposing of existing building. Following detailed structural inspections, it has been established that the over-50-year-old Faraday Tower has reached the end of serviceable life, and the refurbishment or re-use of the building is not viable as the structural integrity cannot be relied upon.

The embodied carbon in the demolition and erection of new buildings would be mitigated through sustainable practices and re-use of materials. The operational carbon in a highly efficiently new building would be minimised and would offset, to a certain degree, the embodied carbon.

The site is within Plot M and would accommodate commercial accommodation in line with the SRF. These works would begin the preparation for this. Plot M is one of the entry points to Sister and the Corridor from Piccadilly Station.

The proposal would therefore be consistent with the policies in the development plan, when read as a whole, including SP1, EC1, EC3, EC8, CC1, CC2 CC6, CC7, CC8, CC9, CC10, as well as strategic policies in Places for Everyone such as JP-Strat1, JPStrat2 and Policy JP-J3 together with the City Centre Strategic Plan.

Assessment of Heritage Impact

The effect of the proposed demolition is that the Faraday Tower built in 1967 would be removed from the campus, the City Centre and Manchester.

Non-designated heritage assets include buildings identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. The building is considered to be an NDA. It clearly contributes to a collection of modernist architecture, which as a group form a coherent built environment but it does not meet the criteria to be a designated.

Paragraph 216 of the NPPF directs that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The building has been altered by selective demolition, and its original landscaped setting has been removed, but despite these alterations, the remnant tower is regarded to be of interest and retains character. The 'high slab' remains and so do the abstract patterned concrete gables; however, these side elevations are modified by the addition of ventilation shafts and can't be fully appreciated in the whole. It shares materials and other features with the other campus building on the campus but is unique within this setting.

It contributes to a group of campus buildings built in the 1960s. The other buildings include the Pariser Building (1963), the Wright Robinson Hall/Barnes Wallis Building (1963/1966), the Chemistry Building (1967) and the Maths and Social Sciences Tower (1969) and the Grade II Listed Renold Building (1962). The origins of UMIST can be traced back to the foundation of the Manchester Mechanics Institute in 1824 but the University quickly expanded during the 1960s.

Some of these buildings are also subject to a planning application for demolition as part of the delivery of the objectives of the SRF.

Prior to the earlier alterations and demolition to Faraday, this building was a more interesting architectural composition with variation in taller and lower elements linked by a bridge that spanned Sackville Street. The remaining building is the tallest element and has plain elevations with small equally spaced windows separating the concrete. It has a simple and elegant appearance and is taller than most surrounding buildings.

The abstract patterned concrete panels on the narrow north and south facing gables of the tower are the most interesting feature. These decorative shaped panels are the result of a collaboration between the architect of the building, Harry M. Fairhurst and stained-glass designer and craftsman Anthony Hollaway and could have been added as decoration to mask plain gable ends but are likely original and are an attractive feature.

Later additions including the external flue containment and demolitions have affected the appearance of the building and its significance. Whilst Hollaway's other concrete designs are freestanding, including the Grade II Listed Hollaway Wall, the panels were one of his concrete designs and are an attractive part of the building.

The building accommodated chemistry departments that were previously spread around the campus in three separate buildings. Whilst it wasn't where chemistry began on the campus it did simplify the lives of students by ensuring chemistry was within one building and was the first building of its size specifically for chemistry education on the campus. The construction of this building allowed these departments to be within one building improving links between them. The building accommodated the chemistry uses for 40 years from 1967 to 2007. It would be remembered by these students, lecturers and by other users of the campus and the wider City Centre. It was also a building constructed within a time of rapid growth of the campus. The information available shows that it would have had mainly local importance.

The building is considered to have a moderate level of architectural and a low level of historic interest.

The reuse of the building has been tested and the failing structural condition of the building envelope, the low quality of accommodation within and specialised nature of the fixtures and fittings (labs etc) mean that the building is incapable of reuse. The concrete elevations of the building are not insulated. There is evidence of water damage due to leaks.

Internally, the building has suffered from vandalism due to break-ins which have removed fabric exposing asbestos fibres. There are areas that are unsafe to access throughout the building due to this. Only fixed furniture including lab benching and lecture theatre seating remains.

The exposed asbestos and chemicals within the building fabric means that the remaining items cannot easily be salvaged due to poor condition and contamination.

The exterior of the building is also understood to have deteriorated since it was closed in 2007. Maintenance has included works to prevent spalling concrete, and a crash deck has been installed at building entrances. A perimeter hoarding is present on Sackville Street and Drover Lane.

The tower has reached the end of serviceable life and following detailed structural inspections and due to the issues described above it has been established that the re-use of the building is not viable as the structural integrity cannot be confirmed. The demolition of Faraday Tower is considered to be the only suitable economically viable solution.

In these circumstances, due the condition of the building and that the impossibility of reuse, the demolition and clearance in advance of redevelopment with a new building is regarded policy compliant.

There would be heritage harm to the site and its surroundings as a result of the loss of the Faraday building and the wider understanding of the wider UMIST campus when read as whole.

The loss of the building is not considered result in any harmful impacts to the setting of the conservation area or any surrounding listed buildings.

The building was constructed prior to the designation of the Whitworth Street Conservation Area but is not within it. The building as it stands blocks views of the conservation area from the Mancunian Way and below and when viewing for within the conservation area the building helps to minimise the impact of the Mancunian Way.

The demolition of the building, although creating a gap site, would not undermine the significance of the conservation area. The historic buildings with the conservation area are older than the Faraday Building and views of these buildings would be restored closer to the original views.

The demolition of the building would create a gap site in this location until redevelopment. A condition would require an interim treatment of the site pending redevelopment, which would be of benefit.

The following listed buildings are nearby:

1. The Grade II Listed Granby House,
2. The Grade II listed Institute of Science and Technology (University of Manchester)
3. The Grade II Listed Lass O Gowrie Public House
4. The Grade II Listed Renold Building
5. The Morton Laboratory
6. The Pariser Building
7. The Mathematics and Social Science Building
8. The George Begg Building.

Of the above buildings the Morton Laboratory (5) is also under consideration as part of application referenced 143024/FO/2025. Other campus buildings would also be assessed for demolition (6-8) as other sites within the Sister Strategic Framework is brought forward.

There would be a neutral impact on the Lass O Gowrie Public House due to the height and age of a majority of the surrounding buildings.

The environment of the Grade II Granby House and the Grade II Listed Institute of Science and Technology would be improved as the demolition would restore a vista more fitting for these listed buildings that would mainly include red brick buildings of a similar age. There would therefore be a beneficial impact on the setting of these buildings.

There would be an adverse effect on the appreciation of the former UMIST Campus by the loss of the Faraday Tower. The impact would be more adverse on the buildings also constructed in the 1960s (numbers 4-8) and their group value and context would be reduced. These buildings also share views with the Faraday Building that would be lost. The Morton Laboratory along with other 1960's campus buildings and structures including the Barnes Wallis Building and Wright Robinson Tower, the Moffat Building, the Morton Laboratory, the Manchester Meeting Place

and The Butterfly Stairs are proposed to be demolished as part of application referenced 143024/FO/2025. This would further diminish the group value of the modernist non designated heritage assets although it is noted that currently the campus buildings closest to the Faraday Tower aren't included in this application and as this application is currently under consideration, this application must be determined on its own merits.

Heritage assessment

Paragraph 216 of the NPPF directs that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The demolition would prepare the site for redevelopment and meet the long-term objectives of the SRF. It is acknowledged that this is being considered in the absence of a scheme to redevelop the site, however, the condition of the building has reached a critical point and is becoming a long-term maintenance and health and safety issue for the applicant. The condition of the building also presents difficulties in terms of future reuse.

A planning condition would be imposed to ensure the condition of the site is appropriate pending redevelopment of the site.

On balance, therefore, it is considered, that, notwithstanding the weight that must be given to preserving non-designated heritage assets and that the harm caused to the NDHA would be substantial but is justified by the condition of the building and the proposals therefore meet the requirements set out in paragraph 216. The demolition is considered to be minor beneficial to the affected designated heritage assets.

Noise and vibration

Quieter machinery and noise barriers should be used. A Demolition Environmental Management Plan (DEMP) would monitor and manage noise levels, and ongoing community engagement would keep residents and local businesses informed to address any concerns.

Noise, vibration and dust measures would be required to be included in the demolition management plan.

On the basis that mitigation measures are put in place, noise and vibrations from construction can be carefully managed so it does not reach a magnitude that would be considered unduly harmful to surrounding amenity.

Provided that demolition activities are controlled, through the demolition management plan, the proposal (secured and agreed through condition), the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Air Quality

An Air Quality Management Area is in place across Manchester City Centre and on surrounding arterial roads due to consistent exceedances. These exceedances are predominantly due to pollution from road transport.

Air Quality would be temporarily affected by the demolition, but conditions have been recommended by the City Council's Environmental Health Service and Highway Services who

have recommended conditions that include measures to reduce dust. This will be required within the demolition plan condition.

Provided that demolition activities are controlled, through the demolition management plan, the proposal (secured and agreed through condition), the proposal would be in accordance with policy JP-S5 of PfE and policy EN16 of the Core Strategy and the NPPF.

Demolition management

A draft demolition management plan has been submitted. Demolition is expected to take 100.2 weeks.

The stages of demolition are expected to be:

Advanced safety measures – 8 weeks

Decontamination and soft strip – 32 weeks

Hard demolition – 60.2 weeks

The plan suggests that a delivery strategy will be in place and deliveries will be booked to avoid peak network hours. Traffic marshals and banksman will be in place and an indication of the anticipated vehicle routing to/from the site has been provided.

The site will be secured with boundary treatment, and the plan suggests that there will be no impact on the adopted highway.

The anticipated working hours are as follows:

07:00 to 18:00 Monday to Friday

08:00 to 13:00 Saturday

No work on Sundays or Bank Holidays.

The works are proposed to be started in March 2026 and are anticipated to be completed by December 2027.

Dust Management will be in place on site.

Demolition waste management would be required to be in place by condition.

The documents submitted do not provide full details of the proposed demolition proposals and highway mitigation.

The recommended amended demolition management plan condition would be applied to the application.

Provided these measures are adhered to, the construction activities are in accordance with policies EN16, SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan. However, a condition is recommended that requires the final construction management plan to be agreed to ensuring the process has the minimal impact on surrounding residents, the school and local businesses and the highway network.

Flood Risk/surface drainage

Policy EN14 of the Core Strategy requires development to minimise its impact on surface water runoff in critical drainage areas. JP-S4 of PfE similarly requires development to manage surface water run off through sustainable drainage systems.

A Flood Risk Assessment has been submitted to support the planning application. The site is located in Flood Zone 3 (high risk); however, the anticipated modelled flood levels and the ground floor level of the existing building has indicated that it should not be affected.

There is a culverted section of the River Medlock which runs around the southern and western boundaries of the site which is expected to sit outside the boundary retaining walls and has been captured as part of the survey work for the site.

The surface water drainage proposals for the development are based upon installing drainage channels, gullies and guttering that will collect the runoff from the ground floor and discharge this runoff via the existing below ground drainage system that currently serves the Faraday Tower.

The flood risk assessment has been considered by the City Council's flood risk management team and The Environment Agency. They do not object and do not recommend any conditions.

The proposals therefore comply with policy EN14 of the Core Strategy and JP-S4 of PfE.

Impact on Archaeology

An archaeology assessment indicates that there are unlikely to be below ground archaeological remains associated on site due to the two basement levels. GMAAS have advised that they agree with this conclusion.

GMAAS concurs with these conclusions and recommends that the site is subject to intrusive archaeological investigation in advance of development taking place.

The proposal would therefore satisfy the requirements of policy EN3 of the Core Strategy and saved policy DC20 of the UDP.

Impact on Trees and Ecology

The City Council's Arboricultural Service have confirmed that the tree protection measures are acceptable.

The proposals therefore comply with Policy EN9 of the Core Strategy and policies JP-G6 and JP-G7 of PfE.

Impact on Ecology

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy JP-G9 of Places for Everyone requires biodiversity enhancements.

The development is exempt from mandatory BNG under the de minimis rule

The application is supported by a Preliminary Ecological Appraisal. This details mitigation measures, however due to the past presence of nesting Peregrine Falcons and the potential for hedgehogs and other mammals to visit the site during the works a construction environmental management Plan (Biodiversity) will be required by condition.

The proposal complies with policy EN9 and EN15 of the Core Strategy and the Environment Act 2021.

Waste management

Dedicated areas should be created and monitored that allow for the correct storage of materials recovered during demolition to reduce the risk of contamination and should be isolated from surface drainage.

The waste management principles detailed within the Environmental Statement are acceptable and should be used to develop a waste management strategy.

This strategy will be required as part of the Demolition Management Plan that would be required by condition.

The proposals are therefore considered to comply with policies EN19 and DM1 of the Core Strategy and saved policy DC10 of the UDP.

Designing out crime

Greater Manchester Police do not object. Existing concrete boundary walls would be retained, and a hoarding would be installed on Sackville Street and part of Drover Lane which will abut these existing walls.

Ground conditions

The demolition will stop at the ceiling of the basement, which is at street level. Given this the City Council's Environmental Health Service and the EA have no objections. The condition recommended by the EA will be applied to the application.

The implementation should be confirmed through a verification report to confirm that it has been carried out in full. This should form a condition to comply with policy EN18 of the Core Strategy.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

The site is in an important component of ID. The site is a regeneration area where change is expected to take place in line with the regeneration framework, providing a significant employment opportunity in line with policies SP1, EC1, EC3 and EC8.

Section 6 of the NPPF states that 'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

There would be some localised impact on surrounding listed building and the Whitworth conservation that would be beneficial.

A high level of less than substantial harm would be caused to the site due to the loss of the Faraday Tower (NDHA) at the site and a moderate level of less than substantial harm to the other NDHAs within the campus. The proposals would comply with paragraph 212 and 216 of the NPPF due to the condition of Faraday Tower.

Demolition impacts to the surrounding homes, hotels and nurseries would be minimised through a demolition management plan which would control how dust and noise is to be managed at the site.

There would be no unduly harmful impacts from noise, traffic generation, air quality, water management or contamination. Where harm does arise, it can be mitigated and would not amount to a reason to refuse this planning application.

Other legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

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) to be attached to decision for approval

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 existing 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

1) 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.

2) 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.

3) 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.

4) 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).

5) 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.

6) 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

7) 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.

8)

Faraday Tower, University of Manchester, Manchester

18

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Police
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
National Highways

33 Lamport Court, Lamport Close, Manchester, M1 7EQ
60 Lamport Court, Lamport Close, Manchester, M1 7EG
23 Lamport Court, Lamport Close, Manchester, M1 7EQ
30 Lamport Court, Lamport Close, Manchester, M1 7EQ
39 Lamport Court, Lamport Close, Manchester, M1 7EG
15 Mancroft Walk, Manchester, M1 7FW
9 Mancroft Walk, Manchester, M1 7FW
24 Lamport Court, Lamport Close, Manchester, M1 7EQ
66 Lamport Court, Lamport Close, Manchester, M1 7EG
19 Lamport Court, Lamport Close, Manchester, M1 7EQ
Basement Room, 74 Sackville Street, Manchester, M1 3NJ
FLAT B4 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
9 Litcham Close, Manchester, M1 7JW
FLAT S7 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
3 Lamport Court, Lamport Close, Manchester, M1 7EQ
20 Lamport Court, Lamport Close, Manchester, M1 7EQ
25 Lamport Court, Lamport Close, Manchester, M1 7EQ
3 Mancroft Walk, Manchester, M1 7FW
31 Lamport Court, Lamport Close, Manchester, M1 7EQ
18 Lamport Court, Lamport Close, Manchester, M1 7EQ
13 Lamport Court, Lamport Close, Manchester, M1 7EQ
70 Lamport Court, Lamport Close, Manchester, M1 7EG
1A Lamport Court, Lamport Close, Manchester, M1 7EQ
48 Lamport Court, Lamport Close, Manchester, M1 7EG
54 Lamport Court, Lamport Close, Manchester, M1 7EG
FLAT R4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Manchester Conference Centre, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT R3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Paper Science Building, 79 Sackville Street, Manchester, M1 3NJ
FLAT B6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB

FLAT G3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
29 Litcham Close, Manchester, M1 7JW
Flat 2 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
46 Lamport Court, Lamport Close, Manchester, M1 7EG
68 Lamport Court, Lamport Close, Manchester, M1 7EG
50 Lamport Court, Lamport Close, Manchester, M1 7EG
27 Lamport Court, Lamport Close, Manchester, M1 7EQ
22 Lamport Court, Lamport Close, Manchester, M1 7EQ
7 Mancroft Walk, Manchester, M1 7FW
19 Mancroft Walk, Manchester, M1 7FW
36 Lamport Court, Lamport Close, Manchester, M1 7EQ
43 Lamport Court, Lamport Close, Manchester, M1 7EG
47 Lamport Court, Lamport Close, Manchester, M1 7EG
11 Lamport Court, Lamport Close, Manchester, M1 7EQ
16 Lamport Court, Lamport Close, Manchester, M1 7EQ
4 Lamport Court, Lamport Close, Manchester, M1 7EQ
Pendulum Hotel, Weston Building, Sackville Street, Manchester, M1 3BB
FLAT G6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S4 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G6 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
University Of Manchester, Chemistry Building, Sackville Street, Manchester, M60 1QD
Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
72 Lamport Court, Lamport Close, Manchester, M1 7EG
59 Lamport Court, Lamport Close, Manchester, M1 7EG
23 Mancroft Walk, Manchester, M1 7FW
58 Lamport Court, Lamport Close, Manchester, M1 7EG
12 Lamport Court, Lamport Close, Manchester, M1 7EQ
6 Lamport Court, Lamport Close, Manchester, M1 7EQ
34 Lamport Court, Lamport Close, Manchester, M1 7EQ
FLAT Y4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat 1 Red Core, Weston Hall, Sackville Street, Manchester, M1 3BB
51 Lamport Court, Lamport Close, Manchester, M1 7EG
FLAT R2 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B6 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S2 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
1 Lamport Court, Lamport Close, Manchester, M1 7EQ
14 Lamport Court, Lamport Close, Manchester, M1 7EQ
27 Mancroft Walk, Manchester, M1 7FW
11 Mancroft Walk, Manchester, M1 7FW

5 Mancroft Walk, Manchester, M1 7FW
41 Lamport Court, Lamport Close, Manchester, M1 7EG
38 Lamport Court, Lamport Close, Manchester, M1 7EG
Top Flat, 78 Sackville Street, Manchester, M1 3NJ
FLAT G3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
9 Lamport Court, Lamport Close, Manchester, M1 7EQ
13 Mancroft Walk, Manchester, M1 7FW
52 Lamport Court, Lamport Close, Manchester, M1 7EG
37 Lamport Court, Lamport Close, Manchester, M1 7EG
63 Lamport Court, Lamport Close, Manchester, M1 7EG
32 Lamport Court, Lamport Close, Manchester, M1 7EQ
7 Lamport Court, Lamport Close, Manchester, M1 7EQ
10 Lamport Court, Lamport Close, Manchester, M1 7EQ
FLAT R3 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G5 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
76 Sackville Street, Manchester, M1 3NJ
74 Sackville Street, Manchester, M1 3NJ
FLAT R4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Flat Green Core, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT Y4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S6 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
Communication Station, Sackville Street, Manchester, M1 3NJ
FLAT S5 11-17, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B3 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT S7 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
Pariser Building, 87 Sackville Street, Manchester, M1 3NJ
FLAT G4 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT G3 31-38, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT R2 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
FLAT B5 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB
69 Lamport Court, Lamport Close, Manchester, M1 7EG
56 Lamport Court, Lamport Close, Manchester, M1 7EG
45 Lamport Court, Lamport Close, Manchester, M1 7EG
25 Mancroft Walk, Manchester, M1 7FW
17 Mancroft Walk, Manchester, M1 7FW
42 Lamport Court, Lamport Close, Manchester, M1 7EG
65 Lamport Court, Lamport Close, Manchester, M1 7EG
15 Lamport Court, Lamport Close, Manchester, M1 7EQ
61 Lamport Court, Lamport Close, Manchester, M1 7EG
67 Lamport Court, Lamport Close, Manchester, M1 7EG
5 Lamport Court, Lamport Close, Manchester, M1 7EQ
FLAT G3 11-18, Weston Hall, Sackville Street, Manchester, M1 3BB
Weston Building, Sackville Street, Manchester, M1 3BB
Basement To First Floor, 76 Sackville Street, Manchester, M1 3NJ
FLAT R5 1-8, Weston Hall, Sackville Street, Manchester, M1 3BB
2 Lamport Court, Lamport Close, Manchester, M1 7EQ

Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL