



Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Former EDF Wythenshawe Labs Site to the south of Timpson Road.

Applicant Details

Name/Company

Title

Mrs

First name

Laura

Surname

Cherry

Company Name

EDF Energy Generation

Address

Address line 1

Javelin House Building 1420

Address line 2

Address line 3

Town/City

Gloucester

County

Country

United Kingdom

Postcode

GL3 4AE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Proposed Demolition Works

Please describe the building(s) to be demolished

The buildings to be demolished are redundant stores buildings used for previous operations at Wythenshawe Labs by EDF Energy.

Please state the reasons why demolition needs to take place

The buildings are considered "relevant demolition" under Section 196D of the Town and Country Planning Act 1990, as the site is not within a conservation area and the buildings are not subject to Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The stores are no longer in use and in some cases the buildings are no longer safe due to the deterioration of the buildings.

Please describe the proposed method of demolition

- Service isolations/Terminations by the Client.
- Environmental Clean.
- Licenced Asbestos as per R & D Survey to be removed.
- Soft Strip of all buildings.
- Soft Strip materials to be separated and removed to Licenced Waste Facilities.
- If required Protective screens are to be installed around any retained structures.
- Main structures to be demolished in accordance with the Demolition Method Statement (DMS) NOTE the large building on the north of the site fronting Timpson Road is not in the scope of the demolition works. Buildings in scope are shown on the Demolition Plan included with the application.
- All waste streams are to be separated and removed to Licenced Waste Facilities.
- Site to be left clear and a trip free zone.

Detailed working methods are outlined in the Demolition Method Statement and Risk Assessment .

How and where would spoil/rubble be disposed of?

All waste arisings will be managed in accordance with the waste hierarchy and in line with the Demolition Method Statement and Risk Assessment attached to this application. An area within the site close to the demolition footprint has been designated to segregate and store wastes arising during demolition for the onward transportation to Licensed Waste Management Facilities. Licensed waste recycling / disposal locations have been identified in the RAMS.

Please provide details of the proposed restoration of the site

The buildings will be removed down to slab level and the limited services capped off. The site is to be left clear. There is not currently any associated restoration proposed as part of this application. Options for redevelopment of the site are in discussion with a prospective developer and a prior approval for demolition of the large building excluded from this application or a planning application for demolition of the large building out of scope of this application and the redevelopment of the site will be forthcoming next year.

When do you expect the works to commence (date must be post application submission)?

04/12/2025

When do you expect the works to be completed (date must be post application submission)?

30/01/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

☒ Yes

☐ No

Is redevelopment or rebuilding proposed at a later date?

☒ Yes

☐ No

Does the proposal involve the felling or pruning of any tree(s)?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes

☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Laura Cherry

Date

05/11/2025

