

31 October 2025

For the attention of: Emily Booth

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

Dear Emily,

RE: Environmental Impact Assessment (EIA) Statement of Conformity – Demolition of Faraday Tower, Manchester (143769/FO/2025) – Cumulative assessment

1. Introduction

This letter and enclosed information form an Environmental Impact Assessment (EIA) / Environmental Statement (ES) Statement of Conformity. The Statement of Conformity has been prepared due to feedback received from Manchester City Council (MCC), following submission of the above planning application in August 2025 by the University of Manchester, relating to the demolition of Faraday Tower (hereafter referred to as the “proposed project”). This feedback requested an additional cumulative scheme should be considered in the cumulative assessment of the ES which accompanied planning application 143769/FO/2025.

This ES Statement of Conformity has been prepared to provide clarification under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“hereafter referred to as the 2017 EIA Regulations) to inform the planning application. The updated EIA work, summarised in this ES Statement of Conformity, has considered Charles Street Multi Storey Car Park (Plot H Sister) (143741/FO/2025), as requested by MCC. This ES Statement of Conformity supplements and should be read in conjunction with the August 2025 ES.

The review has concluded that there will be no changes to the effects previously predicted in the August 2025 ES.

2. Planning context

A detailed planning application for the proposed project was submitted on 19th August 2025 (application reference 143769/FO/2025). This application was for:

“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.”

The application is currently awaiting decision.

This ES Statement of Conformity reports on the findings of the updated EIA work that has been carried out in light of the amendments to the cumulative assessment, since the ES was submitted.

A review of national, regional and local planning policy and guidance has been undertaken against all the technical disciplines assessed. Since the August 2025 ES there have been no material changes in terms of planning policy and guidance.

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3. Review of cumulative schemes

As set out above, MCC has requested that an additional scheme be considered in the cumulative assessment of the ES.

Cumulative schemes for assessment have been identified based on their proximity to the site, nature, and/or scale, and overall consent status. In line with good practice, major developments coming forward within 1km of the proposed project have been identified as cumulative developments.

The cumulative scheme that MCC has requested is considered is as follows:

- Charles Street Multi Storey Car Park (Plot H Sister), Charles Street, Manchester, M1 7AR (application reference 143741/FO/2025) - Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.

This additional scheme should be read alongside the cumulative scheme list included in Table 7-2, Chapter 7 Cumulative and Interactive Effects, Volume I in the August 2025 ES.

An updated cumulative scheme list and map can be reviewed in Appendix A of this ES Statement of Conformity. The additional scheme, as set out above, has been reviewed as part of this ES Statement of Conformity.

4. Review of cumulative environmental effects

The disciplines that have been assessed in the August 2025 ES are reviewed in this section, in regard to the previously described amendments to the cumulative assessment.

Air Quality

It is acknowledged that there may be some overlap in the demolition programmes for 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) and the proposed project. While 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) was not included in the cumulative assessment of the August 2025 ES, it is recognised that developments within 500m may contribute to cumulative air quality impacts, in line with IAQM guidance. Within Chapter 7 Cumulative and Interactive Effects, Volume I of the August 2025 ES, it states:

"The Institute of Air Quality Management (IAQM) guidance advises that cumulative effects may occur from sites within 500 m of one another. In line with proposed mitigation measures, the contractor should hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are coordinated and dust and particulate matter emissions are minimised."

A series of mitigation measures have been provided, in line with best practice measures provided within the IAQM Guidance on the assessment of dust from demolition and construction. The high risk mitigation measures identified for the proposed project are outlined within Appendix 4-B, Volume II of the August 2025 ES. These mitigation measures are designed to complement those identified for other cumulative schemes (including 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) and any other scheme within 500m), to ensure that overall impacts on sensitive receptors during demolition activities remain negligible.

The high-risk mitigation measures outlined for the proposed project aim to minimise the release of pollutants beyond the construction boundary. Real time dust monitoring of dust deposition has been identified as a measure (outlined in paragraph 4.6.23, Chapter 4 Air Quality, Volume I, and Appendix 4-B, Volume II of the August 2025 ES) to ensure that the demolition activities do not give rise to any exceedances of the air quality objectives for PM₁₀ and/or PM_{2.5}, or any exceedances of recognised threshold criteria for dust deposition.

Meteorological data from Manchester Airport (2024) confirms the prevailing wind direction in the UK is from the south and south-west. Consequently, receptors to the north and north-east of the proposed project are more likely to be affected by demolition activities. The closest sensitive receptors (Weston Hall and Echoes Day Nursery) are situated to the north west and north of Faraday Tower where there may be potential for dust impacts from the proposed project.

As part of the planning submission, a Demolition Methodology Note and Principles of Site Waste Management document was submitted which outlines the environmental controls to be implemented for the proposed project. It is anticipated that a Demolition Environmental Management Plan will be conditioned and submitted as part of the application process, which will outline the mitigation measures and associated processes to be implemented on site to minimise dust impacts on nearby sensitive receptors during demolition activities.

The proposed project is likely to lead to a maximum of 4 HDV outward movements in any one day, with Charles Street Multi Storey Car Park generating approximately 3 HDV movements on an average day. As such it is anticipated that the cumulative daily trip generation along Charles Street/ Sackville Street and Princess Street (the intended trackout routes) would fall below the 25 HDVs Annual Average Daily Trip (AADT) criteria outlined within EPUK and IAQM guidance. Therefore, cumulative effects are predicted to be negligible and will not lead to significant impacts.

As such, the cumulative impacts outlined within Chapter 4 Air Quality, Volume I of the 2025 ES remain valid and no further assessment is required.

Noise and Vibration

Subject to planning permission, there is the potential for overlap in the demolition programmes for 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) and the proposed project. The works associated with 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) are proposed over a 20 week period from November 2025 to April 2026, and the proposed project demolition works are to be undertaken over a 60 week period from March 2026 to December 2027. Based on these provisional date ranges, there could be a two month-long overlap of the two sets of works in March to April 2026, or should timelines change, a worst-case scenario of a 20 week overlap (i.e., the full duration of the works associated with 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister)).

It is considered that the Charles Street Multi Storey Car Park (Plot H Sister) scheme, if implemented, may result in cumulative effects due to the works overlapping with the proposed project. There are five shared receptors referred to in the Faraday Tower Demolition ES Volume I and the Plot H (Demolition), Sister ES Volume I. These are listed below; and although referred to differently, they are the same buildings:

Faraday Tower Demolition ES Volume I	Plot H (Demolition), Sister ES Volume I
R4 - Pariser Building	Education/Research; Pariser Building
R5 - Manchester Conference Centre	Not identified separately, part of PBSA/Hotel: Pendulum Hotel and Weston Halls
R6 - The Pendulum Hotel	PBSA/Hotel: Pendulum Hotel and Weston Halls
R7 - Weston Hall Student Accommodation	Not identified separately, part of PBSA/Hotel: Pendulum Hotel and Weston Halls
R8 - Echoes Day Nursery	Hotel: Ibis Hotel

Based on the predicted construction noise levels for Plot H (Demolition), Sister ES Volume I as presented in Tables 8.20, 8.21 and 8.25, and those for the proposed project as presented in Table 5-6, if the proposed project were to take place at the same time as the Plot H (Demolition), Sister works, then exceedances of the SOAEL are expected to occur. However, based on the relevant assessment methodology detailed in the Faraday Tower Demolition ES Volume I, it cannot be stated whether significant effects would occur as the method also factors in the duration of the noise levels exceeding the SOAEL, and the Plot H (Demolition), Sister assessment does not include this information, only that there are two primary phases of works, each with four sub-phases.

It is important to note that the worst-case phase of construction noise predictions for the Plot H (Demolition), Sister works already exceed the SOAEL. The addition of the predicted noise levels for the proposed project does add up to 3 dB in terms of the combined noise levels, but as the SOAEL is already exceeded, this doesn't change their potential significance. Therefore, any potentially significant effects are as a result of the Charles Street Car Park works alone; there is no change when considering the cumulative impact of noise from the proposed project.

As such, based on the information available, the cumulative impacts outlined within Chapter 5 Noise & Vibration, Volume I of the August 2025 ES remain valid, and no further assessment is required.

Built Heritage

A Heritage Statement has been submitted with the 143741/FO/2025 Charles Street Multi Storey Car Park (Plot H Sister) application. This statement concludes the car park has been assessed and is regarded not to be a Non Designated Heritage Asset (NDHA) as it does not have sufficient interest. This assessment does not consider the Charles Street car park as having the potential to be considered an NDHA. Whilst it was a car park for the UMIST campus it is purposefully located away from the main campus which was intended to be pedestrian only.

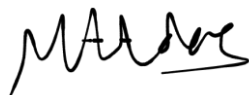
The car park is described by 143741/FO/2025 as having no group value with any of the other buildings on the campus. Original signage has been lost and the frontage to Sackville Street has been altered. The building to be demolished is considered to be of negligible heritage interest. Its demolition makes only a neutral contribution to the settings of Orient House and Granby House (both Grade II) and has a negligible adverse impact on the character of the Whitworth Street Conservation Area.

As such, the cumulative impacts outlined within Chapter 6 Built Heritage, Volume I of the August 2025 ES remain valid and no further assessment is required.

5. Conclusions

As requested by MCC, the additional cumulative scheme has been reviewed against the findings of the August 2025 ES. This EIA Statement of Conformity concludes that the additional scheme does not change any of the cumulative residual environmental effects predicted in the August 2025 ES, nor any of the supplementary mitigation previously identified as being required.

Kind regards
on behalf of Buro Happold Limited



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Reviewed and signed off by



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Appendix A – Cumulative schemes review and map



Figure 1 Updated cumulative schemes map (within 1km of the site)

Table 1 Updated cumulative schemes list

Ref	Scheme	Application number	Description	Planning status	Anticipated construction phasing
1	Number 3 Circle Square	134288/FO/20 22	Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works.	Approved 4 th November 2022	Under construction
2	IQ Echo Street	136874/FO/20 23	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works.	Approved 12 th September 2023	Under construction
3	London Road Fire Station	125712/FO/20 19	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of	Approved 17 th April 2020	Under construction

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Ref	Scheme	Application number	Description	Planning status	Anticipated construction phasing
			hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works		
4	Baring Street West	127486/FO/2020	Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial units (Use Classes A1 and A3); new public realm and landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works	Awaiting decision	Planning pending
5	Upper Brook Street	137399/FO/2023	Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	Approved 29 th November 2024	Construction to commence
		141897/NMC/2025	Non Material Change to planning permission 137399/FO/2023 to make alterations to building height, elevational alterations and alterations to landscaping	Approved 7 th April 2025	
		143909/NMC/2025	Non-Material Amendments to Planning Permission 137399/FO/2023 to reconfigure the internal layout, elevational alterations and updates to the landscaping	Approved 1 st October 2025	
6	Upper Brook Street	137401/FO/2023	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works	Approved 29 th November 2024	Construction to commence
		142266/JO/2025	Variation of planning condition 2 attached to planning permission 137401/FO/2023 to reconfigure the footprint of block B1 including removal of colonnade that fronted Kincardine Road, reduction in amenity area and other	Awaiting decision	

Ref	Scheme	Application number	Description	Planning status	Anticipated construction phasing
			internal reconfigurations together with alterations to landscaping		
7	Kincardine Court extension	124472/FO/2019	Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank	Approved 6 th December 2019	Construction to commence
		134968/NMC/2022	Non material amendment to planning permission 124472/FO/2019 to make elevational alterations	Approved 26 th September 2022	
8	Metropolitan University Library	138424/FO/2023	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works	Approved 16 th February 2024	Construction to commence
9	Student Castle, Hulme Street	121252/FO/2018	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work	Approved 23 rd July 2021	Construction to commence
10	Jadebricks Student	138808/FO/2023	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	Approved 31 st July 2024	Construction to commence
11	Mayfield Baring Street Car Park	124972/FO/2019	Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-	Approved 14 th February 2020	Construction to commence

Ref	Scheme	Application number	Description	Planning status	Anticipated construction phasing
			storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east		
12	Mayfield Phase 1 Manchester M1 2AD	132255/JO/20 21	S73 application to vary conditions 2 (Approved Dwgs), 3 (Highways Works), 5 (Wayfinding), 6a (UXB), 7 (Contam), 8 (Archaeology), 9 (Coach drop off), 10 (Programme and Phasing), 11 (Park Levels), 12 (Japanese Knotweed), 13 (Remediation EA), 16 (SUDS 1), 18 (Local Economic and Social Benefit Plan), 21 (Phase A CMP), 22 (Phase A Hydrological Modelling), 23 (Bat Licence), 65 (a and b) (Materials Phases F, G, H and I), 66 (Phase F Medlock re-sectioning), 67 (Phase F Landscape and Ecology Management Plan), 71 (Phase F Circularity Management), 72 (Phase F Bird Nesting), 73 (Phase F Lighting), 74a-h (Phase F Landscape Programme and Details), 75 (Phase F Lighting Levels), 77(a and b) (Phase H Circularity Management), 78 (Phase H Lighting), 79 (a-h) (Phase H Landscape Programme and Details), 80 (Phase H Lighting Levels), 81 (Phase H Glare), 82 (Phase I Circularity Management), 83(a-i) (Phase I Landscape Programme and Details), 84 (Phase I Lighting), 85 (Phase I Glare), 86 (Safeguarding Bat Roost) attached to application ref no 124972 /FO/2019 and to discharge conditions 8 (Archaeology) and 19 (Flood Evacuation) (approval for Public Park, 9 storey office development above basement with mezzanine and plant level and 11 storey Multi-Storey Car Park with associated landscaping; highways and infrastructure works alongside enabling works) to agree changes to the final design of the park, including changes to park levels, flood compensation areas, tree planting, drainage, remediation and phasing of the development, to reflect the information discharged against 124972/FO/2019 between October 2020 and October 2021 and to add new conditions to allow for the timely submission of further details where areas are being retained on a temporary basis, such as Freight Island (Phase X) and to allow for the submission of detailed information relating to an Art Strategy for the Park.	Approved 29 July 2022	Under construction

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Ref	Scheme	Application number	Description	Planning status	Anticipated construction phasing
13	The Poulton	137263/FO/2023	Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	Approved 18 th September 2023	Construction to commence
14	The Republic	125248/FO/2019	Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.	Approved 14 th February 2020	Construction to commence
15	Sister Plot C Former UMIST Campus	143024/FO/2025	Phased development comprising: Phase A - demolition of existing buildings and structures, 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.	Awaiting Decision	
16	Charles Street Multi Storey Car Park (Plot H Sister)	143741/FO/2025	Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.	Awaiting Decision	